

Strategic Housing Land Availability Assessment

November 2018

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Disclaimer

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.**

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 SHLAA has identified suggested yields for each site which have been included in the report. In arriving at these conclusions, officers have considered the context and location of the site as well as discussing potential yields with the SHLAA panel. 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.
3. 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 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 the course of 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 in order to identify any constraints **and should not rely on any part of the findings in the SHLAA to support an application.**
4. 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.

5. 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.**
6. 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.
7. 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.
8. 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.
9. The study has a base date of 30 November 2018, and 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.
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 seen as 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.

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.

1.0 Introduction

- 1.1 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 demonstrate availability of sites for residential development, showing how the council is playing a key part in delivering housing to meet local requirements.
- 1.2 Paragraph 67 of the National Planning Policy Framework July 2018, requires local planning authorities to undertake a SHLAA in order 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.
- 1.3 The National Planning Practice Guidance sets out the purpose of the assessment and what should be included.
- 1.4 The Isle of Wight Council first published their SHLAA in 2012 and has updated it regularly since that time. In undertaking a new local plan, the Island Planning Strategy, the council has undertaken a comprehensive review of the SHLAA. The council carried out a broad 'call for sites' during October-November 2017 and this and other work has formed the basis of the 2018 SHLAA.
- 1.5 As made clear in the disclaimer, 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.
- 1.6 This 2018 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 considered to be potentially suitable for allocation.

2.0 Overview of the SHLAA process

- 2.1 The SHLAA provides a 'snapshot' of the potential supply of deliverable and developable housing sites across the Island.
- 2.2 The 2018 SHLAA report is a comprehensive assessment of all sites that were submitted or resubmitted as part of the council's call for sites that was carried out during October to December 2017.
- 2.3 All sites put forward in this process have been assessed using the council's updated SHLAA methodology. This can be found on the council's website at www.iow.gov.uk/shlaa. The council's methodology builds on the National Planning Policy Guidance's SHLAA methodology and flowchart found in Appendix 2 of this document.
- 2.4 In terms of stages 1 and 2 set out in the flowchart, site/ broad location identification and assessment, these aspects are covered in the council's methodology as set out in 2.3 above.
- 2.5 All sites submitted were assessed and considered using the council's methodology. They were then assessed by a steering group of senior council planning officers before being reviewed by the SHLAA panel consisting of industry professionals and councillors.
- 2.6 On completion of the above process, the steering group then reviewed the sites to determine their deliverability.
- 2.7 To be regarded as **deliverable**¹, 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.
- 2.8 To be regarded as **developable**², 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.
- 2.9 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, for example, the location not being appropriate. In some instances however, it may be as a result of access issues or landscape concerns or similar that subject to more information or detail may be able to be overcome.
- 2.10 Sites determined as currently not suitable are considered not appropriate or suitable for development at this time. In these instances sites have not met the assessment criteria to be considered beyond Stage A and B of the council's SHLAA methodology. Sites discounted at Stage A or B are generally those that are wholly located within an environmental designation, high agricultural classification or flood risk area. In some instances sites have been discounted because the site or resultant area will not be capable of delivering 5 or more homes.

¹ Planning Practice Guidance: Housing and economic land availability assessment (September 2018) paragraph 036 and NPPF (July 2018) page 66.

² NPPF (July 2018) page 66.

3.0 SHLAA Outcomes

- 3.1 The aim of the SHLAA is to provide an assessment of each site’s ability to provide a sustainable location for housing.
- 3.2 This SHLAA has identified potential housing sites across the Island that together will help meet the objectively assessed housing requirement of 641 a year as identified in the Housing Needs Assessment.
- 3.3 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.
- 3.4 On completion of the SHLAA assessments and review by the steering group, the LPA has produced a table (Table 3, Appendix 1) showing the development potential of all deliverable and developable sites included in the SHLAA. This table sets out how much housing could potentially be provided and at what point in the future.
- 3.5 Table 1 below shows the overarching amount of development potential from the SHLAA sites per regeneration area.

Table 1 – Sites per regeneration area

Regeneration Area	Deliverable	Developable	Total
West Wight	163	397	560
West Medina	263	715	978
Newport	153	3455	3608
East Medina	123	246	369
Ryde	415	1252	1667
The Bay	288	551	839
Total	1405	6616	8021

- 3.6 The SHLAA has identified enough sites across the Island to deliver 8021 residential units. This number along with existing planning permissions, other sites being considered for allocation and broad locations for growth will meet the council’s objectively assessed housing requirement of 9615 units over the 15 year plan period.
- 3.7 Sites considered both **deliverable and/ or developable** across the Island can be found in Table 3 at Appendix 1.
- 3.8 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.

- 3.9 Any sites considered deliverable, subject to planning permission, should have units being completed within the first 5 years of the Island Planning Strategy or publication of this SHLAA.
- 3.10 Any sites considered developable could come forward earlier and the status should not be seen as restricting earlier delivery. The council will discuss timings at a pre-application stage.
- 3.11 Any sites that obtain planning permission should be delivered within a reasonable timeframe. The council does not expect to see sites being land banked or permissions being renewed. The council is looking at available tools to ensure delivery of sites with permission.
- 3.12 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.
- 3.13 As part of the process an assessment has been carried out as to whether sites will come forward as anticipated. Discussions with the SHLAA Panel, steering group officers and other council officers have been undertaken to determine a realistic trajectory. These discussions were based on a site by site basis and considered location, site size, number of units and any past performance of the site owner and/ or promoter.
- 3.14 Sites considered currently not developable can be found in Appendix 3.
- 3.15 Sites considered currently not suitable can be found in Appendix 4.
- 3.16 Within the SHLAA trajectory there are 82 sites which are classified as deliverable and 66 sites which are classified as developable. The total number of SHLAA sites assessed within this process was 378. There are 192 sites which are currently not developable and 38 which are currently not suitable.
- 3.17 The council has also updated its 5 year land supply and this can be found on the council's website [here](#).

4.0 Viability and suitable sites

- 4.1 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.
- 4.2 The council is also intending to allocate residential sites based on the SHLAA evidence in the Island Planning Strategy and the draft version will include those currently proposed. Any sites proposed for allocation are considered viable in the context of the site and the relevant policy requirements.
- 4.3 National Planning Policy Guidance on 'Viability and plan making' July 2018 sets out viability aspects in relation to landowners and sites (Paragraph: 013, reference ID: 10-013-20180724). It defines land value for any viability assessment.
- 4.4 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.

4.5 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.

5.0 Windfall allowance

5.1 In terms of Stage 3 of the National Planning Policy Guidance’s SHLAA methodology flowchart the council has included a windfall allowance.

5.2 Paragraph 70 of the National Planning Policy Framework (NPPF) July 2018 allows local authorities to make an allowance for windfall sites in their anticipated supply. Where this is the case there should be compelling evidence that they will provide a reliable source of supply. It goes on to say, any allowance must be realistic having regard to the SHLAA, historic windfall delivery and expected future trends.

5.3 Table 2 – Historic windfall completions

Year	Windfall completions	Total completions
2010/11	233 (51%)	455
2011/12	235 (56%)	418
2012/13	159 (38%)	409
2013/14	126 (30%)	410
2014/15	229 (57%)	396
2015/16	TBC	417
2016/17	238 (74%)	321

5.4 The draft Island Planning Strategy proposes a number of allocations across the Island. The site sizes of these allocations are varied from small to large and in the main propose five units or more, albeit there are likely to be a couple of smaller sites in certain locations. This will be the first time that land is allocated for residential use since the Unitary Development Plan (1996-2011) adopted in 2001.

5.5 Acknowledging this, the council has considered windfall sites in this context. It has examined smaller planning permissions resulting in additional net gain of one to four units over the calendar year of 2018. Given the draft Island Planning Strategy primarily proposes allocations of five plus, it is considered that the smaller sites will still come forward.

5.6 During the period of 1 January 2018 to 31 October 2018 139 units have been granted across the Island on smaller sites. Over 80% of those are formed of single and two units.

5.7 It is therefore considered that there is compelling evidence that demonstrates there are still going to be sites that deliver single units as well as those sites that deliver up to four.

- 5.8 That stated the council has taken a precautionary, but realistic and robust approach to potential windfall numbers and has included a figure of 100 windfall units a year across the Plan period.
- 6.0 Proposed trajectory of deliverable and developable sites.**
- 6.1 In line with Stage 4 of the National Planning Policy Guidance's SHLAA methodology flowchart the council has prepared a trajectory of deliverable and developable sites. These are set out Table 3 in Appendix 1.
- 6.2 The SHLAA trajectory is based on the proposed 15 year plan period of the draft Island Planning Strategy currently from 2019/20 to 2033/34. This is due to the lead in times for development and the timing of the publication of the 2018 SHLAA.
- 6.3 The draft Island Planning Strategy also proposes two areas of search/ broad locations for consideration of two new garden communities to facilitate delivery of sites acknowledging that these will be later in the plan period.
- 7.0 Conclusions**
- 7.1 The 2018 SHLAA has been a comprehensive process undertaken in conjunction with representatives of the development sector. It 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 objectively assessed housing requirement of 641 a year.
- 7.3 The 2018 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 under one of the four categories: Deliverable, Developable, Currently Not Developable and Currently Not Suitable.

Appendix 1 - Table 3 - Trajectory of deliverable and developable sites

SHLAA Ref	Address	Settlement	Regen Area	Indicative yield	Size	BF/GF	Status	18/19	19/20	20/21	21/22	22/23	23/24	24/25-28/29	29/30-33/34
IPS285	Land off Alum Bay New Road	Totland	West Wight	6	0.74	GF	Deliverable			6					
IPS403	Land to the rear of Lanes End	Totland	West Wight	10	0.26	BF	Deliverable					10			
IPS071	Heathfield Campsite, Heathfield Rd,	Freshwater	West Wight	90	3.5	GF	Deliverable		10	10	15	15	20	20	
IPS090	Land to the north west of Regina Road	Freshwater	West Wight	15	0.8	GF	Deliverable		5	5	5				
IPS010	Regina Field, Copse Lane,	Freshwater	West Wight	10	6.94	GF	Deliverable					5	5		
IPS195	East of Locksley Close & south of Camp Road	Freshwater	West Wight	8	1	GF	Deliverable					8			
IPS082A	Land and School buildings at Weston Primary School, Weston Road	Totland	West Wight	10	0.83	MIX	Developable						10		
IPS082B	School buildings at Weston Primary School, Weston Road	Totland	West Wight	Within IPS082A	N/A	MIX	Developable								
IPS192	Land to South of Clayton Road	Freshwater	West Wight	60	2.5	GF	Developable						15	45	
IPS009	School Ground, Copse Lane	Freshwater	West Wight	65	5.17	GF	Developable						5	60	
IPS007	Church Field, Copse Lane	Freshwater	West Wight	25	1.83	GF	Developable								25
IPS189	Land to the east of Football Club, Camp Road	Freshwater	West Wight	150	6	GF	Developable							60	90
IPS336	The Apple Farm, Newport Road	Freshwater	West Wight	10	2.68	GF	Developable						10		
IPS121	Bouldnor Mead, Yarmouth	Yarmouth	West Wight	22	4	GF	Deliverable								
IPS096	Land at Main Road, Wellow	Wellow	West Wight	15	1.7	GF	Deliverable			5	5	5			
IPS350	Buildings at Lee Farm,	Wellow	West Wight	10	0.6	BF	Deliverable					5	5		
IPS300A	Land fronting Thorley Street	Thorley	West Wight	15	1.3	GF	Deliverable					10	5		
IPS215	Manor Farm (West Field)	Wellow	West Wight	7	1.3	GF	Developable							7	
IPS400	Land at Warlands, Shalfleet	Shalfleet	West Wight	30	2.2	GF	Deliverable					15	15		
IPS322	Land at Elm Lane	Calbourne	West Wight	10	0.5	GF	Deliverable					10			
IPS057	Merlins Farm, Elm Lane	Calbourne	West Wight	10	1.16	GF	Deliverable				10				
IPS305	Land at Moor Lane	Brighstone	West Wight	2	0.25	GF	Deliverable								
IPS306	Land at Moor Lane	Brighstone	West Wight	4	0.3	GF	Deliverable			4					
								0	15	30	35	83	90	192	115

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IPS394	Medina Yard	Cowes	West Medina	535	0.15	BF	Deliverable				51	51	51	100	282
IPS042	Former Somerton Reservoir, Newport Road	Cowes	West Medina	146	1.85	BF	Deliverable					49	49	48	
IPS131	Land at Baring Road	Cowes	West Medina	10	0.5	GF	Deliverable				5	5			
IPS352	Land at 187 Baring Road	Cowes	West Medina	15	3.95	GF	Deliverable					5	10		
IPS038	The Bungalow and land, Baring Road	Cowes	West Medina	Within IPS352	0	GF	Deliverable								
IPS323	Somerton Farm, Newport Road	Cowes	West Medina	80	42.14	GF	Deliverable				30	30	20		
IPS367	Parklands Centre Park Road	Cowes	West Medina	7	0.2	BF	Deliverable					7			
IPS154	Land to west of Newport Road	Northwood	West Medina	10	2.1	GF	Deliverable					10			
IPS317	Land rear of Harry Cheek Gardens	Northwood	West Medina	34	2.09	GF	Deliverable					10	10	14	
IPS387	Kingswell Dairy Newport Road	Northwood	West Medina	66	3	GF	Deliverable					10	10	46	
IPS035	Green Gate Industrial Estate, Thetis Road	Cowes	West Medina	20	0.15	BF	Developable							20	
IPS199	Land rear of 84 Wyatts Lane,	Northwood	West Medina	40	5.44	GF	Developable							20	20
IPS337	Luton Farm (East of Wyatts Lane),	Northwood	West Medina	15	1.4	GF	Developable								15
								0	0	0	86	177	170	263	282
IPS053	117 Medina Avenue	Newport	Newport	12	0.4	BF	Deliverable				6	6			
IPS078	Test Centre site, 23 Medina Avenue	Newport	Newport	6	0.1	BF	Deliverable			6					
IPS126	Taylor Road, Carisbrooke	Newport	Newport	35	1.07	GF	Deliverable				10	10	5	10	
IPS161	Land between 156 and 162 Gunville Road	Newport	Newport	15	0.27	Mix	Deliverable				5	10			
IPS234	Land to rear of Gunville Road	Newport	Newport	20	2.44	GF	Deliverable				5	5	5	5	
IPS291	Land off Gunville Road (east)	Newport	Newport	40	1.82	GF	Deliverable				10	15	15		
IPS342	Land off Gunville Road, (west)	Newport	Newport	20	1.71	GF	Deliverable				10	10			
IPS270	Land at and adjacent to New Fairlee Farm,	Newport	Newport	15	0.99	GF	Deliverable					15			
IPS309	part OS Parcel 5627 off Pan Lane, east of St. Georges Way and directly south of Asda, Newport, Isle Of Wight	Newport	Newport	7	1.69	GF	Deliverable					7			
IPS324	Land at Landscape Lane	Newport	Newport	10	0.87	GF	Deliverable				10				
IPS094	Land off Alvington Road, Newport	Newport	Newport	5	3.3	GF	Deliverable			5					
IPS138b	Land on the south-west side of Buckbury Lane	Newport	Newport	2	1	GF	Deliverable		2						

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IPS228	Land between Buckbury Lane and Long Lane	Newport	Newport	6	2.17	GF	Deliverable				6					
IPS229	Land to south west of Buckbury Lane	Newport	Newport	As per permission	1.15	Gf	Deliverable									
IPS382	Land adjacent to Carrisbrooke College	Newport	Newport	75	3.7	Mix	Developable								75	
IPS233	Land east of Gunville Road and west of playing fields	Newport	Newport	30	3.34	GF	Developable							15	15	
IPS200	Land at Acorn Farm	Newport	Newport	100	4.88	GF	Developable								100	
IPS390	Land at Horsebridge Hill	Newport	Newport	275	27.67	GF	Developable								175	100
IPS231	Land west of Sylvan Drive	Newport	Newport	200	6.5	GF	Developable								200	
IPS307*	Land at Noke Common	Newport	Newport	150	7	Mix	Developable							15	135	
IPS357*	Land at Noke Common	Newport	Newport	Within IPS307	0.46	Mix	Developable									
IPS358*	Land at Noke Common	Newport	Newport	30	8.5	Mix	Developable							15	15	
IPS383	Former Library HQ, Land Adjacent St Mary's Hospital	Newport	Newport	50	1.07	GF	Developable							25	25	
IPS386	Land off Broadwood Lane	Newport	Newport	150	6.41	GF	Developable							20	130	
IPS406	Former HMP Camphill Site	Newport	Newport	1200	99.82	BF/GF	Developable								300	900
IPS359	Land at New Fairlee Farm	Newport	Newport	700	34.85	GF	Developable								270	500
IPS005	The Paddock, Mews Lane	Newport	Newport	50	1.8	GF	Developable							20	30	
IPS310	Land at Hunters Way (1)	Newport	Newport	15	3.75	GF	Developable							15		
IPS311	Land at Hunters Way (2)	Newport	Newport	15	1.19	GF	Developable							15		
IPS346	Land off Staplers Road & Mayfield Drive	Newport	Newport	15	1.53	GF	Developable							15		
IPS066	Barton School Site, Green Street	Newport	Newport	25	0.74	BF	Developable							25		
IPS371	Newport Harbour	Newport	Newport	250	1.9	BF	Developable								100	150
IPS376	Land at Fairlee Road, Hillside	Newport	Newport	15	0.21	BF	Developable								15	
								0	2	11	62	78	205	1600	1650	
IPS290	Land at Crossway	East Cowes	East Medina	75	4.75	GF	Deliverable				20	20	20	15		
IPS153	Folly works	East Cowes	East Medina	99	14.53	Mix	Developable							33	66	
IPS075a	Cheeks Farm, Merstone Lane	Merstone	East Medina	5	0.6	BF	Deliverable				5					

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IPS162	Merstone Valley Nurseries	Merstone	East Medina	15	1.33	GF	Deliverable					15			
IPS248	Land at Main Road	Arreton	East Medina	As per permission	2.33	GF	Deliverable								
IPS338	Land adjacent to the south of Cherrywood View	Arreton	East Medina	10	2.49	GF	Deliverable				5	5			
IPS041	Former industrial building and land on the east side of Main Road, Rookley,	Rookley	East Medina	As per permission	2.8	GF	Deliverable								
IPS030	Highwood Nursery, Main Road	Rookley	East Medina	7	1.2	GF	Developable						7		
IPS349	Land to east of at Rookley Green	Rookley	East Medina	25	10.81	GF	Developable							25	
IPS286	Site of former Southview Cottages, Niton Road	Rookley	East Medina	5	0.29	GF	Developable							5	
IPS157	Land between The Spinney & The Linhay	Wootton	East Medina	5	0.5	GF	Deliverable			5					
IPS098	Palmers FarmBrocks Copse Road	Wootton	East Medina	40	13.7	GF	Deliverable			10	10	10	10		
IPS312	Reynards Cattery, Palmers Road	Wootton	East Medina	8	0.31	BF	Deliverable			8					
IPS318	Land adjoining Lushington Hill & Hunters Way, Wootton	Wootton	East Medina	75	15.5	GF	Developable							15	60
								0	0	33	40	50	65	121	60
IPS130	Land to the west of Upton Road,	Ryde	Ryde	80	2.9	GF	Deliverable			20	20	20	20		
IPS150	Westridge Cross Dairy and land to the north of Bullen Road, Ryde	Ryde	Ryde	395	33	GF	Deliverable				25	25	25	320	
IPS086	Land between Grasmere Avenue & Thornton Close	Ryde	Ryde	80	3.39	GF	Deliverable				25	25	25	5	
IPS295	Land at Puckpool Hil	Ryde	Ryde	25	3	GF	Deliverable				25				
IPS021	Land to the rear of 34 High Street, Oakfield	Ryde	Ryde	10	0.17	GF	Developable						10		
IPS034	Old Hosiden Besson Site, Binstead Road	Ryde	Ryde	15	0.64	BF	Developable							15	
IPS055	6-8 George Street,	Ryde	Ryde	10	0.09	BF	Developable							10	
IPS080	St Thomas Street Car Park, Ryde	Ryde	Ryde	20	0.45	BF	Developable							20	
IPS105	Land Adjoinong Puckpool Hill	Ryde	Ryde	25	1.8	GF	Developable								25
IPS249	Land at Binstead,	Ryde	Ryde	45	9	GF	Developable						10	35	
IPS271	Land off Quarry Road,	Ryde	Ryde	50	1.68	GF	Developable						10	40	
IPS076	Ryde Youth Centre, 97 High Street Ryde	Ryde	Ryde	7	0.08	BF	Developable							7	
IPS169	Land at Rosemary Lane, Ryde	Ryde	Ryde	15	0.81	GF	Developable							15	

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IPS184	Land east of Hillway Road and south of Steyne Road,	Bembridge	Ryde	80	4.9	GF	Deliverable		15	15	15	15	20		
IPS183	Land north of Mill Road and east of High Street	Bembridge	Ryde	100	6.14	GF	Developable						15	85	
IPS102	Land Near Brading Roman Villa / Land off Morton Road	Brading	Ryde	15	2.24	GF	Deliverable					15			
IPS213	Wrax Farm, New Road,	Brading	Ryde	20	1	GF	Deliverable				10	10			
IPS145A	Land north of Quay Lane,	Brading	Ryde	25	2.73	GF	Developable						10	15	
IPS319	The Builder's Yard, Yarbridge,	Brading	Ryde	5	0.48	GF	Developable						5		
IPS072	Car sales area on the east side of the Main RoadPO33 4DR	Havenstreet	Ryde	10	0.3	BF	Deliverable				5	5			
IPS060	Coppid Hall Farm, Main Road,	Havenstreet	Ryde	25	2	GF	Developable						15	10	
IPS125	Land at Seagrove Farm Road	N & Seaview	Ryde	13	1.95	GF	Deliverable					5	8		
IPS104	Land off Solent View Road Seaview	N & Seaview	Ryde	12	0.95	GF	Deliverable					5	7		
IPS127	Land west of Eddington Road	N & Seaview	Ryde	40	3.9	GF	Deliverable			10	15	15			
IPS281	Gibb Well Field, off Seaview Lane	N & Seaview	Ryde	15	1.87	GF	Deliverable				15				
IPS027	Former Flamingo Park, Oakhill Road,	N & Seaview	Ryde	15	6.3	Mix	Developable						15		
IPS331	Guildford Park Caravan Site	St Helens	Ryde	50	1.9	Mix	Deliverable				15	15	20		
IPS347	Fakenham Farm,	St Helens	Ryde	50	5.51	Mix	Deliverable				15	15	20		
								0	15	45	185	170	235	577	25
IPS065	Learning Centre, Berry Hill,	Sandown	The Bay	30	1.4	BF	Deliverable					30			
IPS074	23 Carter Street, Sandown,	Sandown	The Bay	12	0.19	BF	Deliverable				12				
IPS077	Former Sandham Middle School Site	Sandown	The Bay	84	2.29	BF	Deliverable					30	30	24	
IPS081	Sandown Town Hall, Grafton Street,	Sandown	The Bay	14	0.15	BF	Deliverable				7	7			
IPS177	Chester Lodge Hotel, 7 Beachfield Road,	Sandown	The Bay	5	0.8	BF	Deliverable					5			
IPS217	Land adjacent Perowne Way	Sandown	The Bay	65	6.84	GF	Deliverable					10	15	40	
IPS135	Land north of Perowne Way and west of Brook Close, Sandown, Isle of Wight.	Sandown	The Bay	60	3	GF	Deliverable					5	15	40	
IPS025	Winchester House, Sandown Road	Sandown	The Bay	20	0.76	BF	Developable							20	
IPS068	Former SPA Hotel, Shanklin Esplanade	Shanklin	The Bay	50	0.6	BF	Deliverable					25	25		

Isle of Wight SHLAA 2018

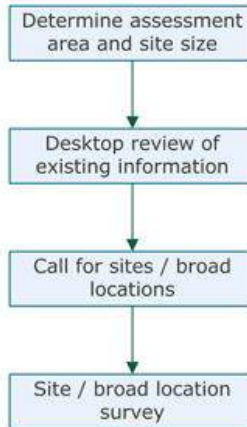
IPS160	The Bayhouse Hotel, 8 Chine Avenue,	Shanklin	The Bay	14	1.3	BF	Deliverable					14			
IPS225	Holme Farm, Church Road	Shanklin	The Bay	7	0.9	GF	Deliverable					7			
IPS247	Land opposite Holme Farm,	Shanklin	The Bay	3	0.5	GF	Deliverable					3			
IPS373	Shanklin Esplanade Car Park	Shanklin	The Bay	50	0.21	BF	Developable							50	
IPS393	Fairfield Lodge, Priory Road,	Shanklin	The Bay	10	0.16	GF	Developable						10		
IPS368	Land off Chestnut Drive/Willow Close	Ventnor	The Bay	10	0.38	GF	Deliverable				5	5			
IPS067	Depot site at Lowtherville Road,	Ventnor	The Bay	15	0.7	BF	Developable							15	
IPS079	Ventnor Youth Club, Victoria Street	Ventnor	The Bay	15	0.03	BF	Developable						15		
IPS091	Land to the east of Ventnor Road	Apse Heath	The Bay	16	0.5	GF	Deliverable				8	8			
IPS283	31 Ventnor Road	Apse Heath	The Bay	12	0.75	BF	Deliverable			6	6				
IPS237	Land adjoining Scotland Farm and Tresslewood	Godshill	The Bay	30	1.88	GF	Deliverable					20	10		
IPS043	Land at Moor Farm	Godshill	The Bay	45	6.4	GF	Developable							10	35
IPS340	Land at Deacons Nursery	Godshill	The Bay	50	6.5	GF	Developable						10	40	
IPS220	Land at Lower Bramstone Farm	Chale	The Bay	10	7.57	GF	Deliverable					5	5		
IPS137	Land at Lower Bramstone Farm	Chale	The Bay	10	1.5	GF	Deliverable			5	5				
IPS222	Land at Tithe Barn Farm	Chale	The Bay	5	TBC	Mix	Developable						5		
IPS250	Popes Farm, High Street	Newchurch	The Bay	15	1.56	GF	Deliverable				5	10			
IPS226	Westmeanth , Land at White Dymes, Main Road,	Newchurch	The Bay	10	1.35	GF	Developable						5	5	
IPS197	Land off Chatfiled Road	Niton	The Bay	25	1.7	GF	Deliverable				10	15			
IPS114	Land off Chatfeild Road (East), Niton	Niton	The Bay	25	4.5	GF	Developable						5	20	
IPS263	Land off Chatfeild Road & Allotment Road	Niton	The Bay	5	0.5	GF	Developable						5		
IPS198	Land at eastern end of Allotment Road	Niton	The Bay	6	0.3	GF	Developable						6		
IPS117	Land rear of High Street	Whitwell	The Bay	20	5.76	GF	Deliverable				10	10			
IPS115	Land East of Alverstone Road,	Winford	The Bay	50	4.9	GF	Developable						10	40	
IPS019	Castle Works and former bacon factory, Castle Road	Wroxall	The Bay	10	0.39	BF	Developable							5	5
IPS051	Land adjacent to Castleworks	Wroxall	The Bay	5	0.22	BF	Developable							5	
IPS073	Former Worsley Inn, High Street	Wroxall	The Bay	6	0.31	BF	Developable							6	

Isle of Wight SHLAA **2018**

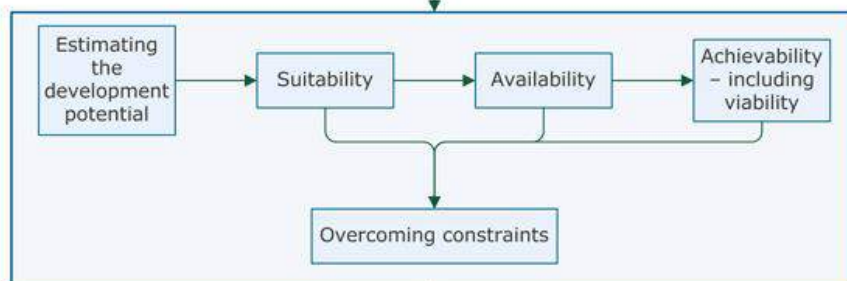
IPS297	Land at St John's Road,	Wroxall	The Bay	20	3.71	GF	Developable						10	10	
								0	0	11	68	209	187	324	40

Appendix 2 - The National Planning Policy Guidance's SHLAA methodology flowchart

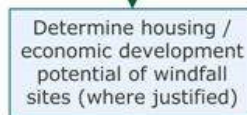
Stage 1 - Site / broad location identification



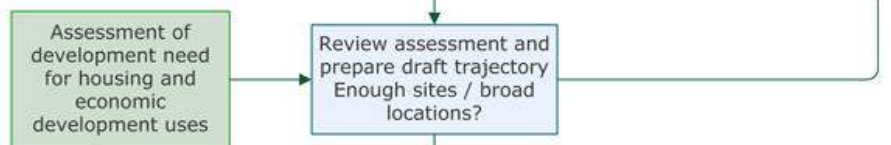
Stage 2 - Site / broad location assessment



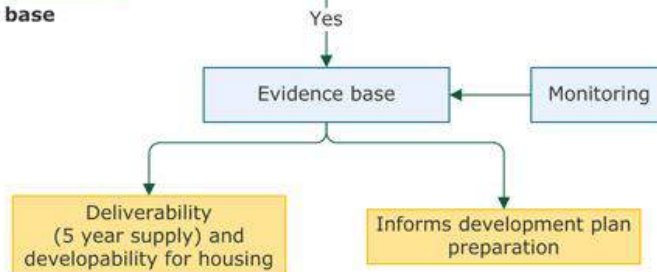
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Appendix 3 – Sites considered Currently Not Developable

SHLAA Reference Number	Site Address	Parish	Regeneration Area	Site Area	Status
IPS001	Langbridge Business Centre, Newchurch	Newchurch	The Bay	2.2	Currently not developable
IPS002	Park Farm, Park Road, Wootton Bridge	Wootton Bridge	East Medina (Newport)	15	Currently not developable
IPS003	Windmill Farm, Upton Cross, Ryde	Havenstreet and Ashey	Ryde	3.43	Currently not developable
IPS004	Oakdene Nurseries, Packsfield Lane, Wootton	Wootton Bridge	East Medina (Newport)	0	Currently not developable
IPS006	New field, Copse Lane, Freshwater	Freshwater	West Wight	0.8	Currently not developable
IPS008	Charlie Bown, Freshwater	Freshwater	West Wight	1.69	Currently not developable
IPS011	Land on the East Side of Uplands Road, Totland Bay	Totland	West Wight	0.24	Currently not developable
IPS012	Land rear of Quintons, Southford Lane, Whitwell	Niton and Whitwell	The Bay	1.59	Currently not developable
IPS013	Land to rear of 394-402 North Fairlee Road, Newport	Newport	East Medina (Newport)	0.33	Currently not developable
IPS014	80 Church Road, Wootton Bridge	Wootton Bridge	East Medina (Newport)	0.5	Currently not developable
IPS015	The Crest, Blythe Shute, Chale	Chale	The Bay	0.16	Currently not developable
IPS016	Land opposite Hillside, Buckbury Lane, Newport	Newport	East Medina (Newport)	0.6	Currently not developable
IPS018	Spouts Field , Niton	Niton and Whitwell	The Bay	0	Currently not developable
IPS020	1)Station Ground/Allotments, Nettlecombe Lane 2) Stenbury Mead, Nettlecombe Lane 3) Corner Field, Nettlecombe Lane	Niton and Whitwell	The Bay	8.5	Currently not developable
IPS022	Mountfield, Norton Green, Freshwater	Freshwater	West Wight	1.07	Currently not developable
IPS023	Bullen Mead, Bullen Road, Ryde	Nettlestone and Seaview	Ryde	0.69	Currently not developable
IPS029	339 Newport Road, Cowes	Northwood	West Medina (Newport)	0.27	Currently not developable
IPS032	Dean Farm, Whitwell Road, Whitwell	Niton and Whitwell	The Bay	0.7	Currently not developable
IPS033	The Plough & Barleycorn, 4 North Road, Shanklin	Shanklin	The Bay	0.07	Currently not developable

IPS036	Bowcombe Business Park, Bowcombe Road, Newport	Newport	West Medina (Newport)	0.8	Currently not developable
IPS037	Brookfield, Yafford, Newport	Shorwell	West Wight	1.29	Currently not developable
IPS039	Dukes Farm, Rew Street, Gurnard	Gurnard	West Medina (Newport)	0.7	Currently not developable
IPS044	Macketts Farm, Macketts Lane, Hale Common	Arreton	East Medina (Newport)	1	Currently not developable
IPS045	East Afton Farm Buildings (to the east of East Afton Farm) and cottages to the west of East Afton Farm, including: Pyewipe, 1&2 East Afton Farm Cottages and Ashwood	Freshwater	West Wight	3.8	Currently not developable
IPS049	Old Park Hotel, Old Park Road St Lawrence	Ventnor	The Bay	0	Currently not developable
IPS054	9/11 George Street, Ryde	Ryde	Ryde	0.03	Currently not developable
IPS056	Buildings at Dodnor Farm, Dodnor Lane, Newport	Newport	West Medina (Newport)	0.66	Currently not developable
IPS058	Hale Manor Farm, Hale Common	Arreton	East Medina (Newport)	0.83	Currently not developable
IPS061	Walpan Farm, Military Road, Chale, Ventnor	Chale	The Bay	1.25	Currently not developable
IPS062	Kenneth House, Eddington Road, Nettlestone,	Nettlestone and Seaview	Ryde	11.5	Currently not developable
IPS063	Land at Priory Drive, Seaview	Nettlestone and Seaview	Ryde	1	Currently not developable
IPS064	Land at Seven Sisters Road, Ventnor	Ventnor	The Bay	1.7	Currently not developable
IPS070	Land at Sandown Airport, Scotchells Brook Lane, Newport Road, Sandown	Newchurch	The Bay	1.2	Currently not developable
IPS084	Beaper Farm, Brading Road, Ryde	Brading	Ryde	30	Currently not developable
IPS085a	Land at Reynolds and Reed, Binstead	Havenstreet and Ashe	Ryde	4	Currently not developable
IPS085b	Land adjacent to Reynolds and Reed, Binstead	Havenstreet and Ashe	Ryde	3.5	Currently not developable
IPS087	Agricultural Showground, Cowes	Newport	West Medina (Newport)	1.83	Currently not developable
IPS088	Land at rear of Fowlsdown Farm Canteen Road, Whiteley Bank	Newchurch	The Bay	1.1	Currently not developable
IPS089	Land at Main Road, adjacent to Chapel Cottage, Chillerton	Gatcombe	West Wight	0.29	Currently not developable

IPS092	Land off Newport Road, Apse Heath (to the east of Kiandra)	Newchurch	The Bay	1.29	Currently not developable
IPS093	Land off Alvington Manor View, Newport	Newport	West Medina (Newport)	1.47	Currently not developable
IPS095	Land at Merstone and Arreton: between Blackwater Hollow and Merstone Lane; to the west of Blackwater Hollow and to the north of Blackwater Road; including Merstone Manor Farm, Chapel Lane, Merstone, Isle of Wight, PO30 3BZ	Arreton	East Medina (Newport)	365.69	Currently not developable
IPS097	Land at the junction of Old East Cowes and Whippingham Road, Whippingham, also known as Heritage Hollow	Whippingham	East Medina (Newport)	2	Currently not developable
IPS099	Land off Place Road and Cockleton Lane, Cowes,	Gurnard	West Medina (Newport)		Currently not developable
IPS100	Land to the north western side of Seaview Lane, Seaview	Nettlestone and Seaview	Ryde	4.94	Currently not developable
IPS103	Ryde House, Ryde House Drive, Binstead Road Ryde	Ryde	Ryde	2	Currently not developable
IPS106	Land Adjoining Ash Lane Gunville, Newport	Newport	West Medina (Newport)	6.92	Currently not developable
IPS107	Land at Blackwater (to the West of Mole Country Stores) Newport	Arreton	East Medina (Newport)	3.3	Currently not developable
IPS109	Land to the West and South of 71 Lushington Hill, Wootton	Wootton Bridge	East Medina (Newport)	1.4	Currently not developable
IPS110	Land between Fort Warden and Hurst point View Totland	Totland	West Wight	4.89	Currently not developable
IPS111	Werrar Farm, Werrar Lane ,Newport	Newport	West Medina (Newport)	110.3	Currently not developable
IPS112	Land off Stroud Road, at rear of Co-op shop, Freshwater.	Freshwater	West Wight	1	Currently not developable
IPS116	Land behind Numbers 33 to 47, Watergate Road, Newport	Newport	West Medina (Newport)	0.3	Currently not developable
IPS118	Land at Merstone Lane, Merstone	Arreton	East Medina (Newport)	0.9	Currently not developable
IPS119	Ashey Vineyard, Ashey Road, Ryde	Ryde	Ryde	4.4	Currently not developable
IPS120	Land to the rear of the Wishing Well Public House Easting 461950, northing 91127	Nettlestone and Seaview	Ryde	1.1	Currently not developable
IPS122	Cockleton Farm, Place Road Tuttons Hill, Cowes	Gurnard	West Medina (Newport)	9.9	Currently not developable
IPS123	Land at Porchfield	Calbourne	West Wight	9	Currently not developable

IPS128	Land to North of 7 Hollis Drive Brighstone	Brighstone	West Wight	1.3	Currently not developable
IPS132	Ex Council Depot, Victoria Crescent, Ryde	Ryde	Ryde	0.28	Currently not developable
IPS134	Land adjacent to 358 Fairlee Road, Newport	Newport	East Medina (Newport)	0.4	Currently not developable
IPS136	Land on south-east side of Fairlee Road immediately south-west of No. 316 Fairlee Road, Newport	Newport	East Medina (Newport)	1	Currently not developable
IPS139	Fields to the north-west of Mountbatten Drive, Newport (East of Gunville Road). Land Registry numbers are IW29257, IW51225 and IW51523.	Newport	West Medina (Newport)	8.5	Currently not developable
IPS141	Land at the rear of GKN Aerospace Osborne Works fronting Beatrice Avenue East Cowes/Whippingham	Whippingham	East Medina (Newport)	3.2	Currently not developable
IPS142	Land to North of Arreton Primary School	Arreton	East Medina (Newport)	1.51	Currently not developable
IPS143	Land rear of the Old Rectory, off Pitts Lane, Binstead, Ryde	Ryde	Ryde	0.8	Currently not developable
IPS144	Land adjacent Football Ground, Vicarage Lane, Brading	Brading	Ryde	0.15	Currently not developable
IPS145b	Land Between east of Railway & Quay Lane, Brading	Brading	Ryde	3.94	Currently not developable
IPS147	Land to east of Chale Street and north of Upper House Lane	Chale	The Bay	5.29	Currently not developable
IPS148	Land to west of Luccombe Road, Shanklin	Shanklin	The Bay	5.9	Currently not developable
IPS149	Land to west of St Mildreds Church, off Beatrice Avenue	Whippingham	East Medina (Newport)	10.8	Currently not developable
IPS155	Land to rear of Laurels, High Street, Newchurch	Newchurch	The Bay	0.21	Currently not developable
IPS156	Land at and adjacent to The Wheatsheaf Inn, High Street, Brading	Brading	Ryde	0.32	Currently not developable
IPS158	Land to the north of Kemming Road, Whitwell, Ventnor, Isle of Wight, PO38 2QU (formerly part of Strathwell Park)	Niton and Whitwell	The Bay	0.8	Currently not developable
IPS159	Land at 233 Fairlee Road, Newport	Newport	East Medina (Newport)	0.31	Currently not developable
IPS163	Chawton Farm, Chawton Lane, Cowes	Northwood	West Medina (Newport)	70	Currently not developable
IPS164	Lily Grove, Main Road, Brighstone	Brighstone	West Wight	1.13	Currently not developable
IPS165	Land north of Carisbrooke Priory, Whitcombe Road, Newport	Newport	West Medina (Newport)	1	Currently not developable

IPS166	Land at Rolls Hill Gurnard Po31 8ND	Gurnard	West Medina (Newport)	1.02	Currently not developable
IPS167	Land at Hillis Gate Road, Northwood	Northwood	West Medina (Newport)	4.5	Currently not developable
IPS168	GREAT PAN FARM PAN LANE ,NEWPORT	Newport	East Medina (Newport)	1.2	Currently not developable
IPS171	Land adjacent 99 Station Road, Wootton	Wootton Bridge	East Medina (Newport)	0.16	Currently not developable
IPS172	Land rear of 139, 141 and 143 Staplers Road	Newport	East Medina (Newport)	0.5	Currently not developable
IPS173	Norman Court (1-6) Quarry View, Newport	Newport	West Medina (Newport)	0.35	Currently not developable
IPS174	Site of former Bridlesford Farm Cottages, Littletown Lane, Wootton	Havenstreet and Ashe	East Medina (Newport)	0.31	Currently not developable
IPS175	Farm Lane Cottage (Buttercup Barn), Farm Lane, off Palmers Road, Wootton Bridge	Wootton Bridge	East Medina (Newport)	0.31	Currently not developable
IPS176	Isle of Wight Pet Centre, Watergate Road Newport	Newport	West Medina (Newport)	2.1	Currently not developable
IPS178	Buildings and Land at Carpenters Farm, Carpenters Road, St Helens, Isle of Wight	Brading	Ryde	0.7	Currently not developable
IPS179	Land at Kite Hill Farm, Firestone Copse Road, Kite Hill	Fishbourne	East Medina (Newport)	0.24	Currently not developable
IPS180a	Land at Woodfords Dairy (1), Pondcast Lane, Havenstreet	Havenstreet and Ashe	Ryde	0.2	Currently not developable
IPS180b	Land to south east of Pondcast Lane, Havenstreet	Havenstreet and Ashe	Ryde	2.78	Currently not developable
IPS180c	Land to southeast at Pondcast Lane, Havenstreet	Havenstreet and Ashe	Ryde	1.35	Currently not developable
IPS181	Brambles Farm, Brambles Lane, Freshwater	Freshwater	West Wight	2.5	Currently not developable
IPS182	Land at Littletown Lane, Wootton	Havenstreet and Ashe	East Medina (Newport)	0.4	Currently not developable
IPS186	Land to the north east of Newport, off Fairlee Road.	Newport	East Medina (Newport)	1.2	Currently not developable
IPS187	Land to the east of Station Road and adjacent to Packsfield Lane, Wootton.	Wootton Bridge	East Medina (Newport)	1.83	Currently not developable
IPS188	Land off Carpenters Road, St Helens	St Helens	Ryde	0.7	Currently not developable
IPS190	Land at Westwood, Brocks Copse Road, Wootton, IoW	Wootton Bridge	East Medina (Newport)	2.69	Currently not developable
IPS191	Land at Pallance Road, Cowes	Northwood	West Medina (Newport)	1.02	Currently not developable

IPS193	Land between Court Road and Spinfish Lane, Freshwater (Land Area 2 on plan).	Freshwater	West Wight	7.7	Currently not developable
IPS194	Land between Spinfish Lane & Locksley Close/ Queens Road, Freshwater (Area 3 on plan).	Freshwater	West Wight	3	Currently not developable
IPS196	Land at Puckwell Farm, adjacent to Niton Primary School, Niton.	Niton and Whitwell	The Bay	0.3	Currently not developable
IPS201	Land at The Meadows, Priory Drive Seaview	Nettlestone and Seaview	Ryde	0.7	Currently not developable
IPS203	Land at Haylands Manor, Corbett Road, Ryde	Ryde	Ryde	2.09	Currently not developable
IPS204	12 Wyatts Lane, Northwood	Northwood	West Medina (Newport)	0.19	Currently not developable
IPS205	Land rear of 37 Pallance Road, Northwood	Northwood	West Medina (Newport)	0.19	Currently not developable
IPS206	Land south of Dodnor Farm, Dodnor Lane, Newport	Newport	West Medina (Newport)	2.9	Currently not developable
IPS207	Land on south west side of West Lane, Brading.	Brading	Ryde	0.9	Currently not developable
IPS208	Land to south & west of Lower Calbourne Mill, Newbridge	Shalfleet	West Wight	0.88	Currently not developable
IPS209	Stockbridge Nuttery, Land off Slay Lane, Whitwell	Niton and Whitwell	The Bay	0.64	Currently not developable
IPS210	Land at St Helens, St Helens	St Helens	Ryde	6.8	Currently not developable
IPS211	Land south of Attrills Lane, St Helens	St Helens	Ryde	21.36	Currently not developable
IPS214	Marchwood, Lushington Hill, Wootton	Wootton Bridge	East Medina (Newport)	0.46	Currently not developable
IPS216	Manor Farm (East Field), Wellow Top Road, Wellow, Yarmouth	Shalfleet	West Wight	14.4	Currently not developable
IPS218	Land to north of Culver Way and accessed from Yaverland Road, Sandown	Sandown	The Bay	8.26	Currently not developable
IPS219	Land adjacent to Dodnor Farm, Dodnor Lane, Newport	Newport	West Medina (Newport)	7.49	Currently not developable
IPS221	Land to rear of Place Farm, Chale Street, Chale	Chale	The Bay		Currently not developable
IPS223	Land at Upper House Lane, Chale	Chale	The Bay	0.3	Currently not developable
IPS224	Budbridge nursery Budbridge Lane Merstone	Arreton	East Medina (Newport)	0.48	Currently not developable
IPS227	Land to the south and west of Rew Valley Sports Centre, Rew Lane, Ventnor	Ventnor	The Bay	7.59	Currently not developable

IPS230	Land east of Gunville Road	Newport	West Medina (Newport)	3.58	Currently not developable
IPS239	Land south and west of Godshill, off Whitwell Road, Godshill	Godshill	The Bay	11.29	Currently not developable
IPS241	Land off Gasworks Lane, Yarmouth	Freshwater	West Wight	0.66	Currently not developable
IPS243	Whitelane Farm, Bowcombe Road, Newport	Newport	West Wight	0.43	Currently not developable
IPS244	Hill Farm, Gatcombe, Newport	Gatcombe	West Medina (Newport)	0.5	Currently not developable
IPS246	Land to south west of Westhill Road, Shanklin	Shanklin	The Bay	0.7	Currently not developable
IPS252	Land adjacent Trotters Riding Stables, Ashey Road, Ryde	Ryde	Ryde	20.69	Currently not developable
IPS253	Land to south of Fernhill, Wootton	Wootton Bridge	East Medina (Newport)	0.27	Currently not developable
IPS254	Land at Coppid Hall Farm, Havenstreet	Havenstreet and Ashey	Ryde	1.1	Currently not developable
IPS255	Land south of Coppid Hall Farm, Havenstreet	Havenstreet and Ashey	Ryde	3.68	Currently not developable
IPS256	Land off Forest Road, Newport	Newport	West Medina (Newport)	42.5	Currently not developable
IPS264	Former Water Reservoir Church Road Shanklin	Shanklin	The Bay	0.6	Currently not developable
IPS265	Old Marl Pit & land adjacent, Watergate Road, Newport PO30 1XP (Riverview Stables, 82 Watergate Road)	Newport	West Medina (Newport)	3.55	Currently not developable
IPS266	Land at Chessell Cross, Chessell, Yarmouth	Shalfleet	West Wight	23	Currently not developable
IPS269	Land North of Vicarage Lane, Brading PO36 OAR	Brading	Ryde	0.43	Currently not developable
IPS272	Land at Comforts Farm, Pallance Road, Northwood	Gurnard	West Medina (Newport)	1.85	Currently not developable
IPS273	Buildings at Cheverton Quarry, Shorwell	Shorwell	West Wight	0.8	Currently not developable
IPS274	Land at Cheverton Gravel Pit, Shorwell	Brighstone	West Wight	4.8	Currently not developable
IPS275	Land at Cheverton Chalk Quarry, Shorwell	Shorwell	West Wight	8	Currently not developable
IPS276	Land and buildings at Cheverton Chalk Quarry (2), Shorwell	Shorwell	West Wight	11.2	Currently not developable
IPS278	Land adjacent 80 Watergate Road, Newport	Newport	West Medina (Newport)	0.6	Currently not developable

IPS280	Land north of Brambles, Rew Street, Gurnard	Gurnard	West Medina (Newport)	1.81	Currently not developable
IPS282	Land West of Nettlestone and South of Nettlestone Hill	Nettlestone and Seaview	Ryde	6.9	Currently not developable
IPS284	Land adjacent to Church Road, Shanklin	Shanklin	The Bay	4.9	Currently not developable
IPS287	Land at Palmers Road, Wootton	Wootton Bridge	East Medina (Newport)	2.37	Currently not developable
IPS289	Land adjacent to Bank Cottage, Dodnor Lane, Newport	Newport	West Medina (Newport)	1.3	Currently not developable
IPS292	Land at Black Pan Farm/Scotchells Brook, Lake	Lake	The Bay		Currently not developable
IPS294	Little Fairlee Farm, Newport	Newport	East Medina (Newport)	28.6	Currently not developable
IPS296	Land off Packsfield Lane North Wootton	Wootton Bridge	East Medina (Newport)	0.7	Currently not developable
IPS299	Land fronting Thorley Street (1), Thorley	Yarmouth	West Wight	2.2	Currently not developable
IPS300b	Land fronting Thorley Street (large site), Thorley	Yarmouth	West Wight	3.2	Currently not developable
IPS301	Land south of Wellow Top Road	Shalfleet	West Wight	1.98	Currently not developable
IPS303	Merrie Gardens and Black Pan off Newport Road, Sandown	Lake	The Bay	10	Currently not developable
IPS304	Land at Worsley Road, Newport	Newport	West Medina (Newport)	6.7	Currently not developable
IPS308	Land known as 'Seaview Meadows', on the south side of Priory Drive/Gully Road, Seaview.	Nettlestone and Seaview	Ryde	2.68	Currently not developable
IPS313	The Coach House, Nettlecombe Lane	Niton and Whitwell	The Bay	0.69	Currently not developable
IPS314	Land off Clarence Road, Wroxall	Wroxall	The Bay	1.07	Currently not developable
IPS315	Medham Farm, Medham Farm Lane, Northwood	Northwood	West Medina (Newport)	3.2	Currently not developable
IPS316	Medham Farm, Medham Farm Lane (2), Northwood	Northwood	West Medina (Newport)	1.22	Currently not developable
IPS320	Land known as 'Rewbank', east side of Newport Road, Lowetherville	Ventnor	The Bay	5	Currently not developable
IPS325	Land at Staplers Heath, off Staplers Road, Newport	Newport	East Medina (Newport)	4.94	Currently not developable
IPS326	Land adjacent to "Hideaway", Playstreet Lane, Ryde	Ryde	Ryde	3.24	Currently not developable

IPS328	Land off Carpenters Road, St Helens	St Helens	Ryde	4.2	Currently not developable
IPS329	Ladyacre Farm, Pan Lane, Niton	Niton and Whitwell	The Bay	3.9	Currently not developable
IPS330	Land east of Stone Cottage, Pitts Lane, Binstead	Ryde	Ryde	1.51	Currently not developable
IPS332	Part Waytes Court Farm, Broadlane, Brighstone (Site 1)	Brighstone	West Wight	0.36	Currently not developable
IPS333	Part Waytes Court Farm, Broadlane, Brighstone (Site 2)	Brighstone	West Wight	0.436	Currently not developable
IPS334	Land adjacent to Long Lane Farmhouse, Long Lane, Newport	Newport	East Medina (Newport)		Currently not developable
IPS335	Long Lane Farm, Long Lane, Newport	Newport	East Medina (Newport)		Currently not developable
IPS339	123 Victoria Grove, East Cowes	East Cowes	East Medina (Newport)	0.09	Currently not developable
IPS345	Northwood Business Park, 290 Newport Road, Cowes	Northwood	West Medina (Newport)	0.8	Currently not developable
IPS348	Lindfield Stables, Calthorpe Road, Ryde	Nettlestone and Seaview	Ryde	0.6	Currently not developable
IPS351	Land at Brambles Farm, Brambles Lane, Freshwater	Freshwater	West Wight	1.1	Currently not developable
IPS353	Copse Lane Barn, Freshwater	Freshwater	West Wight	0.2	Currently not developable
IPS354	Hill Farm, Hill Lane, Norton Green, Freshwater	Freshwater	West Wight	0.2	Currently not developable
IPS355	Barnsfield Stables, Wilmington Lane, Thorley	Yarmouth	West Wight	0.25	Currently not developable
IPS360	Northwood Camp 490 Newport Road Cowes,	Newport	West Medina (Newport)	5.89	Currently not developable
IPS361	Farm area at Aldermoor Farm, Upton Road, Ryde,	Ryde	Ryde	0.08	Currently not developable
IPS362	Land at Aldermoor Farm, Upton Road, Ryde	Ryde	Ryde	6.87	Currently not developable
IPS370	St Martins Road Car Park, Wroxall	Wroxall	The Bay	0.13	Currently not developable
IPS374	Pier View Car Park, Seaview	Nettlestone and Seaview	Ryde	0.17	Currently not developable
IPS379	Thompson House, Sandy Lane, Newport.	Newport	West Medina (Newport)	0.96	Currently not developable
IPS388	Land south of Kemming Road Whitwell	Niton and Whitwell	The Bay	1.56	Currently not developable

IPS389	Heathfield Meadows, Freshwater	Freshwater	West Wight	0.9	Currently not developable
IPS391	Durrants Farm, Colemans Lane, Porchfield	Calbourne	West Wight	39	Currently not developable
IPS397	Bettesworth Lodge, Lower Bettesworth Road, Ryde	Ryde	Ryde	0.5	Currently not developable
IPS398	Land adjacent to Greenwood Villas, Greenwood Lane Brading	Brading	Ryde		Currently not developable
IPS399	Land behind 87 Gunville Road, Newport	Newport	West Medina (Newport)	1.02	Currently not developable
IPS404	Island Harbour, Mill Lane, Fairlee Road, Newport	Whippingham	East Medina (Newport)	10	Currently not developable
IPS407	Land at Buckbury Farm, Buckbury Lane, Newport	Newport	East Medina (Newport)	0.37	Currently not developable
IPS408	Land adjacent to Winchester House, Lake	Shanklin	The Bay	0.259	Currently not developable
IPS409	Cheverton Copse Holiday Park, Scotchells Brook, Sandown	Sandown	The Bay		Currently not developable

Appendix 4 – Sites considered Currently Not Suitable

SHLAA Reference Number	Site Address	Parish	Regeneration Area	Site Area	Status
IPS024	7 Green Street, Newport	Newport	East Medina (Newport)	0.03	Currently not suitable
IPS026	Lower Yard Farm, Newport Road, Godshell	Godshell	The Bay	0.3	Currently not suitable
IPS028	Fort Mews, Sandown	Sandown	The Bay	0.12	Currently not suitable
IPS031	The Barn, Cothey Butts, Fishbourne	Fishbourne	Ryde	0.07	Currently not suitable
IPS040	Westbrook Yard, Main Road, Ningwood, Shalfleet	Shalfleet	West Wight	0.9	Currently not suitable
IPS050	Land to the rear Albert Cottage Hotel, East Cowes	East Cowes	East Medina (Newport)	0.3	Currently not suitable
IPS059	The Hollands, Hale Common, Arreton	Arreton	East Medina (Newport)	3.9	Currently not suitable
IPS075b	Land behind Cheeks Farm, Merstone, Newport	Arreton	East Medina (Newport)		Currently not suitable
IPS083	Buildings at Lower Rowborough, Beaper Shute, Brading	Brading	Ryde	0.22	Currently not suitable
IPS101	Land Adjacent to Rose Cottage, Hale Common, Newport	Arreton	The Bay	0.05	Currently not suitable
IPS108	Land at Shalfleet Manor Farm, Shalfleet Manor Shalfleet	Shalfleet	West Wight	0.8	Currently not suitable
IPS113	Bungalow and land rear of 31 St Johns Wood Road Ryde	Ryde	Ryde	1.39	Currently not suitable
IPS124	Land to South of Forest Road	Newport	West Medina (Newport)	3.76	Currently not suitable
IPS129	Land to the South of Forest Road (2)	Newport	West Medina (Newport)	1.3	Currently not suitable
IPS133	Land at Morton Common, east of Morton Road, Brading, Sandown	Brading	The Bay	1.14	Currently not suitable
IPS138a	Land on the south-west side of Buckbury Lane and north-east of the new Pan Meadows development, Newport.	Newport	East Medina (Newport)	1.4	Currently not suitable
IPS140	Former Sewage Works on land adjoining Kingston Copse being part of GKN Aerospace Osborne Works East Cowes/Whippingham	East Cowes	East Medina (Newport)	1.3	Currently not suitable
IPS146	Land Between Vicarage Lane & Quay Lane Brading	Brading	Ryde	0.14	Currently not suitable

IPS170	Land between St Martins & Dundas West, Afton Down, Freshwater	Freshwater	West Wight	0.2	Currently not suitable
IPS185	5 Warren Point, Medham Farm, Cowes	Northwood	West Medina (Newport)	0.15	Currently not suitable
IPS202	Edvale, The Shute, Newchurch	Newchurch	The Bay	0.06	Currently not suitable
IPS212	Land rear of The Copse, Eddington Road, Seaview	Nettlestone and Seaview	Ryde	0.56	Currently not suitable
IPS240	Land at Bartletts Green Farm, Brading Road, Ryde	Ryde	Ryde	1.37	Currently not suitable
IPS245	Land adjacent 29 Church Road, Shanklin	Shanklin	The Bay	0.02	Currently not suitable
IPS257	Adjacent New Road (1), Brighstone	Brighstone	West Wight	0.07	Currently not suitable
IPS258	Adjacent New Road (2), Brighstone	Brighstone	West Wight	0.7	Currently not suitable
IPS277	Land at 6 Northview Harbors lake Lane, Newchurch	Newchurch	The Bay	0.4	Currently not suitable
IPS279	Sommerville, (next to 'Moorfield') Blackwater Road, Newport	Arreton	East Medina (Newport)	0.93	Currently not suitable
IPS293	Land formerly part of Pear Tree Farm, Canteen Rd, Whiteley bank	Newchurch	The Bay	0.08	Currently not suitable
IPS302	Culver Parade, Sandown	Sandown	The Bay	5.69	Currently not suitable
IPS321	Woodlands, Quarr Road, Binstead, Ryde	Ryde	Ryde	0.21	Currently not suitable
IPS327	Land adjacent Greystones, Upper Green Road, St Helens	St Helens	Ryde	0.06	Currently not suitable
IPS343	1 Brookfield Gardens, Ryde	Ryde	Ryde	0.06	Currently not suitable
IPS344	Land adjacent Heytesbury Farm, Worsley Road. Newport	Newport	West Medina (Newport)	6.81	Currently not suitable
IPS356	Havenstreet Recreation Ground, Havenstreet	Havenstreet and Ashey	Ryde	1.3	Currently not suitable
IPS369	Land at Vectis Playing Field, Newport	Newport	West Medina (Newport)	3.2	Currently not suitable
IPS372	Extension to Shanklin Cemetery	Lake	The Bay	1.49	Currently not suitable
IPS378	Land off Jeals Lane, Sandown	Sandown	The Bay	0.49	Currently not suitable

Isle of Wight Council 2018 SHLAA Site Assessments

SHLAA Site Assessments - Currently Not Developable

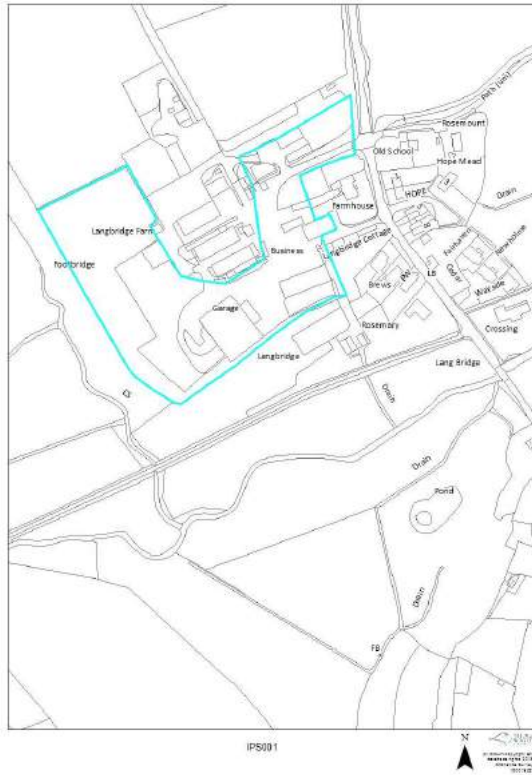
SHLAA Ref No:

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description:

Stages A and B - Discounting

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

Stage C - Assessment - Suitability

Proximity to settlement:	<input type="text" value="Newchurch has no settlement boundary."/>
It is brownfield/greenfield:	<input type="text" value="Currently used as industrial units, employment uses. The site is flat with fences as boundaries."/>
Potential landscape impact:	<input type="text" value="The site is not located in an AONB although there are views across to the Downs. The site has existing development, any redevelopment could be viewed in context of the existing."/>
Potential biodiversity impact:	<input type="text" value="There are no tree preservation orders or larger trees within the site. The western boundary is immediately adjacent to a SINC and the boundary forms part of the buffer. The site is in a biodiversity enhancement area and the northern half is located in the"/>

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS001

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS002

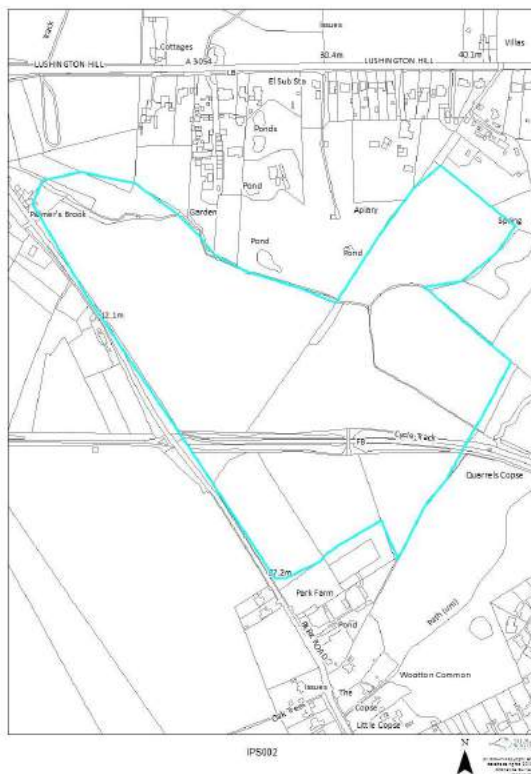
Site Area:

15

Site Address:

Park Farm, Park Road, Wootton Bridge, Isle of Wight, PO33 4RL

Site location



Site Description:

The site is a series of agricultural fields. The site is dissected in the lower half by the dismantled railway that provides a cycle route and public right of way. The roadside boundary is mainly a hedge with scrubby trees interspersed.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

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 designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is currently agricultural with no buildings or structures.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area and is agricultural. The site is undulating but fairly level to the dismantled railway. If development were appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS002

Potential biodiversity impact:	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. 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.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site would need a new access but could be accessed from Park Road. Likely to require some hedgerow removal.
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:	The lower half of the site has a cycle and footpath running through it.
Access to services/ facilities:	There are no nearby services
Access to open spaces:	There is access to the wider countryside but other open spaces is at a distance.
Air quality sensitivities:	None Known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in. The submission advises that land is available for road widening should it be required.
Potential compatibility impacts:	The site is beyond the built up area and at located in the open countryside
Brief planning history:	No recent planning history
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded the site is not suitable. The site is too far from the settlement boundary and away from existing development. The landscape in this area is important to the local context and the area remaining rural. The site is also located in close proximity to a number of designations along its east side. Whilst the 1.8ha of the SINC would be removed, the steering group had concerns about the wider ecology impact.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but could be in the next 5 years with a reasonable prospect of taking place in 5 years though this would be dependent on volume permissible.
Put forward for:	This would need to be determined
Conversion?:	Not applicable
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded the site is not suitable and is therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Ref No:

IPS003

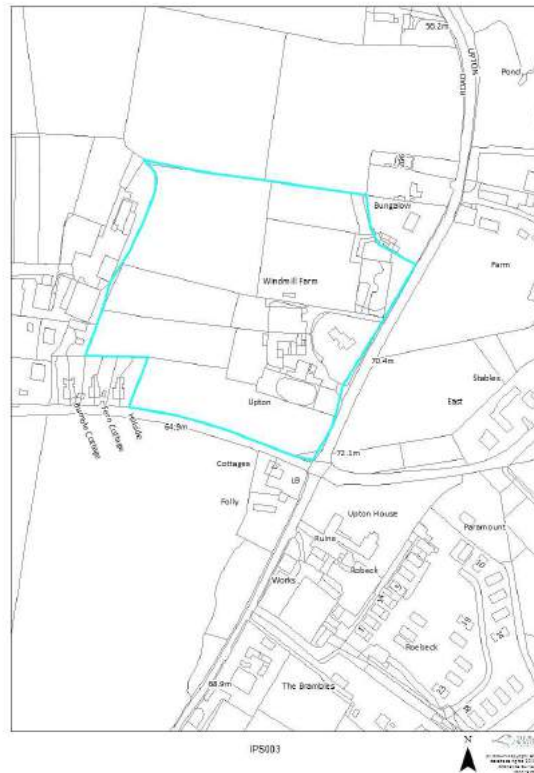
Site Area:

3.43

Site Address:

Windmill Farm, Upton Cross, Ryde, Isle of Wight, PO33 3LA

Site location



Site Description:

The site is part of Windmill Farm, which comprises of a number of fields as well as buildings relating to stabling and coal sales. The site is located at Upton Cross. The site is set above the adjacent road and slopes to the west.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site is part of Windmill Farm, which comprises of a number of fields as well as buildings relating to farming, stabling and coal sales.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area and is agricultural.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered.
The site is within the Briddlesford Copse range.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has road access in two places, one quite close to Upton Cross and one further north. The site is away from the strategic road network and the junction/roundabout to Upton Cross has a narrow one way section.
Access to public transport:	There is a bus stop just outside the site. This is Route 37 and serves Ryde Haylands Binstead Ryde and runs Mon to Sat up to every 60 mins.
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	Whilst Ryde has a wide range of facilities and services the site is outside of the settlement area with no footpaths to nearby Haylands
Access to open spaces:	There are some public open space facilities on the edge of Ryde in the Haylands area but there are no footpaths to them
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="Some employment may be lost"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner. There are covenants relating to the power poles."/>
Infrastructure capacity aspects:	<input type="text" value="The site is not adjacent to the settlement boundary. There will be some services on site to serve the existing buildings but additional utility services may need to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is beyond the built up area and located in the wider rural area."/>
Brief planning history:	<input type="text" value="No recent planning history"/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary and in the wider rural area"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. It is too far south from the existing settlement boundary. There are no footpaths for pedestrian accessibility in the area with narrow roads. The site has a change in levels that would increase the visual impact of any additional development in this area. Whilst it is not an AONB it is an important landscape setting south of Ryde."/>

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="This would need to be determined"/>
Rural exception?:	<input type="text" value="This would need to be determined"/>

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA Panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS003

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS004

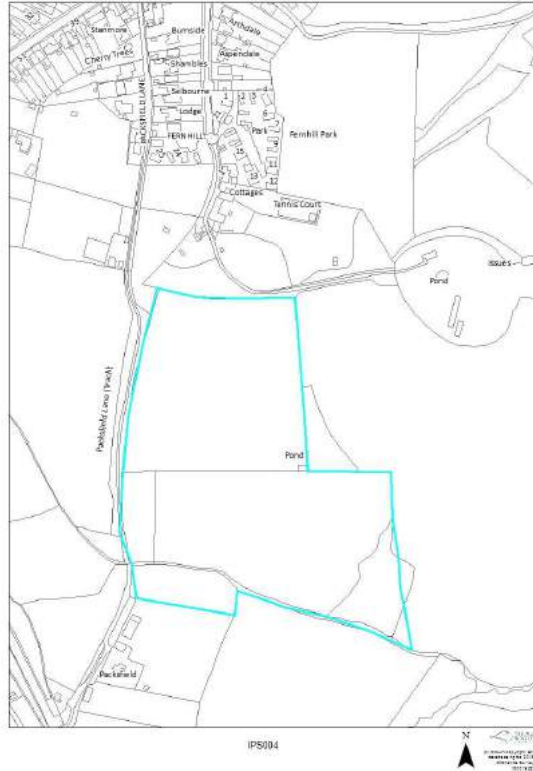
Site Area:

0

Site Address:

Oakdene Nurseries, Packsfield Lane, Wootton, Isle of Wight, PO33 4RP

Site location



Site Description:

The site is a redundant nursery that has overgrown. It is currently accessed through the adjacent farm via an unmade road and across the railway track. The site is at a higher level and bounded by trees and hedges.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area and is more agricultural. The site slopes down from Packsfield Farm to the site and then rises again. The site is elevated above the adjacent public right of way.

Potential biodiversity impact:

The site is not located in any environmental designations. There are a number of TPO trees to the western boundary and to the eastern corner. There is also a pond area and the land is very scrubby. The site is within the 3km Briddlesford Copse and the northern half is also in a biodiversity enhancement area. Further biodiversity studies would be

	required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	Although there is a right of access this is difficult to ascertain and though third party land and along a narrow road.
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:	There is a public right of way immediately to the west of the site and cycle links in the wider area.
Access to services/ facilities:	There are no services close by.
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	<div style="display: flex; align-items: flex-start;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">None known</div> <div style="margin-right: 10px;">Agricultural land class:</div> <div style="border: 1px solid black; padding: 2px;">The classification is Grade 3 with a small section to the SE being in Grade 4.</div> </div>
Mineral resources?:	The northern 3/4 of the site is located within the minerals safeguarding area
Is there a loss to employment?:	No, the nursery is no longer in operation
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. There were a number of concerns including how the site could achieve a vehicular access and that any vehicular access would impact on the surrounding landscape. Furthermore, the site is higher than 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.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available for development
Put forward for:	The site has been put forward for general housing, mixed development (housing led) and affordable housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.
Indicative yield:	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">0</div> <div style="margin-left: 20px;"><input type="checkbox"/> Site achievable if ticked</div> </div>

Stage F - Assessment - SHLAA Panel Comments

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS004

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS006

Site Area:

0.8

Site Address:

New field, Copse Lane, Freshwater, Isle of Wight, PO40 9TL

Site location



Site Description:

The site is an agricultural field just outside of Freshwater. It is located along Copse Lane and is bounded by a hedge to the road and post and wire fencing to the dwelling to the south and scrub to the north.

Stages A and B - Discounting

Environmental designations A1:

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

 Discount

Environmental designations A2:

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

 Discount

Flood zones/agricultural class/size:

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

 Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary. It is not adjacent but in close proximity.

It is brownfield/greenfield:

The site is a greenfield site with no structures.

Potential landscape impact:

The site is not located in an AONB but given the sites proximity to the monument and country park, any development will need to take account of landscape impact especially relating to views from outside the site area to and from the monument.

Potential biodiversity impact:

The site is 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.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS006

Potential heritage impact:	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.
Site access aspects:	The site can be accessed from Copse Lane.
Access to public transport:	There are bus stops to the east along Copse Lane
Access to pedestrian/ cycle:	There are no pedestrian or cycle links adjacent to the site but the wider area has a number of public rights of way and cycle paths.
Access to services/ facilities:	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 spaces:	Golden Hill Fort, country park and nature reserves are to the north west of the site.
Air quality sensitivities:	<input type="text" value="None Known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	Part of the northern section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in
Potential compatibility impacts:	The site is beyond the built up area.
Brief planning history:	No recent planning history
Overarching policy context:	The site is located outside and not immediately adjacent to the current settlement boundary. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site would bring development too far north. Further concerns were raised over potential landscape impact given the site's location and proximity to the AONB and Scheduled Ancient Monument and the interrelation between the two.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.
Put forward for:	The site has been put forward for general housing
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

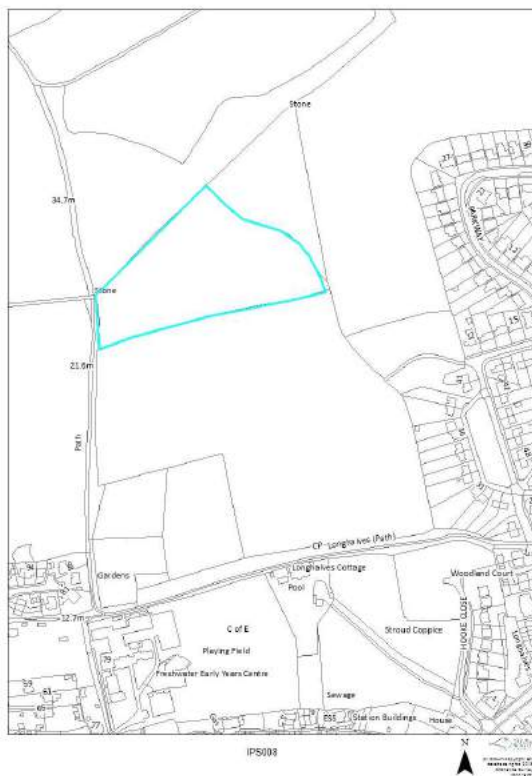
Site is suitable for BFR if ticked

SHLAA Ref No: IPS008

Site Area: 1.69

Site Address: Charlie Bown, Isle of Wight, PO40 9DL

Site location



Site Description: The site is currently used for agricultural uses. The site is located on the edge of Freshwater. The boundaries to all sides are mature hedgerows. The boundary to the west and public right of way is a hedgerow, bank with scrubby trees. The land rises from the west to the east and from the south to the north.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

The boundary edge of three sides of the site is located within a SINC.

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary and is more agricultural. The site rises from the west to the east and is higher than the adjacent PROW. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design

principles.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are a number of trees to the western boundary with the PROW. The site is also located immediately adjacent to a SINC with the buffer extending into the site on three sides.
The site is located in a biodiversity enhancement area.

Potential heritage impact: The site is not located in a conservation area. The site is however, south of a Schedule Ancient Monument which is also a listed building as such consideration must be given to its conservation including its setting.

Site access aspects: The site cannot be accessed directly, it will need adjacent land to be developed first.

Access to public transport: There are bus stops to the east along Copse Lane

Access to pedestrian/ cycle: There is a public right of way to the west of the site and the wider area has cycle paths.

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

Access to open spaces: Golden Hill Fort, country park and nature reserves are to the north and west of the site.

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

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

Is there a loss to employment?: No

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

Infrastructure capacity aspects: The site is not adjacent to other properties so extensions to existing utility services will need to be factored in.

Potential compatibility impacts: The site has a SINC to three sides which separates it from nearby development.

Brief planning history: No apparent planning history.

Overarching policy context: The site is located outside and not immediately adjacent to the current settlement boundary. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.

Steering group's conclusion: The steering group concluded that the site is 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 that location given the proximity of the Scheduled Ancient Monument.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years.

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

Conversion?: No

Rural exception?: No

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS008

Stage E - Assessment - Achievability

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS011

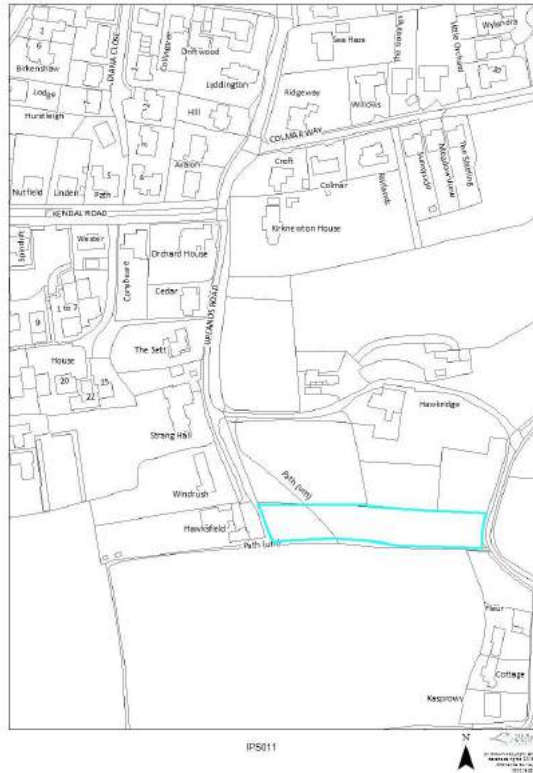
Site Area:

0.24

Site Address:

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

Site location



Site Description:

The site is a narrow site located between Totland and Freshwater. It is mainly scrubby areas on the edge of a larger field with a public right of way crossing the site from north to south.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. The land is higher than the field to the south with views across. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders within the site, however the area has a number of trees to the east and is scrubby to the west with hedgerows to the south boundary. Biodiversity studies may be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	<input type="text" value="At this stage there is no vehicular access to the site. Currently it can only be accessed through third party land by way of the public right of way. It is difficult to see how the site can be accessed from Uplands Road. Windmill Lane is a fairly steep narrow access road that is also a public right of way and not suitable for increased traffic. Furthermore, where the area is heavily treed where the access could be. Access through Summers Court would also need third party land."/>
Access to public transport:	<input type="text" value="Whilst Totland and Freshwater have regular buses to Newport, there are no bus stops close by"/>
Access to pedestrian/ cycle:	<input type="text" value="There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity"/>
Access to services/ facilities:	<input type="text" value="Both Totland and Freshwater do have services and facilities."/>
Access to open spaces:	<input type="text" value="There is limited public open space provision nearby but the site does have access the wider countryside through the adjacent public rights of way"/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner, there are covenants regarding buildings and the site has access issues that will need to be overcome."/>
Infrastructure capacity aspects:	<input type="text" value="Extensions to existing utility services will need to be factored in"/>
Potential compatibility impacts:	<input type="text" value="The site is beyond the built up area and located in the wider rural area"/>
Brief planning history:	<input type="text" value="No relevant planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside and not immediately adjacent to the current settlement boundary."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. It is not in an appropriate location for residential development, the site is too narrow, likely to be too visual in the landscape and has no appropriate means of access to the site."/>

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years."/>
Put forward for:	<input type="text" value="The site has been put forward for eco friendly housing"/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA Panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS011

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS012

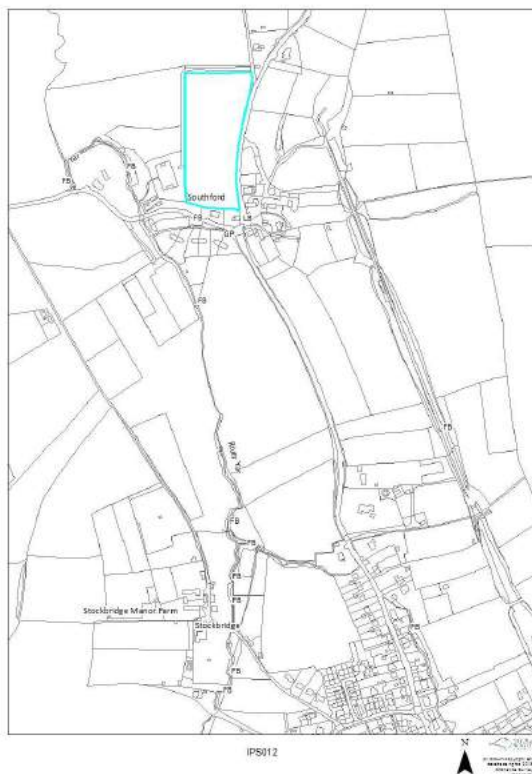
Site Area:

1.59

Site Address:

Land rear of Quintons, Southford Lane, Whitwell, Isle of Wight, PO38 2QJ

Site location



Site Description:

The site is a fairly level grass field that gently slopes to the west with a newly planted hedge to the west and north. It has an open boundary to the east and residential property to the south. The site has a large garage towards the southern part of the site.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is a greenfield site with a double garage located to the southern end.

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are some new plantings to the west and north.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS012

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is an existing double width farm gate on the adjacent road
Access to public transport:	There are no bus stops in close proximity
Access to pedestrian/ cycle:	There is a public right of way to the south east of the site (NT97). There are no cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised. It is some distance from Whitwell. This is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC).
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None Agricultural land class: The classification is Grade 3
Mineral resources?:	The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services but extensions will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	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.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is located outside the settlement boundary in the wider rural area. The site is too visually disconnected from nearby Whitwell and is located in an unsustainable location away from local facilities and services with no connecting footpaths/pavements. Further concerns were raised that development would be visually harmful on the rural character of the area.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

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

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS013

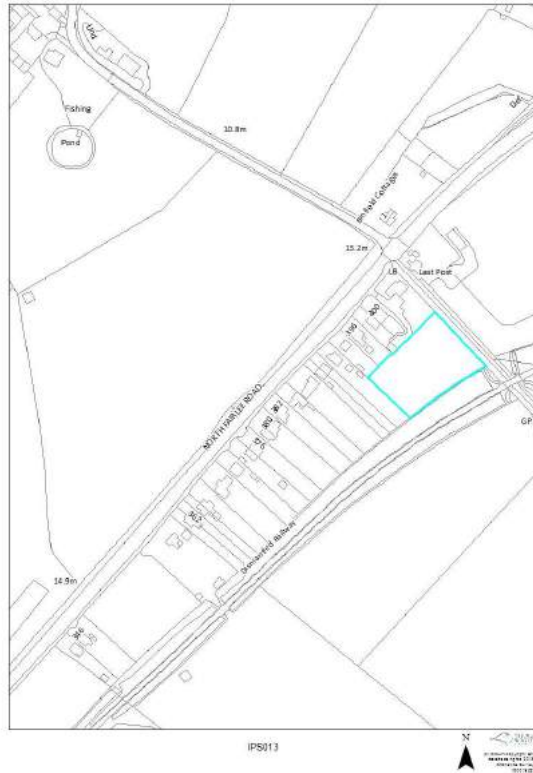
Site Area:

0.33

Site Address:

Land to rear of 394-402 North Fairlee Road, Newport Isle of Wight, PO30 2JX

Site location



Site Description:

The site is located to the rear of a number of houses along the main Newport to Ryde road. The site is level and bounded by trees and hedgerows. The site is scrubby with some dense tree coverage.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. The site is on the outskirts of the area. There are houses to the front of the site along a linear development, this site is to the rear and bounded by the public right of way to the north and the dismantled railway to the south east.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Cope. There are a number of individual TPOs across the site of just beyond the boundary. There are further additional trees individuals and groupings and these will need to be considered. Further biodiversity studies may be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	Access is off an unmade road, Belmont Lane which serves Belmont House. Access may be able to be achieved directly onto Fairlee Road. Neither of these access points are wide and are along the strategic road network.
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 south west.
Access to pedestrian/ cycle:	There is a public right of way directly 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/ facilities:	Newport has a full range of services and facilities but these are not likely to be in walking distance.
Access to open spaces:	There is a green corridor running to the rear/south of the site. Newport has a range of open space facilities but these are not likely to be in walking distance.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is more than one landowner (6) but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services. There are also some connections to the site.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is outside the settlement boundary and would represent back land development.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too far from Newport and would constitute back land development. There are further concerns over access, the impact on character, trees and ecology and proximity to existing houses and the need for appropriate buffers.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	It is not clear if the site is immediately available but it is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.
Put forward for:	The site has been put forward for general housing and mixed development (housing led).
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable. Furthermore, there could be deliverability issues due to the number of landowners.
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Indicative yield:

 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS013

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS014

Site Area:

0.5

Site Address:

80 Church Road, Wootton Bridge, Isle of Wight PO33 4NH

Site location



Site Description:

The site is a large flat garden area to the rear of 80 Church Road and the dwelling. The boundaries are a mix of hedgerows with trees and some fencing. The site is located outside but immediately adjacent to the settlement boundary of Wootton with residential development to the south and some scattered development to the north, west and east.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is part in and part outside but immediately adjacent to the current settlement boundary. Wootton being a rural service centre. The dwellings to the south are generally a mix of single and two stories, detached and not screened.

It is brownfield/greenfield:

The site is a large paddock, garden relating to a dwelling.

Potential landscape impact:

The site is not located within an AONB.
The site is relatively flat. It is on the edge of the settlement towards the coast.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders but there are some trees within and to the boundaries.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS014

Potential heritage impact:	The site is not located in a conservation area. St Edmunds Church and ground are to the south east. Currently no known archaeological implications
Site access aspects:	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.
Access to public transport:	There are a number of bus stops along Palmers Road and along the SRN.
Access to pedestrian/ cycle:	There is a public right of way at the end of Church Road. Some distance from the cycle network.
Access to services/ facilities:	Wootton has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	The open space audit identifies an area of open space to the east of the site, the grounds of St Edmunds Church.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The site is classified as Grade 3
Mineral resources?:	There is a small section to the north of the site that is located within a mineral safeguarding area
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The existing house would need to be demolished to achieve access.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services. The access along Church Road may need to be upgraded.
Potential compatibility impacts:	The site is adjacent to existing residential, no compatibility issues envisaged.
Brief planning history:	<input type="text"/> No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary with good access to facilities.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site's potential is recognised but there are concerns over the access arrangements and the linear nature of the site.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text"/> It is unclear if the site is immediately available. However it is likely to be within the next 5 years.
Put forward for:	<input type="text"/> The site has been put forward for general housing.
Conversion?:	<input type="text"/> No
Rural exception?:	<input type="text"/> No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable. The site's potential is recognised but there are concerns over the access arrangements and the linear nature of the site. If the site were to form part of a wider development opportunity there may be potential. Therefore it is not considered achievable in isolation at this stage.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Ref No:

IPS015

Site Area:

0.16

Site Address:

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

Site location



Site Description:

The site is elevated above the road and comprises of an extended garden laid to grass with some planting throughout. The site is bounded to the road by a high scrubby hedge.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and away from the nearest village

It is brownfield/greenfield:

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

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the wider landscape character. The site is also immediately adjacent to the Heritage Coast and is elevated from the road.

Potential biodiversity impact:

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

Potential heritage impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS015

Site access aspects:	There is no current access to this elevated site and consequently an appropriate access will need to be considered. The site is located on a bend with access to the public right of way and a pull in for the bus service.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 6 -Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor. The service runs Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	There is a public right of way immediately to the north of the site giving access to the wider countryside. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	The site is not close to any services or facilities. Nearby Chale does benefit from a garage and a pub.
Access to open spaces:	There is limited public open space provision near by, however, the open coast and beaches are close by.
Air quality sensitivities:	None known. Agricultural land class: The classification is Grade 4
Mineral resources?:	There is a small area to the north west corner within the site that is located within the minerals safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary, there are a few sporadic properties close by as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary and away from the nearest village and in the wider rural area. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is located outside the settlement boundary and away from the nearest village, therefore considered to be in a unsustainable location. Further concerns were raised over access and challenges presented by the corner and junction with PROW. Wider concerns about landscape impact.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 1 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Ref No:

IPS016

Site Area:

0.6

Site Address:

Land opposite Hillside, Buckbury Lane, Newport Isle of Wight, PO30 2NJ

Site location



Site Description:

The site is a sloping site that slopes to the south west. It does not appear to be actively used and has scrubbed up across the site. The boundaries to the site are hedges.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the north eastern boundary on the other side of the unmade road.

It is brownfield/greenfield:

The site is greenfield there is one building to the north east

Potential landscape impact:

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

Potential biodiversity impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

may be required including consideration of the site's location within the 3km radius of Briddlesford Copse

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

appeal determination for Fernlea. However, access is poor and would struggle to achieve numbers.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel, this site and the sites in close proximity (IPS138b & IPS407 were re-considered. There is general concern over the access and cumulative impact on the road. If the site were to be considered in conjunction with IPS138b and IPS407 and road improvements and resurfacing were undertaken there may be potential for some limited frontage development, with screening to the west/south west. This was discussed with Island Roads who advised that it is unlikely to be achievable due to costs of improvements required against number of homes. Further concerns were raised by ecology officers in relation to the hedge removal in this area. Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS018

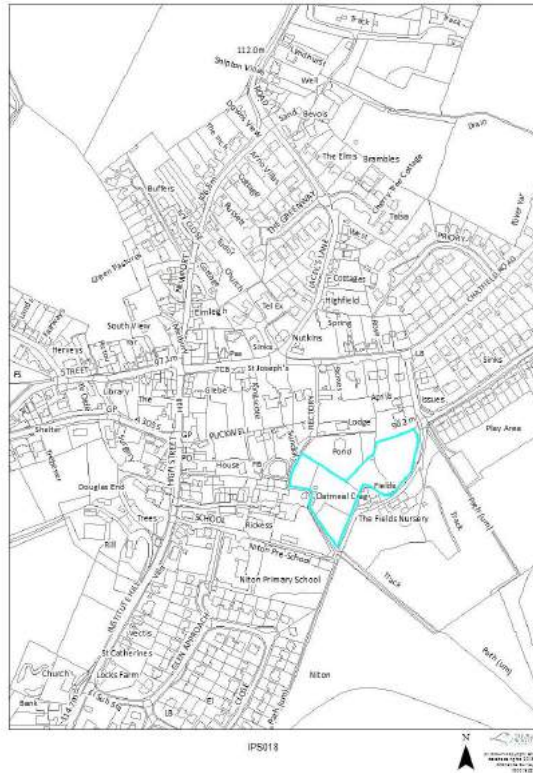
Site Area:

0

Site Address:

Spouts Field , Niton, PO38 2DT

Site location



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 two listed buildings to the east. The site is bounded by a mix of post and wire fencing and mature hedges interspersed with trees.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

The site is identified on the council's open space audit but is not public open space.

Flood zones/agricultural class/size:

The site is in FZ1. It is not in class 1 or 2 Agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

The eastern extent of the site is located within the AONB whilst the western extent is located outside. 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.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are some scrubby areas and some more substantial hedgerows that may have biodiversity interests and require further investigation.
Potential heritage impact:	The site is not in a conservation area but there are two listed thatch cottages within the site on 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.
Site access aspects:	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.
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:	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/ facilities:	Niton has a range of facilities in line with it being a RSC.
Access to open spaces:	There are some open space provisions within Niton and there is access to the wider countryside.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 4.
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Need to understand if the submission includes the listed buildings. Drainage is likely to need upgrading.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	The steering group concluded that the site may have some very limited potential but raise a number of concerns. Whilst the site is located outside but immediately adjacent to the current settlement boundary, there are concerns over the density of the immediate area, impact, proximity and setting of the listed buildings, accessibility of the site given the entrance to the public right of way to the south, the shape of the site and drainage/surface water flooding.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development. Likely to be available in years 6-10 and would be dependent on market forces as to final delivery.
Put forward for:	The site has been put forward for general housing
Conversion?:	Nor applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site may have some limited potential and may therefore be achievable if issues can be resolved. The site as shown includes LBs, this site boundary may need to be amended but the comments remain.

Indicative yield: 1-2

 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The following comments were made by the members of the panel: *Design could reflect and mirror listed buildings which could provide 3-4 units on Northern end. *Not possible near the field gate. * There are better options for development available in the village. *May be ownership questions depending on extent of boundary.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that if site constraint issues and land ownership issues are resolved, 1 or 2 dwellings may be suitable. Therefore the site is considered as currently not developable at this stage.

The site is considered: Currently not developable

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

SHLAA Ref No:

IPS020

Site Area:

8.5

Site Address:

1) Station Ground/Allotments, Nettlecombe Lane 2) Stenbury Mead, Nettlecombe Lane 3) Corner Field, Nettlecombe Lane

Site location



Site Description:

The site comprises of three field areas on a sloping site with the land rising up away from the village. The fields are all agricultural and one has 2 large agricultural buildings located in the top corner. The fields have strong hedge boundaries.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is greenfield with two large buildings located in the north eastern corner of the site.

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation

	orders or larger trees within the site
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access would be on to Nettlecombe Lane, a single track road. Beyond the dismantled railway towards the main road the road opens up.
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:	Public right of way (NT9) runs to the south of the site. There are some roads with footpaths in Whitwell.
Access to services/ facilities:	Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC).
Access to open spaces:	There are only small areas of recreation/open space within Whitwell
Air quality sensitivities:	<div style="display: flex; align-items: flex-start;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">None known</div> <div style="margin-right: 10px;">Agricultural land class:</div> <div style="border: 1px solid black; padding: 2px;">The classification is Grade 3 for most of the site with Grade 4 to a small area along the east boundary.</div> </div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area
Brief planning history:	No recent planning history.
Overarching policy context:	Whitwell does not currently have a settlement boundary but does have some services and is located close to Niton a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is away from other development and located in wider rural area and elevated above the village to the west. Concerns were raised over the wider landscape and visual impact.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	Subject to planning the site could be immediately available with a reasonable prospect of development taking place in the next 5 years.
Put forward for:	The site has been put forward for general housing, mixed development (housing led) and non-housing development.
Conversion?:	Not applicable
Rural exception?:	Would need to be clarified

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not available.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS020

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments:

Not attractive from developers point of view; Doesn't fit with existing context; Issues with services and access; Land slopes up & eastern boundary elevated; Concerns over size of site in context with size of existing settlement; Disconnected.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS022

SHLAA Ref No:

IPS022

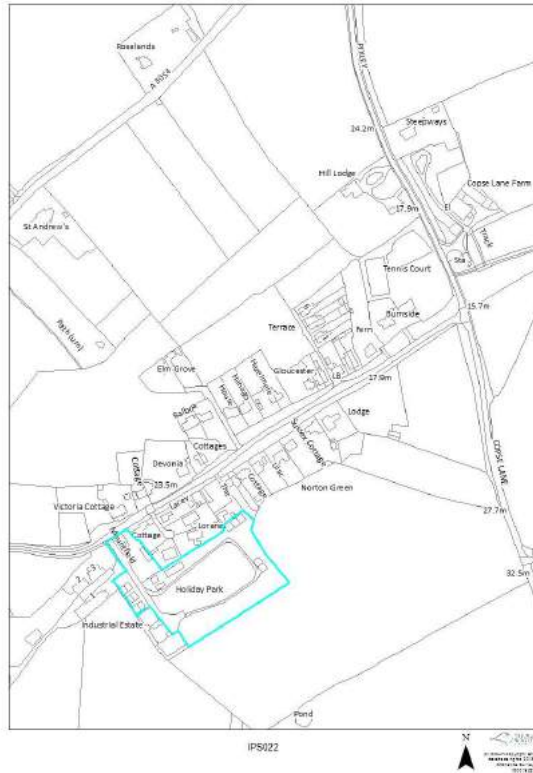
Site Area:

1.07

Site Address:

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

Site location



Site Description:

The site is located off the main A3054 outside of Freshwater along Norton Green Road. The site is set behind houses fronting the road. The land rises to the south from the road.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site has had various previous permission for chalets in connection with holiday use. Some of these buildings are still in situ.

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in any environmental designations. There are a number of TPOs along the southern boundary and one in the centre of the site. These TPOs will need to be taken into account on determining the final developable area of the site if

applicable. Further arboricultural/biodiversity studies may be required.

Potential heritage impact: The site is located adjacent and partly in 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. There are also a number of listed buildings 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.

Site access aspects: The site has a current access on to Norton Green.

Access to public transport: The nearest bus stop is at some distance along Heathfield Road. This is along Route 7 serving Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to pedestrian/ cycle: There is a footpath to the north (F12), there are no cycle links close by and the roads do not benefit from pavements.

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

Access to open spaces: The site is at some distance from open space provisions within Freshwater but does have access to the open countryside.

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

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

Is there a loss to employment?:

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

Infrastructure capacity aspects: The site has some utilities but may require extensions to be factored in.

Potential compatibility impacts: The site is close to some sporadic residential but is an area where there is no direct access to service or facilities.

Brief planning history: P/00441/16 - 33 units to be residential. Refused and dismissed at appeal. One of the reasons for refusal was the unsustainable location, no shops and services with limited/poor bus service. Unpaved and unlit roads.

Overarching policy context: The site is located outside the settlement boundary and in the wider rural area. The site is part brownfield due to previous use as holiday lets. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is too remote from services and facilities and is not well located or connected for bus services increasing the need to travel by car.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS022

housing and gypsy and traveller accommodation.

Conversion?:

This would need to be determined

Rural exception?:

No

Stage E - Assessment - Achievability

Steering group's conclusions:

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS023

Site Area:

0.69

Site Address:

Bullen Mead, Bullen Road, Ryde, PO33 1QE, Isle of Wight

Site location



Site Description:

The site is a former nursery and is on gently sloping land with views across the valley. The site comprises an existing dwelling, along with a group of buildings some of which were formerly used as a nursery and then a retail shop. Further to the north is a barn, to the rear of the buildings the undeveloped and mostly grassed land slopes gently down to the rear boundary which comprises a hedge/trees. Within the site area there are number of mature trees, including a row of trees between the garden of the existing dwelling and the rest of the site. The front boundary comprises a hedge with some trees. The site is accessed via a main, classified road and is screened with high hedging to the road frontage.

Stages A and B - Discounting

Environmental designations A1:

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

 Discount

Environmental designations A2:

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

 Discount

Flood zones/agricultural class/size:

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

 Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is a mixed greenfield/brownfield site and includes a former nursery with associated buildings and structures. It also includes a residential dwelling.

Potential landscape impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS023

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

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

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

Site access aspects: The site has access to Bullen Road but the visibility is restricted by the nearby hedgerows.

Access to public transport: The bus stop is about 0.5km to the north. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to pedestrian/ cycle: There is a public right of way to the north (R60). There are no cycle links close by and the immediate roads do not benefit from pavements.

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

Access to open spaces: There are no public open space facilities close by but the site has good access to the countryside

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

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

Is there a loss to employment?: No, the nursery is closed

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

Infrastructure capacity aspects: The site benefits from some utilities but sewerage aspects would be required

Potential compatibility impacts: The site is located away from other development in the wider rural area.

Brief planning history: P/00654/16 - Prior approval for alterations and change of use from shop (A1) to a dwelling (C3) with associated parking (revised scheme). Approved - 28 July 2016.

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

Steering group's conclusion: The steering group concluded that the site is 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.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

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

Conversion?: This would need to be determined

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS023

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS029

Site Area:

0.27

Site Address:

339 Newport Road, Cowes PO31 8PG

Site location



Site Description:

The site is located in Northwood just outside of Cowes. It is a site that extends across the back of the neighbouring site and has boundaries to two roads.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is a food wholesale/retail store. The existing building is a single storey metal clad unit with small trade/retail counter.

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There 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.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS029

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The current access is located along Newport Road the strategic road network. It is located quite close to a junction and traffic lights.
Access to public transport:	The site is located along the Cowes to Newport service that runs every 10 minutes
Access to pedestrian/ cycle:	There is a pavement to the residential side of the west boundary
Access to services/ facilities:	Northwood has access to some services and facilities
Access to open spaces:	There are a few public open space facilities nearby.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	The site is not allocated as employment but there is an employment use within the site
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services. The site also has connection to some facilities.
Potential compatibility impacts:	The site is immediately adjacent to a garage and car dealership buffers to the site are likely to be required.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable for residential development. 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. Furthermore, a buffer would be required to the garage and to the TPO area reducing any potential developable area.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development. It is likely to be available within the next 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: *The yield is poor and would be more suitable to be used by the garage.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS029

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS032

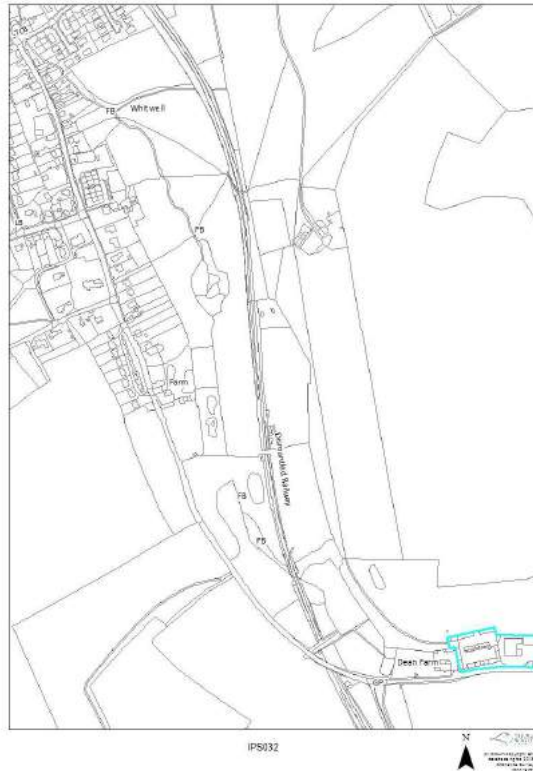
Site Area:

0.7

Site Address:

Dean Farm, Whitwell Road, Whitwell, Isle of Wight, PO38 2AB

Site location



Site Description:

The site is a collection of farm buildings. To the west of the site the buildings form a complex of stone barn conversions and to the east the buildings are a mixture of sheds and buildings related to the farm. There are hedgerows to the road with a fence in behind and a mix of hedges elsewhere.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site has been put forward for consideration through the BFR. Whilst part of the site is brownfield, the other part is still considered greenfield as it is still in agricultural use.

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character.

Potential biodiversity impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS032

Potential heritage impact:	The site is not located in a conservation area but the farmhouse and stone barns are listed. The barns, outbuildings and cow sheds are Grade II as is the farmhouse, although this is under a separate listing. Consequently, consideration will need to be given as to whether residential development is suitable taking account the special features and character of the listed buildings and their setting.
Site access aspects:	There are two accesses to the site. One to the yard complex of stone barns and one to the farm yard area. The farm yard access is fairly wide and set back.
Access to public transport:	There are bus stops in close proximity and form part of route 6 - Mon - Sat 5 journeys Sundays 3 journeys. The bus stop are on the main road with no pedestrian footpaths leading to them or bus shelters
Access to pedestrian/ cycle:	There are no pedestrian footpaths, public rights of way or cycle links close by.
Access to services/ facilities:	The nearest RSC is at Niton, Whitwell does have a public house and garage sales court.
Access to open spaces:	There are no public open space provision in close proximity
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	Yes, whilst not an allocated employment site there are local rural businesses within the farm yard
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	There are existing connections on the site and these may be able to be extended.
Potential compatibility impacts:	The site is located away from other development in the wider rural area.
Brief planning history:	No relevant planning history.
Overarching policy context:	The site is located outside the settlement boundary and is in the wider rural area. The site is part brownfield but also contains a greenfield element. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site contains a number of rural businesses and there is concern that these will be lost. Converting any of the listed barns to residential is likely to lose the farm yard setting and character of the listings due to the need for amenity space, residential paraphernalia. There is also concern over the location being outside and away from the settlement boundary and away from the nearby village. There are no pedestrian links or pavements in this area.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but could come forward within the next 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	The site has been put forward for mixed development housing led.
Conversion?:	This will need to be determined
Rural exception?:	This will need to be determined

Stage E - Assessment - Achievability

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Ref No:

IPS033

Site Area:

0.07

Site Address:

The Plough & Barleycorn, 4 North Road, Shanklin, Isle of Wight, PO37 6DB

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

The site is an existing public house

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal. Impact onto neighbours through overlooking and shading will need to be considered.

Potential biodiversity impact:

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

Potential heritage impact:

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

Site access aspects:

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 Site Assessments - Currently Not Developable

SHLAA Ref No: IPS033

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:	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/ facilities:	Shanklin has a wide range of services and facilities.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	None known Agricultural land class: The classification is urban
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	There would be a loss of the public house facility
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has the benefit of connections to some utilities and adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located in the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There is concern over the loss of a community asset and this would need to go through the correct processes. If the loss could be justified then conversion is more appropriate.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	The building has the potential to be converted.
Rural exception?:	No

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The following comments were made by members of the panel: *Loss of community asset has limited weight due to location in Shanklin. *Conversion may not be suitable in viability terms. Possibility also questionable if re-developed. Difficult to design due to overlooking. - The panel noted that residential may be acceptable but there are a number issues to resolve including design challenges.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS036

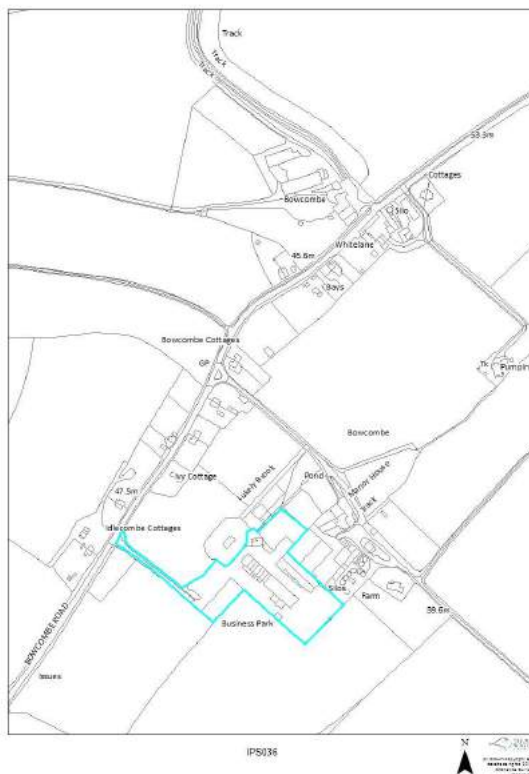
Site Area:

0.8

Site Address:

BOWCOMBE BUSINESS PARK, BOWCOMBE ROAD, NEWPORT, ISLE OF WIGHT, PO30 3HZ

Site location



Site Description:

The site is located off Bowcombe Lane and forms Bowcombe Business Park. The site is accessed down a lane from the main road. The site is at a lower level than Bowcombe Lane and fairly contained in the landscape. The site is bounded by a mix of post and rail and post and wire fencing.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

0.45ha of the site is located within flood zones 2 and 3. The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site has a number of businesses located within it.

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The western part of the site and being mostly the access road is located within a biodiversity enhancement area. A watercourse runs along the north western boundary. There are a number of barns and open sheds. Appropriate biodiversity surveys may be required.
Potential heritage impact:	The site is not in a conservation area. There is a barn to the north of the site that is Grade II listed. As the site affects or is near to a listed building, any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site is access down a lane from the main road.
Access to public transport:	There is a bus stop along Bowcombe Road. This is Route 12 and serves Newport Shorwell Brighstone Freshwater Bay Freshwater Totland Alum Bay. The service runs Mon - Fri 5 journeys Saturdays 4 journeys.
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. There is no pavement to Bowcombe Lane.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	Whilst not an allocated employment site, the redevelopment would result in a loss of employment
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Some activities on the site have been industrial and as such parts of the site may need further investigation to ensure there is no contamination or pollution impacts.
Infrastructure capacity aspects:	The site is already serviced by utilities.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. The site is a brownfield site with current employment uses.
Steering group's conclusion:	The steering group concluded that the site is not suitable for residential. Whilst the site is a brownfield site it is located away from the settlement boundary and any services and doesn't relate to any nearby development. Furthermore, the site is an important rural employment site that has a good variety of rural businesses.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

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

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: * Concern over loss of rural employment.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS037

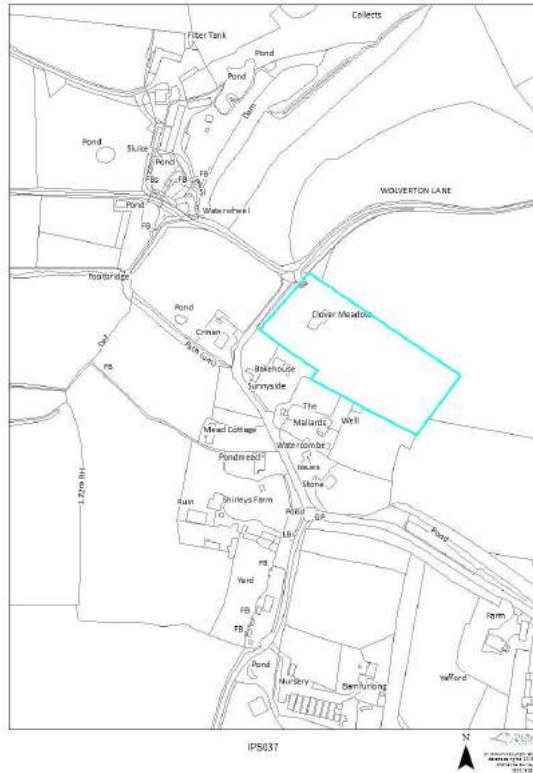
Site Area:

1.29

Site Address:

Brookfield, Yafford, Newport PO30 3LH

Site location



Site Description:

The site incorporates a large detached property and triple garage with garden on all sides. There is a meadow/amenity land to the rear. The site is bounded by a hedge to the road, cut trees to the north and mix of hedges and trees to other boundaries. The site is on the outskirts of Yafford and is the last dwelling to the north of the hamlet.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is both. As the house is in the open countryside, it and its immediate curtilage are brownfield, the amenity land to the rear is greenfield.

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS037

Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has an existing access to the triple garage and is located immediately opposite the junction to the Yafford Mill. There is a lane to the south of the site, this is narrow and unlikely to fit a car.
Access to public transport:	There are no public transport facilities close by
Access to pedestrian/ cycle:	There is a public right of way to the west (SW10), but there are no cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities but the site has good access to the coast and countryside
Air quality sensitivities:	None known
Agricultural land class:	The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. 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.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.
Put forward for:	The site has been put forward for general housing, mixed development (housing led) and allotments
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
Indicative yield:	0

- Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS037

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS039

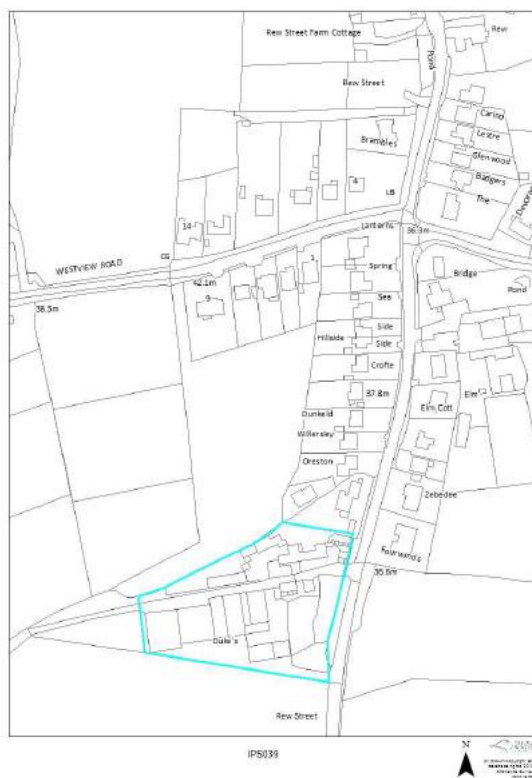
Site Area:

0.7

Site Address:

Dukes Farm, Rew Street, Gurnard, Isle of Wight, PO31 8NW

Site location



Site Description:

The site is a farm yard with associated buildings and structures. The site has an existing access and is located on the edge of a small hamlet.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is a farm yard with associated agricultural buildings which appear to still be in agricultural use.

Potential landscape impact:

The site is not located in an AONB. It is located on the edge of a hamlet adjacent to other development which is located to the north. The site rises to the west. Some impact may be visible in the wider landscape but this would be in context of the existing development.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are a number of buildings and barns that may house bats and swallows as such relevant biodiversity studies may be

	required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has a current access onto the adjacent road
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:	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/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open spaces in close proximity.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The entire site is within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The existing site benefits from utilities and services and therefore it is anticipated that services will be available
Potential compatibility impacts:	The site is a farm yard adjacent to some other residential but located in the wider rural area.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary and 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.
Steering group's conclusion:	<p>The steering group concluded that the site is not suitable. The farm is still a working farm and whilst development may incorporate some reuse of buildings it is not a brownfield site. Furthermore, the site is too isolated, there are no nearby services and there are no pavement connections to Northwood.</p> <p style="text-align: right;"> <input type="checkbox"/> Site suitable if ticked <input checked="" type="checkbox"/> Site available if ticked </p>

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS039

Conversion?: This would need to be determined

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS044

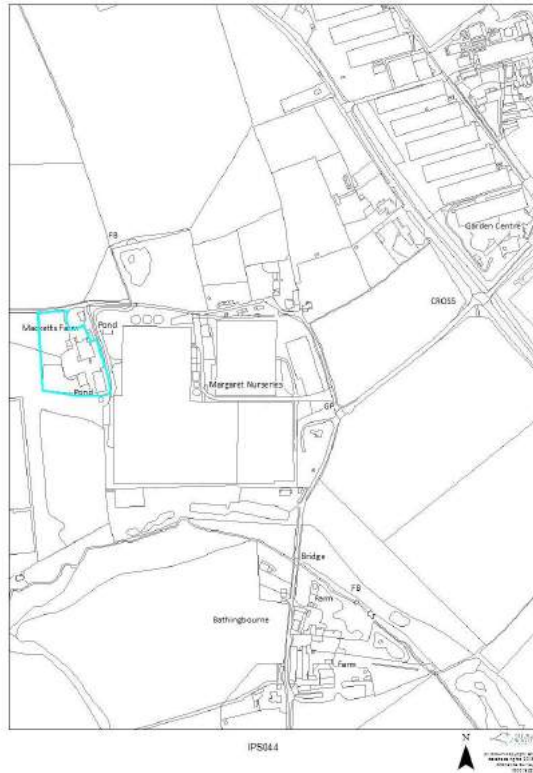
Site Area:

1

Site Address:

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

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

The site is located in FZ1.

Discount

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.

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site incorporates Rew Valley Dairies, associated farm buildings and biscuit factory. The site also incorporates a small parcel of land to the west.

Potential landscape impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS044

	to be considered and reflected in any design principles
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are though a number of barns and buildings within the site that may require appropriate bat surveys.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The site is accessed off Macketts Lane.
Access to public transport:	There is a bus stop to the main road some distance away. This is Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde and runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the north of the site (A21) but no cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities but the site has good access to the countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 2
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	The site is not an allocated employment site but there would be a loss of employment as a result of changes
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but extensions to existing utility services will need to be factored in. - There is a 199KW wood pellet biomass boiler providing heat to neighbouring units.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is a brownfield site located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too remote and isolated from services and facilities increasing the need to travel by car. Furthermore, whilst the site is not an allocated employment site, any change would result in a loss of rural employment.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, is for sale with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS044

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: *Could be a possible site for accommodation for White Salads employees, otherwise commercial.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS045

SHLAA Ref No:

IPS045

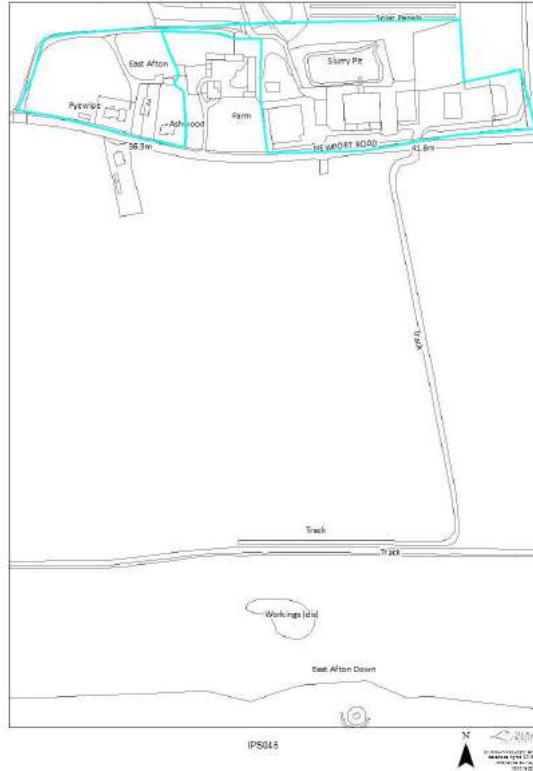
Site Area:

3.8

Site Address:

East Afton Farm Buildings (to the east of East Afton Farm) and cottages to the west of East Afton Farm, including: Pyewipe, 1&2 East Afton Farm Cottages and Ashwood

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site incorporates a number of farm buildings and cottages. There is a mix of style of both barns and sheds including block. The site also incorporates brick cottages under slate and tile.

Potential landscape impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS045

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders within the site but there are some groupings of trees around the cottages. There are also a number of barns and buildings within the site that may require appropriate bat surveys
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	There are a couple of accesses to the site. The one to the west is limited by the curve of the road and visibility to the east is limited due to the dip in the road.
Access to public transport:	There is a bus stop close by. This is 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:	There is a public right of way to the east (F27) but no cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities but the site has good access to the coast and countryside
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	The site is not located in a mineral or mineral safeguarding area.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is beyond the settlement boundary in the wider rural area and too remote from services and facilities with poor pedestrian connectivity.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS045

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS049

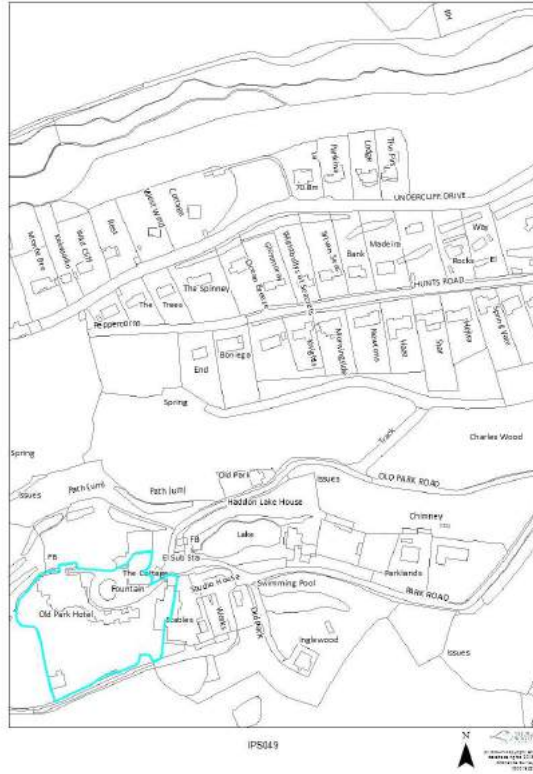
Site Area:

0

Site Address:

Old Park Hotel, Old Park Road St Lawrence Isle of Wight PO38 1XS

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is a former hotel and associated building including a separate leisure building

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB. The site is also immediately adjacent to the heritage coast.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS049

Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. The site is also close to a SINC. Due to the proximity of the SINC and the site being wooded with mature trees biodiversity studies are likely to be required.
Potential heritage impact:	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.
Site access aspects:	There is an existing access to the hotel off Old Park Road via a one way system (single track) serving hotel and residential properties.
Access to public transport:	There is currently no bus service serving St Lawrence.
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities close by but the site has good access to the coast and countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 5
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	Redevelopment will result in the loss of Tourism
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	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.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too far from services and facilities and is not well located or connected for bus services increasing the need to travel by car. Furthermore, the hotel is listed and there is concern over converting the building to a number of smaller units. There is also concern over the loss of tourism accommodation.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 18 months
Put forward for:	This would need to be determined
Conversion?:	Potentially depending on the impact on the listed building
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS049

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The following comment was made by panel members: *Some enabling development for the house to be improved may be suitable/ to protect the listed building.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA. If an application were to be submitted it would be assessed on the planning merits and any other material considerations.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS054

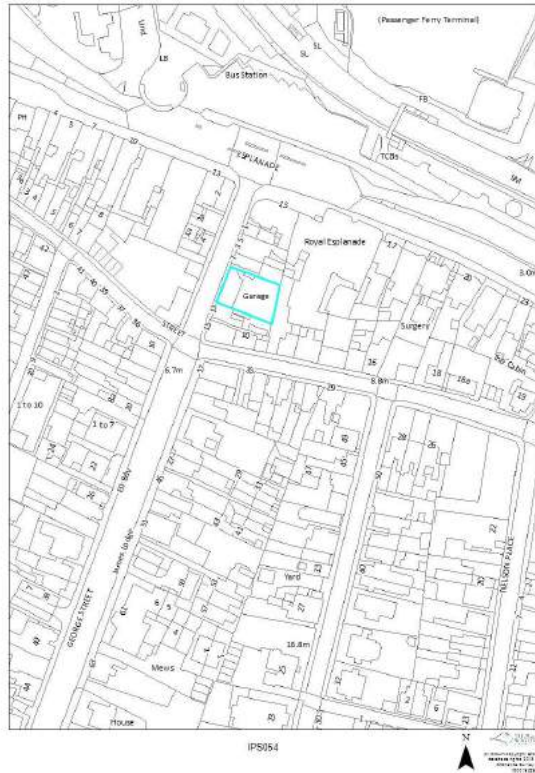
Site Area:

0.03

Site Address:

9/11 George Street, Ryde, IOW, PO33 2EB

Site location



Site Description:

The site is a current tyre business located in Ryde. The building is mostly single storey with a two-storey element set back from the road.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

The 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.

The site is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

The building is mostly single storey with a two-storey element set back from the road.

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal. Consideration will though need to be given to the nearby houses in regards to shading and overlooking.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS054

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.
Potential heritage impact:	The site is located in the conservation area and adjacent to listed buildings. As the site affects or is near to listed buildings/conservation area, any development must have special regard to the desirability of preserving the buildings or their setting or any features of special architectural or historic interest which it possesses and the character of the area.
Site access aspects:	The site is accessed off George Street.
Access to public transport:	There are bus stops in close proximity and Ryde is well served by public transport as well as ferries.
Access to pedestrian/ cycle:	There are no public rights of way or cycle paths in close proximity, but the area is well served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.
Access to services/ facilities:	The site is in the settlement boundary of Ryde where there are a range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby
Air quality sensitivities:	None known Agricultural land class: The classification is urban
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	Yes
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is within the settlement boundary but subject to flooding so will need to meet the relevant tests. The loss of employment will also need to be considered.
Steering group's conclusion:	The steering group concluded that the site is not suitable. Whilst the site is a brownfield site, located in the town centre and in an area of regeneration, there is concern about achieving a safe means of access and egress should flooding occur.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but will be in years 6-10. Once commenced could be achieved within 1 year.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable. Some residential above a ground floor commercial element may be acceptable subject to appropriate considerations but it is not considered that minimum numbers for SHLAA could be achieved.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS056

SHLAA Ref No:

IPS056

Site Area:

0.66

Site Address:

Buildings at Dodnor Farm, Dodnor Lane, Newport Isle of Wight PO30 5TE

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the west approximately 300m away.

It is brownfield/greenfield:

The site is brownfield, it incorporates storage and bottle gas sales. The site has a number of buildings including a metal framed building and warehouse style

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site has a number of farm style

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

buildings and may require further biodiversity studies. The whole site is in a biodiversity enhancement area.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS056

Panel comments:

The comments of the SHLAA panel were mixed. The following comments were made: The site is brownfield and suitable for residential development. Concerns over viability of residential being less than existing use. Concerns over the distance from existing built farm and agree with the steering group. Concerns and issues regarding access. Would not consider existing use could be re-located into existing industrial estate due to gas storage. Possible 4 if able.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS058

SHLAA Ref No:

IPS058

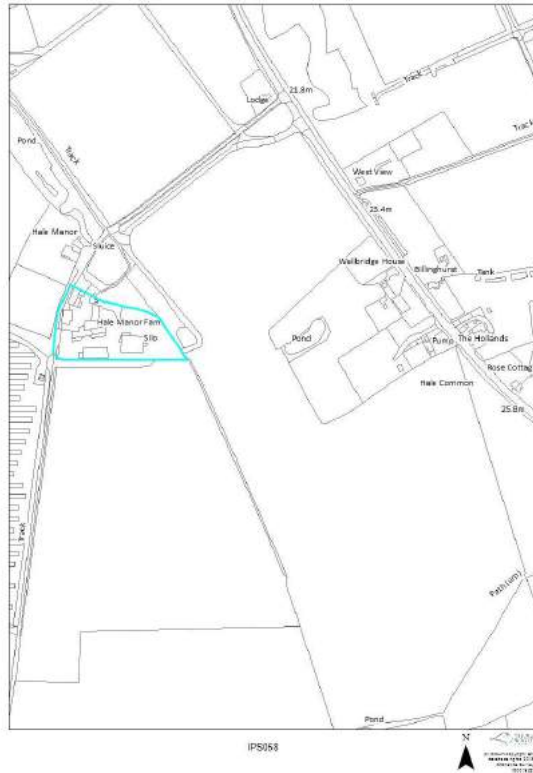
Site Area:

0.83

Site Address:

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

Site location



Site Description:

The site is a farmyard area that is currently being used for civil engineering works. There is a mix of corrugated buildings, along with stone buildings and barns.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

The site is located in FZ1.

Discount

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.

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is a farmyard area that is currently being used for civil engineering works. There is a mix of corrugated buildings, along with stone buildings and barns.

Potential landscape impact:

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

	to be considered and reflected in any design principles
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are though a number of barns and buildings within the site that may require appropriate bat surveys.
Potential heritage impact:	The site is not located in a conservation area. The site forms part of a historic farmyard setting and incorporates a number of Grade II listed barns. There is also a listed building immediately 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.
Site access aspects:	The site is served by the existing access onto the main A3056.
Access to public transport:	There is a bus stop to the main road some distance away. This is Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde and runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities but the site has good access to the countryside.
Air quality sensitivities:	None known Agricultural land class: Agricultural Land Grade 2
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	The site is not an allocated employment site but there would be a loss of employment as a result of changes
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	LDC for civil engineering business and ready-mix concrete supplier, conditional approval 4 March 1998: (TCP/15331/B/P/285/98) TCP/15331/E, P/00095/14: Change of use of redundant agricultural building to waste transfer station, approved 26 April 2013
Overarching policy context:	The site is a brownfield site, used for employment uses and located outside the settlement boundary in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too remote and isolated from services and facilities. Furthermore whilst the site is not an allocated employment, any change would result in a loss of rural employment.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	It is not clear if the site is immediately available but might be available within the next 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 4 years.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: The buildings are being used for different uses with possible long leases. Not a suitable location for residential.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS061

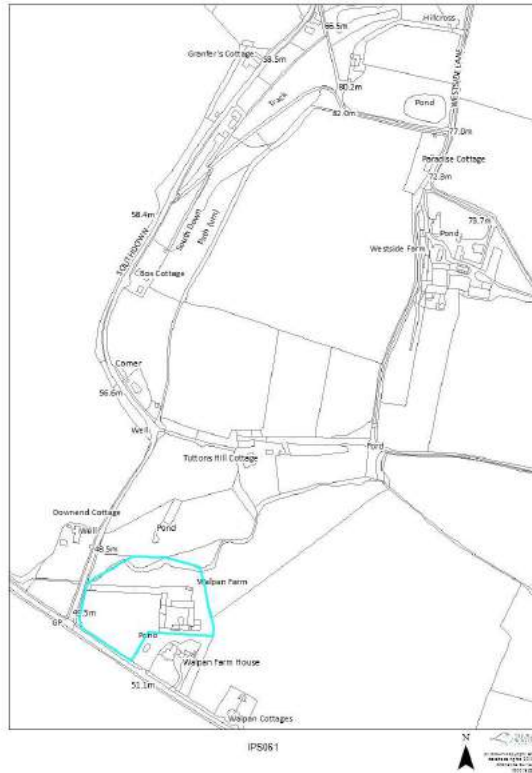
Site Area:

1.25

Site Address:

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

Site location



Site Description:

The site is located along Military Road is fairly flat and comprises a group of stone buildings around a central square.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is considered brownfield as it is considered there has been a material commencement of the planning permission and the agricultural use has finished. The buildings on the site are a group of stone buildings around a central square.

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS061

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are a number of barns on the site. The site is in a biodiversity enhancement area and there is a watercourse to the north. Appropriate surveys may be required.
Potential heritage impact:	The site is not located in a conservation area but there are listed buildings to the north west and south east as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site can access the road network and has a suitable access as a result of the previous permission.
Access to public transport:	There are no bus services in close proximity
Access to pedestrian/ cycle:	There is a public right of way to the south east edge of the site, (C19). There are no cycle links and there are no pavements to the road network
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities but the site has good access to the coast and countryside
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities.
Potential compatibility impacts:	Whilst the site has permission for holiday use, the site is some distance from services.
Brief planning history:	P/01727/00 - approved to convert barns to 6 units for holiday accommodation and manager unit. P/01669/16 - refused to remove conditions to allow residential.
Overarching policy context:	The site is located outside the settlement boundary and is located in the wider rural area. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is located in the wider rural area, is in an unsustainable location being isolated from services and facilities.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year
Put forward for:	The site has been put forward for affordable housing only
Conversion?:	<input type="checkbox"/> No
Rural exception?:	<input type="checkbox"/> No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS061

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: A barn conversion policy should be considered as there is demand for this type of unit.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS062

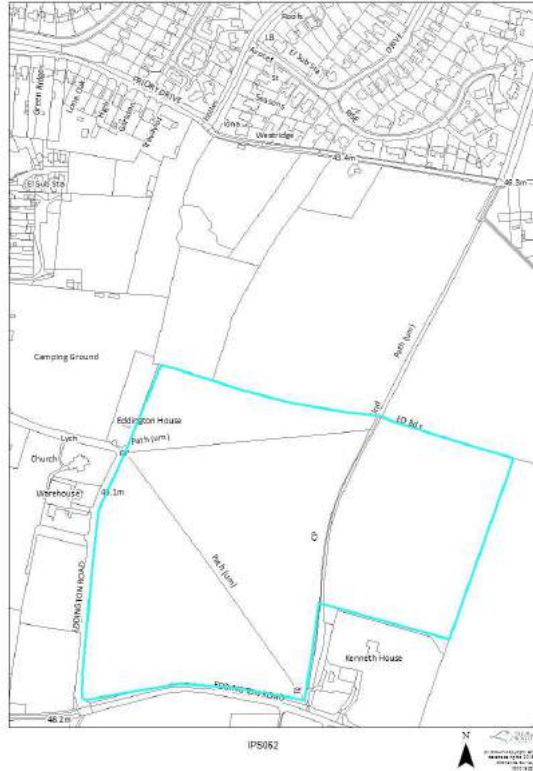
Site Area:

11.5

Site Address:

Kenneth House, Eddington Road, Nettlestone, PO34 5BU

Site location



Site Description:

The site comprises of agricultural fields once associated with the farm buildings at Kenneth House. The site is bounded by hedgerows and mature trees. The western fields are relatively level. The eastern most fields slope down eastwards gaining views of Bembridge harbour

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered as well as mature hedgerows. Further studies may be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS062

Potential heritage impact:	The site is not located in a conservation area. The site is located immediately east of the Church of St Helens a grade II listed building. As the site affects or is near to a listed building, any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site can be accessed from Eddington Road
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:	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/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The Sandown sewer line follows the direction of footpath R81
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	Lawful Development Certificate for continued occupancy of dwelling unrelated to agriculture, Kenneth House, Eddington Road, St. Helens, Ryde, conditional approval 24 August 2017 (P/00838/17/LDC/20348/D)
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.
Steering group's conclusion:	The steering group concluded the site is not suitable. They had concerns over the location, concluding the site is too far out, too rural and too isolated with poor connections. Further concerns were raised over the impact on the church.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development. Likely to be available in years 6-10
Put forward for:	The site has been put forward for general housing with an option for a retirement village within an enhanced landscape setting.
Conversion?:	Not applicable
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Ref No:

IPS063

Site Area:

1

Site Address:

Land at Priory Drive, PO34 5BU

Site location



Site Description:

The site comprises of part of an agricultural field that fronts Priory Drive. The site is bounded to three sides by hedgerows and is open to the south.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Seaview/Nettlestone does not have a settlement boundary.

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are mature hedgerows and appropriate surveys may be required.

Potential heritage impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site access aspects:	An access would need to be located onto Priory Drive and would require some hedgerow removal. The lane is narrow at this point with few passing places.
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:	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/ facilities:	There are some services in Seaview but it is not a rural service centre
Access to open spaces:	There is limited public open space provision nearby but the coastal footpath and coast is closely located to the east.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services, extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential to the north but has fields to the east and south.
Brief planning history:	No apparent planning history.
Overarching policy context:	Seaview/Nettlestone does not have a settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are a number of access issues and the site is located on the edge of the area where it is more rural.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development. Likely to be available in years 6-10
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

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

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS064

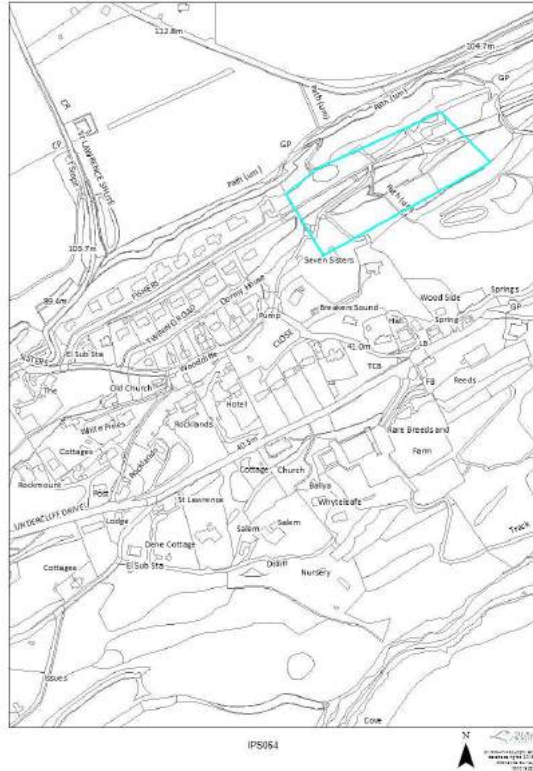
Site Area:

1.7

Site Address:

Land at Seven Sisters Road, Ventnor, PO38 1UY

Site location



Site Description:

The site is a series of open spaces set within a treed landscape to the east of St Lawrence Shute, and adjoining Seven Sisters Road. The site is surrounded by trees. The topography reflects steep slopes mixed with level plateaus that are currently used as builders yard/ storage areas / paddocks.

Stages A and B - Discounting

Environmental designations A1:

0.75ha of the site is located within a SINC and has been discounted from the assessment.

Discount

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

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the current settlement boundary of Ventnor but is adjacent to the village of St Lawrence.

It is brownfield/greenfield:

The site has some structures within the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area with views out to sea. Whilst it is located close to St Lawrence the area is quiet and rural in context. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:	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.
Potential heritage impact:	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.
Site access aspects:	Access is off Seven Sisters Road / Fishes cul-de-sac.
Access to public transport:	There is currently no bus service serving St Lawrence.
Access to pedestrian/ cycle:	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/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	Pelham Woods is located immediately to the south,
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 4
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	An application for proposed bungalow, Seven Sisters, Seven Sisters Road, Ventnor, pending decision. (TCP/22509/B/P/00233/18)
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too sensitive in terms of ecological impact both in terms of trees and biodiversity. There is also concerns over instability and visual impact.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years.
Put forward for:	The site has been put forward for general housing & bespoke design eco-housing to enable improved footpath and cycle network linking Ventnor and St Lawrence.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: Could be a possibility for 2-3 houses but probably below SHLAA levels. If developed it could allow footpath to be re-instated. Possible small scale but outside of SHLAA- Windfall.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS070

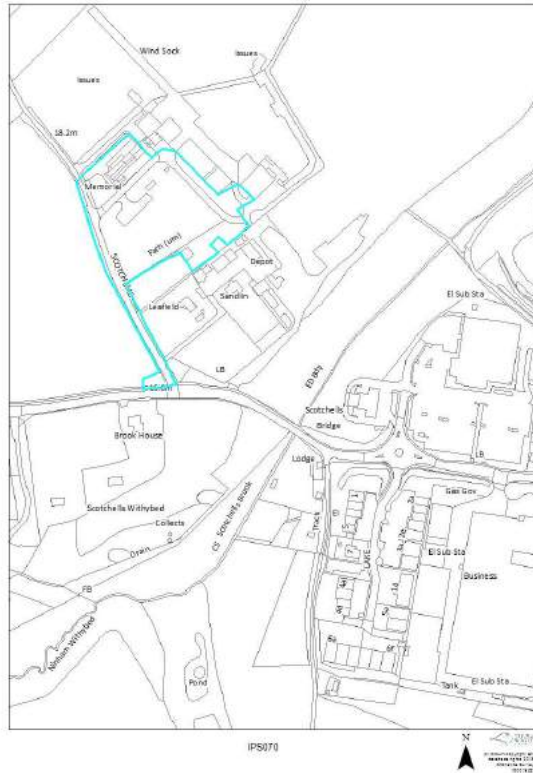
Site Area:

1.2

Site Address:

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

Site location



Site Description:

The site is located adjacent to Sandown Airport and has building located within it associated with that use. The site is level with views across the site to the open countryside beyond.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site is a mix of greenfield and brownfield. There are buildings relating to airport uses and hangers

Potential landscape impact:

The site is not located in an AONB. It is beyond the settlement limits close to tourism uses and adjacent to a small local airfield. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The south east boundary is located adjacent to an area TPO.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS070

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed via Scotchells Brook Lane which is a private unmade road. This leads onto the strategic road network.
Access to public transport:	The site is close to bus route 8 serving Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are a network of public rights of way on close proximity to the site and SS28 goes through and along the south east boundary, the wider area has access to cycle links.
Access to services/ facilities:	Nearby Lake and Sandown have a wider range of facilities and services.
Access to open spaces:	Nearby Lake and Sandown have access to open space facilities and the site has good access to the open countryside
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	The site is not an allocated employment site but does have some employment uses that may be lost as a result of redevelopment.
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site has some utilities and adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is located in close proximity to Sandown Airport - consideration will need to be given to the existing uses in this location.
Brief planning history:	An application for replacement planning permission (P/00052/07 – TCP/20677/X: construction of 2/3 storey blocks of 42 holiday accommodation with associated swimming pools, alterations to vehicular access in order to extend the time limit for implementation, land at Sandown Airport, Newport Road, Sandown, conditional approval 01 December 2014 (TCP/30788/P/01591).
Overarching policy context:	The site is located outside and not immediately adjacent to the current settlement boundary, it is in part a brownfield site.
Steering group's conclusion:	The steering group concluded the site is not suitable due to compatibility concerns with the current adjacent use. Furthermore, there is concern over the access to the site, noting that the current junction has poor visibility and there is no pedestrian connectivity.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers, with a reasonable prospect of development taking place within 5-15 years. Once commenced could be achieved within 0-10 years.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Ref No:

IPS084

Site Area:

30

Site Address:

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

Site location



Site Description:

The site is along the strategic road network and is set behind hedges interspersed with trees. Part of the site is a touring and static camp site and comprises of a number of fields with hedgerow boundaries. There are trees to the south boundary that form part of the ancient woodland. There is an area to the north east of the site that is part of a larger ancient woodland, the eastern boundary is located immediately adjacent to a SINC.

Stages A and B - Discounting

Environmental designations A1:

Approx. 4.25ha of the site is located in an ancient woodland and SINC buffers and has been removed from the assessment

Discount

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

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

0.7ha of the site to the south east is located in FZ 2 and 3 and has been removed from the assessment.

Discount

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

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is a mix of greenfield and brownfield. The brownfield element is as a result of the touring/static camping of the site.

Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles
Potential biodiversity impact:	Approx. 4.25ha of the site is located in a ancient woodland and SINC buffers and has been removed from the assessment. There are no tree preservation orders across the site but there are a number of larger trees, individuals and groupings that will need to be considered. Given the trees and proximity to biodiversity designations, it is likely that relevant studies will be required.
Potential heritage impact:	The site is not located in a conservation area, Beaper Farmhouse is Grade II listed building as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	There are two or three potential access points from the main strategic road network.
Access to public transport:	There is a bus stop close by this is along route 3 serving Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes.
Access to pedestrian/ cycle:	There is a public right of way running through the site in the top north west corner this is B67. There are no cycle links close by and the roads have no pavements.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities close by but the site has access to the countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	There is a pocket to the top north east corner of the site and south east corner that is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	There would be a loss of tourism accommodation.
Potential constraints to delivery:	There is more than one landowner (2) but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area, there would be a loss of tourism should the site be developed for residential.
Steering group's conclusion:	The steering group concluded that the site is 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. There is also concern over access, the landscape and visual impacts and concern over settlement coalescence between Brading and Ryde.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Put forward for:

Conversion?:

Rural exception?:

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

SHLAA Ref No:

IPS085a

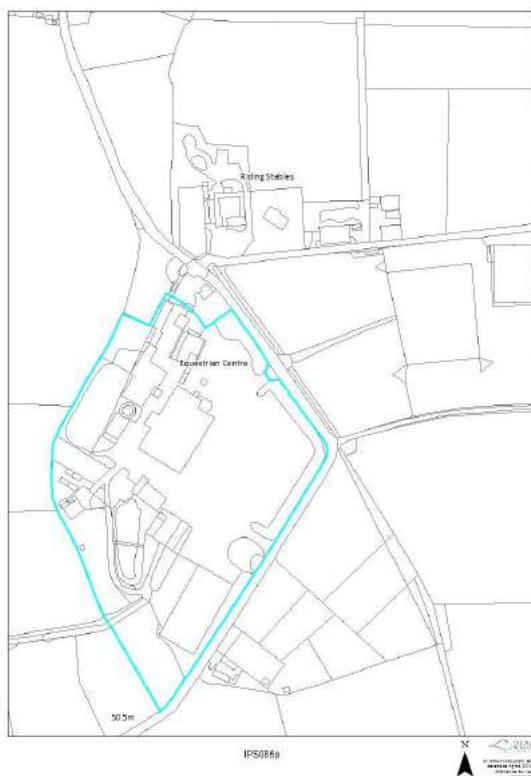
Site Area:

4

Site Address:

Land at Reynolds and Reed, Binstead

Site location



Site Description:

The site is the current site of Reynolds and Reed Plant Hire and associated yard, buildings and parking areas. The site is bounded by low hedges and fencing, is level with two access to the road network.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site includes a large single storey commercial warehouse building and associated yard, buildings and parking areas

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no tree preservation orders or larger trees within the site

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed off the main road network and has two vehicular accesses
Access to public transport:	There is a bus stop near the site. This is Route 37 and serves Ryde Haylands Binstead Ryde and runs Mon to Sat up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the south east (R37), the wider area has cycle links but the immediate roads do not have pavements
Access to services/ facilities:	The nearest facilities are in Ryde which has a wide range.
Access to open spaces:	Ryde has a number of public open space facilities but the site has good access to the countryside
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The top north west section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	Whilst not an allocated employment site redevelopment for houses could result in a loss of a rural business site
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Due to previous uses contamination investigations may be required.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and has business uses on it currently.
Brief planning history:	Change of use of land and buildings to haulage operating centre including plant hire and ancillary aggregate storage (sui generis use), Brickfields, Newnham Road, Ryde, allowed at appeal 30 December 2015 (TCP/32000/P/01085/14).
Overarching policy context:	The site is located outside the settlement boundary but is a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that the site is not suitable. It is located outside the settlement boundary with poor pedestrian connectivity. Furthermore, there is concern over the loss of an employment facility.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5-15 years. Once commenced could be achieved within 5-10 years.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	Not applicable

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:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

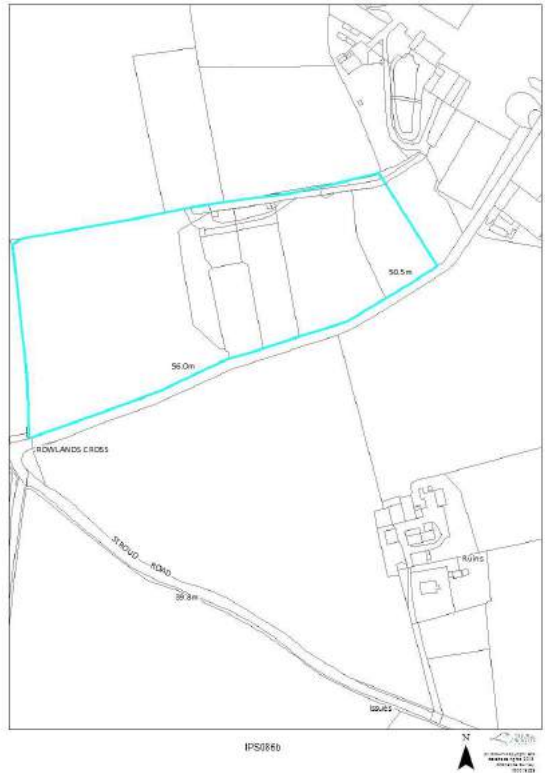
- Site is suitable for BFR if ticked

SHLAA Ref No: IPS085b

Site Area: 3.5

Site Address: Land adjacent to Reynolds and Reed, Binstead

Site location



Site Description: The site is immediately adjacent to Reynolds and Reed Plant hire and are two field areas that are fairly level and bounded by hedgerows.

Stages A and B - Discounting

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

Stage C - Assessment - Suitability

- | | |
|--------------------------------|--|
| Proximity to settlement: | The site is located outside and not immediately adjacent to the current settlement boundary. |
| It is brownfield/greenfield: | The site is greenfield and there are no buildings or structures located on the site |
| Potential landscape impact: | The site is not located in an AONB. It is outside the settlement boundary where the land is more rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. |
| Potential biodiversity impact: | The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no tree preservation orders or larger trees within the site |
| Potential heritage impact: | The site is not located in a conservation area and there are no listed buildings close by. |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site access aspects:	Whilst there is access to the Reynolds and Reed site, the two adjacent fields do not have a current access but there is road frontage and is likely to result in some hedgerow removal.
Access to public transport:	There is a bus stop near the site. This is Route 37 and serves Ryde Haylands Binstead Ryde and runs Mon to Sat up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the south east (R37), the wider area has cycle links but the immediate roads do not have pavements
Access to services/ facilities:	The nearest facilities are in Ryde which has a wide range.
Access to open spaces:	Ryde has a number of public open space facilities but the site has good access to the countryside
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is beyond the built up area and has business uses adjacent to it.
Brief planning history:	Change of use of land and buildings to haulage operating centre including plant hire and ancillary aggregate storage (sui generis use), Brickfields, Newnham Road, Ryde, allowed at appeal 30 December 2015 (TCP/32000/P/01085/14)
Overarching policy context:	The site is outside the settlement boundary beyond the built up area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. It is located outside the settlement boundary with poor pedestrian connectivity. Furthermore, there is concern over the visual impact of development across the site.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5-15 years. Once commenced could be achieved within 5-10 years.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

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

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

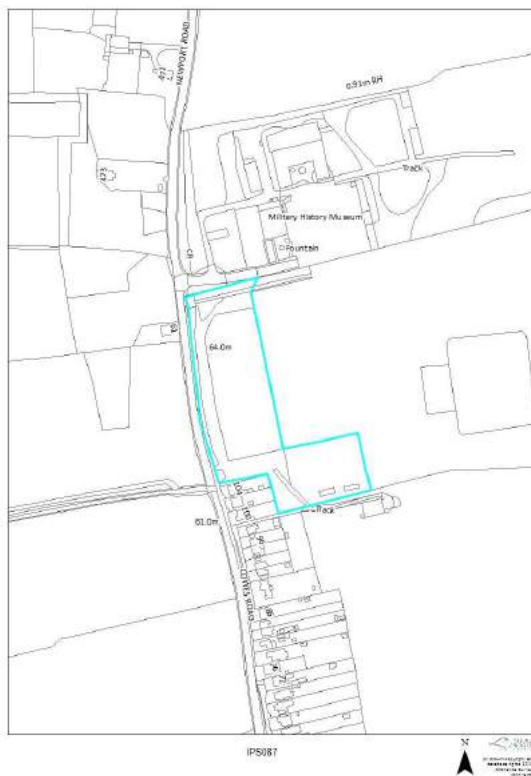
- Site is suitable for BFR if ticked

SHLAA Ref No: IPS087

Site Area: 1.83

Site Address: Agricultural Showground, Cowes

Site location



Site Description: The site is located along the main Cowes to Newport road and forms part of the Agricultural showground. The area is alongside the main road and is level with post and wire fencing to all but the south boundary that has a hedge.

Stages A and B - Discounting

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

Stage C - Assessment - Suitability

- | | |
|--------------------------------|--|
| Proximity to settlement: | The site is located outside the settlement boundary. |
| It is brownfield/greenfield: | The site is greenfield and there are no buildings or structures located on the site |
| Potential landscape impact: | The site is not located in an AONB. It is outside the settlement boundary and located between Cowes and Newport where the area is more rural/agricultural. There are views across the river valley the other side. If development is considered appropriate, the impact on the wider area, coalescence and views into and out of the site will need to be considered and reflected in any design principles. |
| Potential biodiversity impact: | The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site is within a biodiversity enhancement area. |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS087

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has access onto Newport Road the strategic road network and has good visibility in both directions.
Access to public transport:	The site is located along the Cowes to Newport service that runs every 10 minutes
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. There is a pavement alongside the road.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised.
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The entire site is located within the mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No but part of the showground will be lost
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site forms part of the agricultural showground, it is unclear how the showground would operate if residential were to take place to the front extent of the site.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and is located between Cowes and Newport.
Steering group's conclusion:	The steering group concluded that the site is not suitable. Development along the frontage of the site would lead to development extending too far north resulting in increased settlement coalescence.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS087

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS088

Site Area:

1.1

Site Address:

Land at rear of Fowlsdown Farm Canteen Road, Whiteley Bank

Site location



Site Description:

The site is located in Whiteley Bank and is an area of grazing farm land . It is bounded hedgerows and slopes from east to west and away from dwellings.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area and is more rural/agricultural. The field slopes from east to west across a medium gradient and site slopes downwards away from dwellings. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered.

Potential biodiversity impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	<input type="text" value="There is a right of access to the site. This would need opening up as narrow and onto a busy road. Likely to require some hedge removal."/>
Access to public transport:	<input type="text" value="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:	<input type="text" value="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/ facilities:	<input type="text" value="The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised"/>
Access to open spaces:	<input type="text" value="There are no public open space facilities but the site has access to the wider countryside"/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	<input type="text" value="The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is beyond the built up area and located in the wider rural area."/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary and in the wider rural area"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. The site is in an unsustainable location where there is no access to services or facilities. Furthermore, there is concern over the visual impact when driving from Newport to Shanklin."/>

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS089

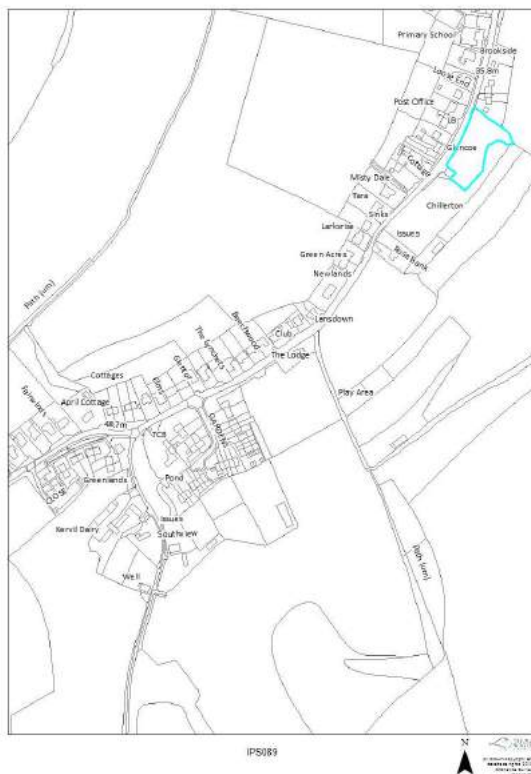
Site Area:

0.29

Site Address:

Land at Main Road, adjacent to Chapel Cottage, Chillerton, Isle of Wight, PO30 3ER

Site location



Site Description:

The site is a sloping site in the village of Chillerton. The land rises from the road to the east and is mainly scrubby and 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.

Stages A and B - Discounting

Environmental designations A1:

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

 Discount

Environmental designations A2:

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

 Discount

Flood zones/agricultural class/size:

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

 Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS089

preservation orders or larger trees within the site. 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.

Potential heritage impact:

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.

Site access aspects:

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.

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:

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/ facilities:

Chillerton has a primary school and community hall

Access to open spaces:

There is a village playground and village green

Air quality sensitivities:

None known Agricultural land class: The classification is Grade 3

Mineral resources?:

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

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Infrastructure capacity aspects:

The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in

Potential compatibility impacts:

The site is close to existing residential but there are clear breaks/gaps to the east side of the road that form part of the character of the area.

Brief planning history:

No recent planning history.

Overarching policy context:

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

Steering group's conclusion:

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

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

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

Put forward for:

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

Conversion?:

No

Rural exception?:

No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS089

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: The existing settlement is a very linear site. Provides opportunity to create village centre. Visibility not a problem but would need to cut into bank. Number of resultant units likely to fall outside of SHLAA (under 5). The village needs marginal growth to sustain school.

Frontage development would be similar to the other side of the road, smaller sites of this nature are viable and have demand in this area. - The comments from the panel were that they felt some development is acceptable.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site but were still concerned about the sloping nature and the associated impacts. They concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS092

Site Area:

1.29

Site Address:

Land off Newport Road, Apse Heath, PO36 0JR (to the east of Kiandra)

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is currently agricultural with no buildings or structures.

Potential landscape impact:

The site is not located in an AONB. It is in the wider rural area. 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.

Potential biodiversity impact:

The site is not located in an environmental designation. However, there is a SINC with 5m buffer to the east, consequently appropriate ecological survey may be required. There are no tree preservation orders or significant trees within the site but there are

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: Potential heritage impact: Site access aspects: Access to public transport: Access to pedestrian/ cycle: Access to services/ facilities: Access to open spaces: Air quality sensitivities: Agricultural land class: Mineral resources?: Is there a loss to employment?: Potential constraints to delivery: Infrastructure capacity aspects: Potential compatibility impacts: Brief planning history: Overarching policy context: Steering group's conclusion: Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability: Put forward for: Conversion?: Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions: Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS092

Panel comments:

Whilst there was overall agreement, not all the SHLAA panel agreed with the steering group's conclusions. The following comments were made: There are potential issues with access. Potential for frontage development. Only landscape gap in the area.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site but are still concerned about the steeply sloping nature, associated impacts and the importance of the gap. They concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

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

SHLAA Ref No:

IPS093

Site Area:

1.47

Site Address:

Land off Alvington Manor View, Newport, Isle of Wight, PO30 5NZ

Site location



Site Description:

The site comprises of 2 areas of agricultural fields bounded by hedges and a post and wire fencing. The site gently slopes from the south to the north.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is outside the settlement boundary which is 50m to the east.

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders within the site though there are some trees within the boundaries.

Potential heritage impact:

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

Site access aspects:

The site can only be accessed via the farm track that is also public footpaths N82 and

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS093

	N151 or potentially through the adjacent site that has planning permission
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:	There are network of public rights of way immediately adjacent to the site but there are no dedicated cycle paths in close proximity
Access to services/ facilities:	Gunville has a number of services and facilities but the site is also on the outskirts of Newport.
Access to open spaces:	The site is not located close to any recognised open/recreation space
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area.
Brief planning history:	No recent planning history
Overarching policy context:	The site is outside the settlement boundary which is 50m to the east.
Steering group's conclusion:	The steering group concluded that the site is 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.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	The site has been put forward for general housing
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

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

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS093

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS095

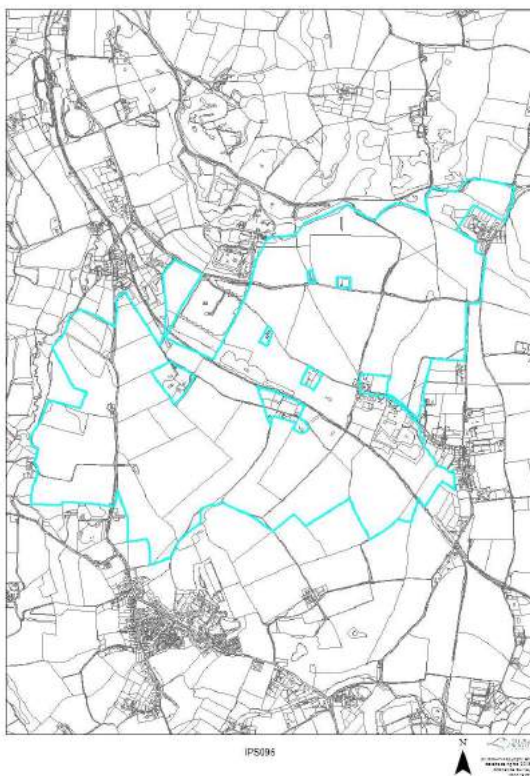
Site Area:

365.69

Site Address:

Land at Merstone and Arreton: between Blackwater Hollow and Merstone Lane; to the west of Blackwater Hollow and to the north of Blackwater Road; including Merstone Manor Farm, Chapel Lane, Merstone, Isle of Wight, PO30 3BZ

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

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 designations A2:

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.

Discount

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

Flood zones/agricultural class/size:

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.

Discount

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.

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside the settlement boundary and is located in the wider rural area.
It is brownfield/greenfield:	The site is a large site and is predominately greenfield with some small areas of brownfield. There are a number of structures and buildings across the site.
Potential landscape impact:	The site is not located in an AONB but parts of the site are immediately adjacent. Given the size and nature of the site a full landscape character assessment will be required if development is considered acceptable.
Potential biodiversity impact:	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. There is a water course in the valley bottom and a number of ponds across the site. There are a number of single and group TPOs across the site. Given the size and nature of the site a range of biodiversity, arboricultural and ecological surveys will be required if development is considered acceptable.
Potential heritage impact:	The site does not include a conservation area but there are likely to be listed buildings either within the site or adjacent to it 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. Given the size and nature of the site archaeological investigations may be required if development is considered acceptable.
Site access aspects:	Given the size and nature of the site there are likely to be a number of access options and a traffic impact assessment will be required if development is considered acceptable.
Access to public transport:	There are a number of bus stops located within or adjacent to the site, these provide access to the wider area but new routes are likely to be required due to the scale of the site if development is considered acceptable.
Access to pedestrian/ cycle:	There are a number of public rights of way within and adjacent to the site and there is a cycle track through the site.
Access to services/ facilities:	Given the size and nature of the site services and facilities will be required throughout if development is considered acceptable.
Access to open spaces:	Given the size and nature of the site a number of public open space facilities will be required throughout if development is considered acceptable.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 2, 3 and 4.
Mineral resources?:	The southern half and small pockets to the north are located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	<input type="text"/> To be confirmed
Potential constraints to delivery:	<input type="text"/> There are two landowners but there are no known covenants or legal issues.
Infrastructure capacity aspects:	<input type="text"/> Given the size and nature of the site a full range of utilities and infrastructure aspects will be required throughout if development is considered acceptable.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS095

Potential compatibility impacts:

To be confirmed - Consideration of spatial options are required.

Brief planning history:

Various across the area, none appear to relate to residential.

Overarching policy context:

The site is located outside the settlement boundary and in the wider rural area. In regards to the upcoming review of the local plan, consideration of spatial options are required.

Steering group's conclusion:

The steering group acknowledged that the site has been put forward as a new settlement but with limited information and as such concluded that the SHLAA process is not initially a suitable platform to assess the suitability of this site due to the scale, size and nature of the site put forward. Furthermore, a site of this scale will need appropriate surveys, studies, Environmental Impact Assessment and Habitat Regulation Assessment that cannot be adequately undertaken in this process at this stage. It is considered that the work required to inform a full allocation of a new settlement cannot be undertaken in the timescale for the Island Planning Strategy document. Consequently, a further local development document will be prepared to establish detailed requirements and consider the options submitted to the council.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is not immediately available for development but is likely within the next 5 to 15 years with a reasonable prospect of development taking place within 5 years and once commenced could be achieved within 10-15 years.

Put forward for:

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

Conversion?:

This would need to be determined

Rural exception?:

Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site should initially be considered outside of the SHLAA process

Indicative yield:

NA

 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the Island Planning Strategy will consider the need for a new settlement and any associated broad locations.

The site is considered:

Currently not developable

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS097

SHLAA Ref No: IPS097

Site Area: 2

Site Address: Land at the junction of Old East Cowes and Whippingham Road, Whippingham, also known as Heritage Hollow, PO32 6NQ

Site location



Site Description: The site is located at Alverstone Cross and has a roadside boundary on two sides. The site comprises of scrub and trees with two small caravans on site. There are hedges to the roadside boundary and a post and wire fence to the west adjacent to the track.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

The top western edge is within a SINC buffer zone but this should not affect the developable area.

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

The top western corner is within FZ2 and 3 but this should not affect the overall developable area.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site. There are two small caravans

Potential landscape impact:

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

	land is becoming more rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The top western edge is within a SINC buffer zone and there is a water course to the north and water and pipes to the south. There are some hedges with trees interspersed within the site and hedges bounded. Appropriate biodiversity studies are likely to be required including consideration of the site's proximity within the 3km radius of Briddlesford Copse
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is on a bend and just before a cross roads. The road alongside of the eastern boundary is the strategic road network. The road to the south is currently a no-through road.
Access to public transport:	The bus stop is located on the main road to the east just outside to the north of the site. Route 5 is Newport Whippingham Osborne House East Cowes. This runs Mon - Sat up to every 20 minutes Sundays up to every 30 minutes. Route 4 is Ryde Binstead Wootton Whippingham Osborne House East Cowes. This runs Mon - Sat up to every 60 minutes Sundays up to every 60 minutes
Access to pedestrian/ cycle:	There are no pavements in this area. There is a public rights of way and cycle link in the wider area.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There is an area just to the south that is designated common ground.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is more than one landowner. Southern Water has a right of access over part of the land as well as an easement for a water main along the southern boundary.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area.
Brief planning history:	No apparent planning history
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. Whilst there is a bus stop nearby, the site is not in a sustainable location. There are no services or facilities nearby and the area does not facilitate walking. There is also concern over potential landscape impacts.
	<input type="checkbox"/> Site suitable if ticked <input checked="" type="checkbox"/> Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	The site has been put forward for mixed development (housing led)
Conversion?:	No

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Rural exception?:

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

SHLAA Ref No:

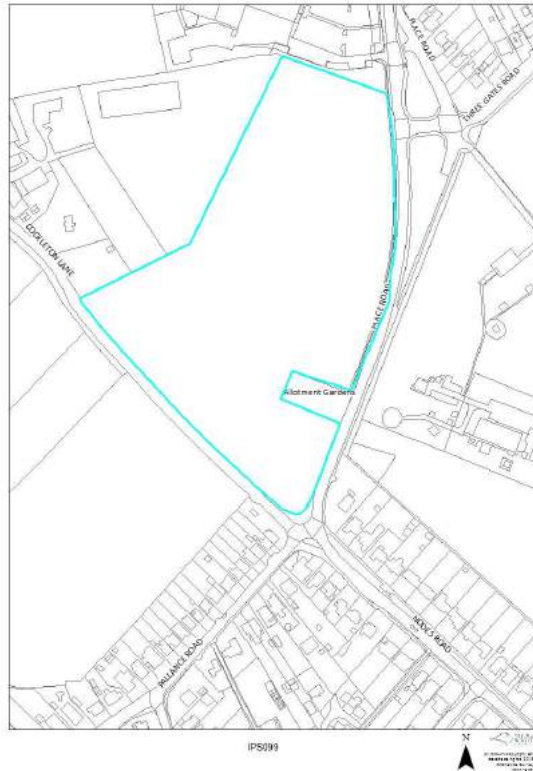
IPS099

Site Area:

Site Address:

Land off Place Road and Cockleton Lane, Cowes, IOW

Site location



Site Description:

The site is an agricultural field that is located on a cross roads and forms a triangle. The site is level and is bounded by hedges and trees.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is currently agricultural with no buildings or structures

Potential landscape impact:

The site is not located in an AONB. The site is level and screened to the east and south by development. The north and west are fields. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site is bounded by hedges and there are some smaller single trees.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed from Place Road
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:	There are no public rights of way or cycle links close by but the immediate roads do benefit from footpaths
Access to services/ 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 spaces:	There are some public open space facilities in the wider area.
Air quality sensitivities:	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">None known</div> <div style="margin-right: 10px;">Agricultural land class:</div> <div style="border: 1px solid black; padding: 2px;">The western half is classification is Grade 3 and the eastern half urban</div> </div>
Mineral resources?:	The top north west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties, businesses and development which appear to benefit from connections to utility services. Extensions may need to be factored in.
Potential compatibility impacts:	The site is immediately opposite BAE where concern was raised from BAE through the Gurnard Neighbourhood Plan that 'development of this land would significantly impact on their ability to test radar over this land, "or may even prevent it completely" . They have stated that "should we be unable to continue with operations for technical reasons of obstruction and changes to our range of radar sight, this would fundamentally and adversely impact the role of the Cowes site and the employees thereon". '
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary. Gurnard has an adopted neighbourhood plan. The Plan identifies this site as a potential area for future development, albeit they have discounted it due to concern of BAE being able to operate their radar effectively. It also sets out that Gurnard Parish is to remain a separate and distinct village and that housing development will generally be small scale to meet the identified housing needs of residents and their families. The Housing Needs Survey estimates a small additional housing requirement (19) additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health. The Plan also set out the need to safeguard and enhance Gurnard's valued landscape, open spaces and biodiversity for the benefit of the local community and visitors. In particular it noted that the Jordan Valley (LCA 7) plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an 'important high quality landscape'. The Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.
Steering group's conclusion:	The steering group concluded that the site is not 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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	Site located close to CA and LBs and looks over LB to south. 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.
Site access aspects:	There is currently no access on to Seaview Lane and consequently a new access is required but should be able to be achieved.
Access to public transport:	There is a bus stop in close proximity. This is along Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins.
Access to pedestrian/ cycle:	There is a public right of way to the north of the site. There is no dedicated cycle link but the roads to the north do benefit from pavements.
Access to services/ facilities:	There are some services in Seaview but it is not a rural service centre.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
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.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is adjacent to other properties that appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.
Steering group's conclusion:	The steering group concluded that the site is not suitable. They consider the area to be an important green area adjacent to Seaview and setting of the valley in that location. Area may also be important to Brent Geese given the proximity to the SPA.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS100

Panel comments:

The SHLAA panel generally agreed with the steering group's conclusions making the following additional comments: The site is in a prominent location making it very difficult although the northern portion adjacent to the road could be used for a small amount of development. However it could be difficult to design anything which would not look out of context considering the surrounding open land.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panels comments but still raised concerns over the prominence of location and concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS103

Potential biodiversity impact:	The site is part located within a SINC, 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. There is also an area TPO woodland, n 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.
Potential heritage impact:	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.
Site access aspects:	The site can be accessed from Binstead Road but the junction may need upgrading. The strategic road network is to the south of the site's access.
Access to public transport:	There are bus stops to the south east along the strategic road network.
Access to pedestrian/ cycle:	There is a cycle route and public right of way to the south of the entrance of the site.
Access to services/ facilities:	Ryde has a number of local facilities.
Access to open spaces:	The site is located adjacent to Ryde Golf course
Air quality sensitivities:	None known. Agricultural land class: The site is classified as Grade 3.
Mineral resources?:	The site is not in a mineral or mineral safeguarding area.
Is there a loss to employment?:	Ryde House is currently a charity for people with learning difficulties.
Potential constraints to delivery:	There is one landowner and there are no known covenants. The existing entrance may require upgrading.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties are understood to benefit from connections to utility services.
Potential compatibility impacts:	No issues known.
Brief planning history:	No recent planning history.
Overarching policy context:	Although immediately adjacent to the settlement boundary this only relates to the access road which is extremely long and therefore the site sits divorced from the current built form.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The existing building may be suitable for conversion subject to design and listed building considerations. However, the wider site is considered too divorced from the settlement boundary and has a number of environmental aspects that affect the developability of the site.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	Yes, the site is owned by developers, can be developed within 5 years and once commenced take 18 months to build out.
Put forward for:	The site has been put forward for mixed development but being housing led.
Conversion?:	Yes, though a listed building and would need careful design.
Rural exception?:	No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Ref No:

IPS106

Site Area:

6.92

Site Address:

Land Adjoining Ash Lane Gunville Newport

Site location



Site Description:

This large site is on the outskirts of Gunville/Newport just beyond the settlement boundary. The site is gently sloping. The boundaries of the site are hedges interspersed with trees. The old dismantled railway site is to the south of the site.

Stages A and B - Discounting

Environmental designations A1:

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

 Discount

Environmental designations A2:

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

 Discount

Flood zones/agricultural class/size:

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

 Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

the site is wholly greenfield with no structure or buildings.

Potential landscape impact:

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

Potential biodiversity impact:

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 to the western boundary that may have biodiversity interest so biodiversity/ecological studies may be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS106

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Currently the site can only be accessed if the adjoining site comes forward.
Access to public transport:	The nearest bus stop is along Gunville Road.
Access to pedestrian/ cycle:	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/ facilities:	Gunville has a number of services and facilities but the site is also on the outskirts of Newport.
Access to open spaces:	The site is not located close to any recognised open/recreation space but could incorporate appropriate areas within the site.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary. However if adjacent sites were to come forward, depending on a number of factors it could be seen as a broader development opportunity.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is outside and not immediately adjacent to the settlement boundary and is divorced from other development.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	The site has been put forward for general and affordable housing.
Conversion?:	<input type="text"/> No
Rural exception?:	<input type="text"/> No

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

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

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS106

concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS107

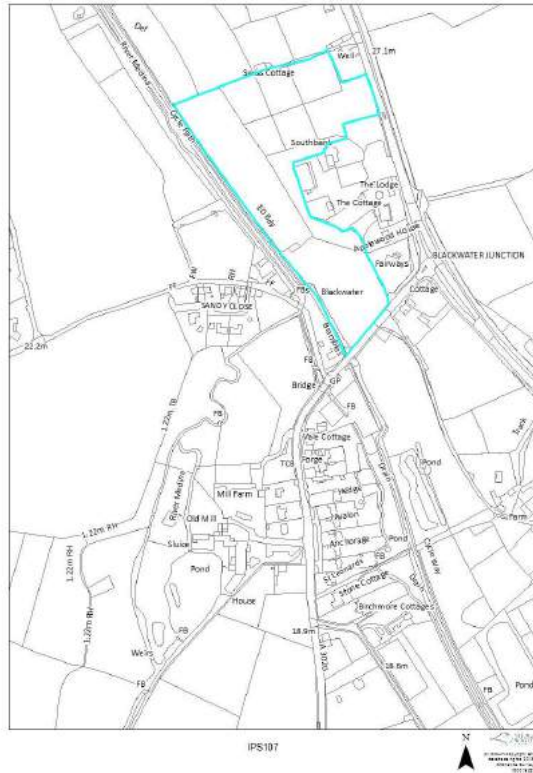
Site Area:

3.3

Site Address:

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

Site location



Site Description:

The site is located is undulating and partly behind Mole Valley and to the east of the cycle track to Newport. The site has a number of trees across it, some planting in a formal style, parts of the site are quite scrubby and there is a mix boundary treatment of fences and hedges.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

The western boundary forms part of a green corridor and cycle track. It is not clear whether this corridor extends into the site. However, this section is also in the FZ and as a result has been removed from the following assessment.

Discount

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

Flood zones/agricultural class/size:

0.5ha of the site along the western boundary is located in FZ 2 and 3.

Discount

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

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS107

Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. Whilst there is some development to the east, if development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation but is within a biodiversity enhancement area. 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 watercourse that runs along the western boundary that may have biodiversity elements.
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 the A3020 but it is quite close to the main junction with the A3056.
Access to public transport:	There is a bus stop close by. This is along Route 3 serving Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes. Route 2 also serves this location.
Access to pedestrian/ cycle:	There is a multi user/cycle path immediately to the west boundary of the site.
Access to services/ facilities:	There are some service close by but is away from the main Newport area.
Access to open spaces:	There are no public open space facilities but the site has access to the countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The majority of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The site may require some further contamination investigation as a result of historic uses.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area and adjacent to some farming/retail provisions and some residential
Brief planning history:	Car park to serve cycle way and walking circuit link to Mole Valley store site, land off Blackwater Hollow rear of Fairways, Blackwater Hollow, Newport pending (TCP/33309/P/01450/17).
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is located in the wider rural area away from services. There is also concern over the access and whether suitable visibility can be achieved. Furthermore, the site is a complex shape with a number of site specific constraints.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5 years.
Put forward for:	The site has been put forward for mixed development (housing led), non-housing development and retail/ park & ride.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS107

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

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

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: Potential for small scale residential. Should be two separate sites. Good accessibility to Newport - two windfall sites.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments but still raised concerns over the location and concluded that the site is currently not developable for the purposes of SHLAA

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS109

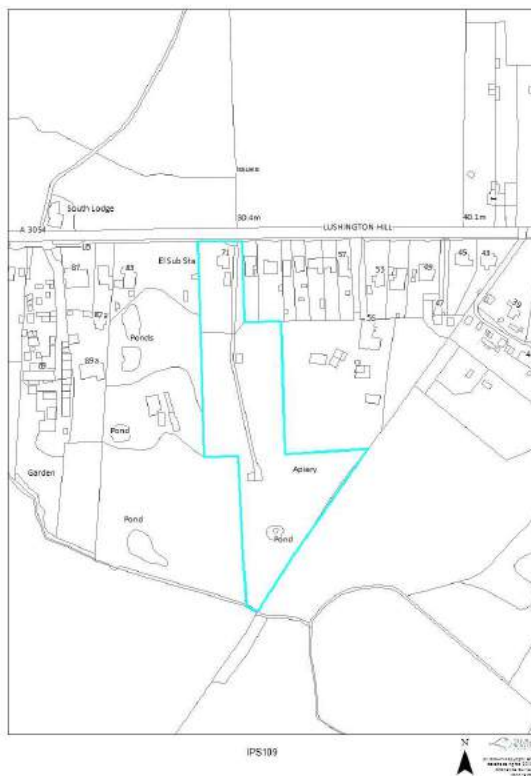
Site Area:

1.4

Site Address:

Land to the West and South of 71 Lushington Hill, Wootton PO334NR

Site location



Site Description:

The site comprises of a residential property, garden, woodland and open area. The site is level, located along the main road with a wall to the front.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site has a brick built dwelling and a number of outbuildings

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. However, there is an area 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 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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS109

development be considered appropriate, relevant biodiversity and arboriculture studies will be required.

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

Site access aspects: The site is located along the strategic road network.

Access to public transport: The site is in walking distance to the bus stops on Route 9, this is the Newport to Ryde service. Running from Newport | Fairlee/Staplers | Wootton | Binstead | Ryde. It runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

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

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

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

Is there a loss to employment?: No

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

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

Potential compatibility impacts: The site is close to other residential and a business

Brief planning history: No apparent planning history.

Overarching policy context: The site is located outside the settlement boundary.

Steering group's conclusion: The steering group concluded that the site is not suitable. A large part of the site is treed or part of a TPO, this with the shape of the site would lead to a reduced coherent developable area. Concerns were also raised that there may be a number of biodiversity impacts.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

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

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

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

Indicative yield: 0 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS109

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS110

SHLAA Ref No:

IPS110

Site Area:

4.89

Site Address:

Land between Fort Warden and Hurst point View Totland PO39 0AQ

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

2.4ha of the site is located within a SINC and has been removed from the assessment.

Discount

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

Environmental designations A2:

2.4ha of the site is located in public open space and has been removed from the assessment.

Discount

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

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. It is located on the 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.
Potential biodiversity impact:	2.4ha of the site is located within a SINC and has been removed from the assessment. The remainder of the site is quite scrubby with some hedges and trees and is likely that biodiversity studies will be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access to the site is via a number of narrow roads with traffic calming measures.
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:	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/ facilities:	Totland has a number of services and facilities.
Access to open spaces:	The site is in part public open space and the site is close to other options including the coast.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The site is classified as urban."/>
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.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner. Whilst the submitter has raised no known covenants or legal issues, the area of open space and SINC that forms part of the site has a legal agreement gifting the area to the council. Furthermore, the land to the north of that area is set out as open space for the development to the north in the plans held with the legal agreement. The site is close to areas of instability.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, tourism, nature sites and open space use. The site is also close to the cliff tops where there are instability issues.
Brief planning history:	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)
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over land instability and landscape impact from development in this sensitive location. Furthermore, 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.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3-4 years. A phasing schedule has been submitted.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS110

Put forward for: The site has been put forward for an extra care facility

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description: The site is a large undulating site encompassing a number of land parcels along the west of the River Medina. The site has road frontage to Stag Lane and is bounded to the east by the River in parts and the Cowes to Newport multi-user track. The site has pockets and sections of ancient woodland and SINC located within it. The site is predominately bounded by hedges interspersed with trees in places, some area have post/rail/wire fences.

Stages A and B - Discounting

Environmental designations A1:

Approximately 22.5ha is located in a SINC and Ancient Woodland and has therefore been discounted from the following assessment.

Discount

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 designations A2:

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

Discount

Flood zones/agricultural class/size:

6.6ha on the site is located in FZ2 and 3.

Discount

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

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site incorporates a number of buildings associated with the farm

Potential landscape impact:

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

	between Cowes and Newport where the area is more rural/agricultural. There are views across the river to the valley the other side. If development is considered appropriate, the impact on the wider area, coalescence and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	Approximately 22.5ha is located in a SINC and Ancient Woodland and the entire site is within a biodiversity enhancement area. 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. Given the proximity to the adjacent RAMSAR, SPA, SSSI, SAC biodiversity studies will be required.
Potential heritage impact:	The site is not located in a conservation area but there is a Granary at Werrar Farm that is a Grade II listed building as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses
Site access aspects:	The site can be accessed from Stag Lane
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:	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/ 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 spaces:	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.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The top part of the northern section of the site is located in a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The south east of the site is located to a former and potentially contaminated site, investigations may be required.
Infrastructure capacity aspects:	Given the size of the site a full range of services and utilities will need to be extended into the site.
Potential compatibility impacts:	The site is outside the settlement boundary beyond the built up area between two settlements. The south of the site includes land used for an anaerobic digester.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is outside the settlement boundary beyond the built up area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over settlement coalescence, the significant landscape impact from East Cowes, 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. It is considered that the site is too far from both Cowes and Newport and doesn't relate to either. Additional concerns were raised about potential compatibility issues to the south of the site with the existing AD Plant.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS111

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

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

Put forward for: The site has been put forward for mixed development (housing led) and the Medina crossing.

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable. General concerns were also raised about the deliverability of the site if it were suitable and to whether it would be brought forward.

Indicative yield:

0

- Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS112

	however there are some close by, Stroud House and Stroud Cottages.
Site access aspects:	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.
Access to public transport:	There are bus stops along Afton Road
Access to pedestrian/ cycle:	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/ facilities:	Freshwater has a good range of facilities and services.
Access to open spaces:	Stroud playing fields are located in close proximity.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is urban.
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is in the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential and employment, no compatibility issues are envisaged
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located within the settlement boundary, however, part of the site is also located within flood zone which will reduce the developable area. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is not suitable. 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.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Ref No:

IPS116

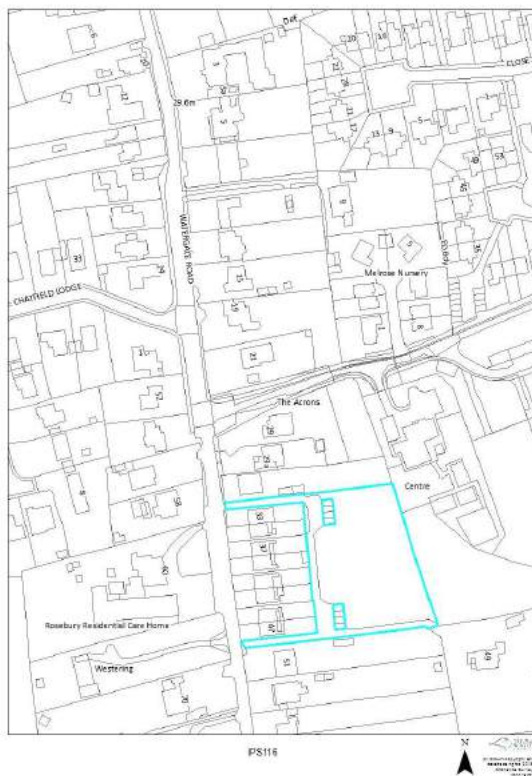
Site Area:

0.3

Site Address:

Land behind Numbers 33 to 47, Watergate Road, Newport PO30

Site location



Site Description:

The site is located behind four pairs of semi-detached houses, the site includes the garages to these houses, access strip and access to the rear and an area of scrub land. There is a narrow access to both sides of the site that is used to access the existing garages.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

There are two sets of four garages on the site.

Potential landscape impact:

The site is not located in an AONB. Whilst the site is located within the settlement boundary, the site is on the edge of the area and behind an existing row of houses. The site is lower to the rear but impact on neighbouring properties would need to be considered.

Potential biodiversity impact:

The site is not located in an environmental designation. There is an area to the east boundary that is a group TPO (TPO/1951/9). The site is also very scrubby with older style garages, it is likely that biodiversity studies will be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS116

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There are two vehicular accesses to the site giving access to the current garages and land behind. These are narrow and wide enough for one car only. The submission sets out that council land to the east could be used for access.
Access to public transport:	The nearest bus stop is at some distance from the site.
Access to pedestrian/ cycle:	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/ facilities:	Newport has a full range of services and facilities.
Access to open spaces:	Newport has a range of public open space provisions
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade urban
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	There is more than one landowner (6) but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	<input type="text"/> No recent planning history.
Overarching policy context:	<input type="text"/> The site is situated within the settlement boundary
Steering group's conclusion:	<input type="text"/> The steering group concluded that the site is not suitable. There is concern over access and visibility. There is further concern over the potential loss of trees or impact on them. Given the context of the area, any development would constitute back-land development and raises concerns over the impact on the character of the area. Additionally the site is used partly for garage access and would result in reducing any potential developable area. Additionally there are a number of landowners with interests in the land that is likely to impact in deliverability.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text"/> The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 to 1.5 years
Put forward for:	<input type="text"/> The site has been put forward for general housing
Conversion?:	<input type="text"/> No
Rural exception?:	<input type="text"/> No

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS116

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS118

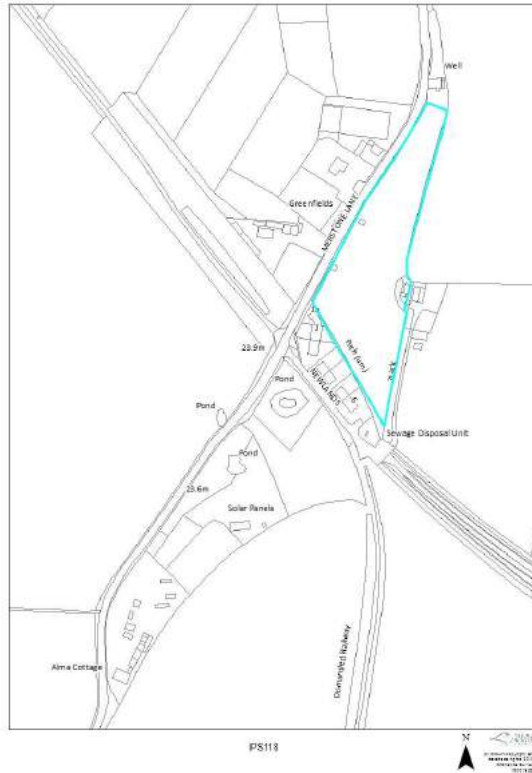
Site Area:

0.9

Site Address:

Land at Merstone Lane, Merstone

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is greenfield, there is a row of stables on the site.

Potential landscape impact:

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

Potential biodiversity impact:

The 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 hedgerows and these may need relevant biodiversity studies should removal be required or accepted.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The site has a current vehicular access but has poor visibility. Any improvement to this would require the loss of the roadside hedge.
Access to public transport:	There is a bus stop close by. This is along Route 2 serving Newport Merstone Godshill Shanklin Sandown Brading Tesco Ryde and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes.
Access to pedestrian/ cycle:	There is a public right of way to the south (A1) and there is a cycle track near by. The immediate roads do not benefit from pavements
Access to services/ facilities:	Merstone has no services or facilities, there is some rural employment.
Access to open spaces:	There is limited public open space facilities but the site has good access to the countryside
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is a family trust with more than one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in. Drainage issues in the area.
Potential compatibility impacts:	The site is close to some existing residential but is on the edge of the area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. It is on the edge of the area where development is more sporadic. Furthermore, there are concerns over the need to remove the hedgerow to the front to facilitate access and visibility and the impact this may have on the visual character of the area.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led).
Conversion?:	No
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Potential drainage issues and access issue as the main road is very
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narrow.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

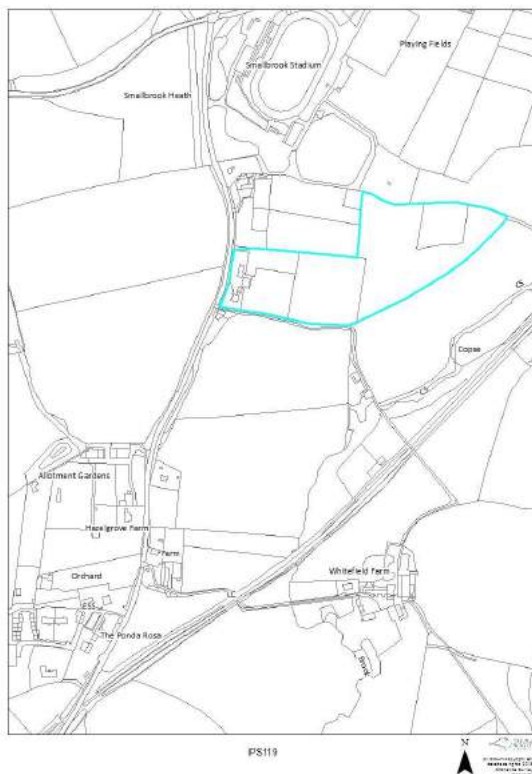
- Site is suitable for BFR if ticked

SHLAA Ref No: IPS119

Site Area: 4.4

Site Address: Ashey Vineyard, Ashey Road, Ryde Isle of Wight PO33 4BB

Site location



Site Description: The site is a former vineyard. It is a fairly level site and has a residential dwelling and associated buildings located on it. It is bounded by a hedge to the main road and hedges around the fields.

Stages A and B - Discounting

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

Stage C - Assessment - Suitability

- | | |
|--------------------------------|--|
| Proximity to settlement: | The site is located outside the settlement boundary and is located in the wider rural area. |
| It is brownfield/greenfield: | The site is greenfield, it has a residential dwelling and other buildings located to the front of the site. |
| Potential landscape impact: | The site is not located in an AONB. It is outside the settlement boundary in the wider rural area and is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. |
| Potential biodiversity impact: | The north boundary to the east is located on the edge of a SINC and an ancient woodland buffer. It is not considered that any developable area would be reduced. There is a TPO to the south boundary located in the middle and there are further trees |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS119

along most boundaries. The site is in a biodiversity enhancement area.

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

Site access aspects: The site can be accessed from the main road onto a fast section of road.

Access to public transport: There are no bus stops in close proximity

Access to pedestrian/ cycle: There is a public right of way to the west of the site (R34) and to the north (R50). The wider area has cycle links but there are no pavements in the immediate vicinity.

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

Access to open spaces: Smallbrook stadium is to the north of the site.

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

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

Is there a loss to employment?: No

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

Infrastructure capacity aspects: The site may have some utilities but extensions to existing utility services will need to be factored in.

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

Brief planning history: Lawful development certificate for continued use of property as a dwelling without complying with agricultural occupancy condition, Asheys Vineyard, Asheys Road, conditional approval 08 December 2014 (LDC/19876/K/P/01285/14)
Change of use of stores to B1, Asheys Vineyard, Asheys Road, Ryde, conditional approval 14 October 2015 (TCP/19876/M/P/01000/15).

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

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is too far south in the wider rural area and away from local services.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years.

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

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

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

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS119

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS120

Site Area:

1.1

Site Address:

Land to the rear of the Wishing Well Public House Easting 461950, northing 91127

Site location



Site Description:

The site is located on a bend between Ryde and Nettlestone and is behind the Wishing Well public house.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site includes a small area relating to a public house, the rest of the site is greenfield

Potential landscape impact:

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

Potential biodiversity impact:

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

Potential heritage impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS120

Site access aspects:	The site has a current access on to the adjacent road, this is at the junction of Pondwell Hill.
Access to public transport:	There are bus stops close to the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the 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/ 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 spaces:	There are no public open space facilities close by but the site has good access to the countryside
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="checkbox"/> It is not clear whether the public house is being retained
Potential constraints to delivery:	<input type="checkbox"/> There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	<input type="checkbox"/> The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	<input type="checkbox"/> 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.
Brief planning history:	<input type="checkbox"/> 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)
Overarching policy context:	<input type="checkbox"/> The site is located outside the settlement boundary and in the wider rural area, part of the site is a brownfield site.
Steering group's conclusion:	<input type="checkbox"/> The steering group concluded that the site is 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. 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.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Ref No: IPS122

Site Area: 9.9

Site Address: Cockleton Farm, Place Road Tutttons Hill, Cowes

Site location



Site Description: The site is a large field located between Gurnard and Cowes and in the Jordan Valley. The site is undulating and bounded by hedges and post and rail fences with hedges separating the parcels of land.

Stages A and B - Discounting

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

Stage C - Assessment - Suitability

- | | |
|--------------------------------|---|
| Proximity to settlement: | The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north in close proximity, approximately 35m away. |
| It is brownfield/greenfield: | The site is greenfield and there are no buildings or structures located on the site. |
| Potential landscape impact: | The site is not located in an AONB. It is located in the Jordan Valley between Cowes and Gurnard. There are residential properties to the edges of the valley. The area has a semi-rural feel having lots of trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. |
| Potential biodiversity impact: | The site is not located in 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.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is an 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.
Access to public transport:	Cowes benefits from a regular bus service to Newport and there are bus stops on Tuttons Hill, Place Road and along Baring Road.
Access to pedestrian/ cycle:	There are no defined public rights of way close to the site but are in the wider vicinity, the town and seafront are accessible by foot. The wider area has cycle links to Newport.
Access to services/ facilities:	Cowes has a number of services and facilities
Access to open spaces:	The open space audit identifies a couple of recreation areas to the east along Park Road.
Air quality sensitivities:	<div style="display: flex; align-items: flex-start;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">None known</div> <div style="margin-right: 10px;">Agricultural land class:</div> <div style="border: 1px solid black; padding: 2px;">The majority of the site is located within Grade 3 with a the bottom south east corner located in urban</div> </div>
Mineral resources?:	The majority of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not immediately adjacent to other properties; as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is fairly close to existing residential, whilst there are no compatibility issues envisaged, consideration will need to be given to the impact on the Jordan Valley and settlement coalescence if applicable.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary. Gurnard has an adopted neighbourhood plan. It sets out that Gurnard Parish is to remain a separate and distinct village and that housing development will generally be small scale to meet the identified housing needs of residents and their families. The Housing Needs Survey estimates a small additional housing requirement (19 additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health. The Plan also set out the need to safeguard and enhance Gurnard's valued landscape, open spaces and biodiversity for the benefit of the local community and visitors. In particular it noted that the Jordan Valley (LCA 7) plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an 'important high quality landscape'. The Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over settlement coalescence and the impact on the Jordan Valley. There is also a strong boundary line to the east with a number of TPOs that would reduce the achievability of any access to the adjacent site. Furthermore, there is concern over the potential for visual harm from Cockleton Lane on the rural character of the area.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Availability:	<input type="text" value="The site is immediately available, is for sale and being marketed with a reasonable prospect of development taking place within 5 years."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:

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

SHLAA Ref No:

IPS123

Site Area:

9

Site Address:

Land at Porchfield PO30 4LS

Site location



Site Description:

The site is a large level agricultural field bounded to all sides by hedges interspersed with trees. There is a single row of houses to the northeast boundary separated by a narrow road.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

There is a small area to the north of the field that is in FZ2. This needs to be confirmed

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree

	<input type="text" value="preservation orders or larger trees within the site"/>
Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	<input type="text" value="A new access is likely to be required, this would require some hedgerow removal. The road is quite narrow in places."/>
Access to public transport:	<input type="text" value="There is no bus service in Porchfield"/>
Access to pedestrian/ cycle:	<input type="text" value="There is a public right of way to the west, there are no cycle links and the road do not have pavements"/>
Access to services/ facilities:	<input type="text" value="Porchfield has very limited services or facilities, there is a public house and community building."/>
Access to open spaces:	<input type="text" value="There are no public open space facilities close by"/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="Infrastructure aspects and extensions to nearby utility services will need to be factored in"/>
Potential compatibility impacts:	<input type="text" value="The site is located in the wider rural area where there is very limited access to services and facilities"/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary and in the wider rural area"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. The site is beyond the settlement boundary in the wider rural area and is too isolated and remote from services and facilities. There are further concerns over the impact on landscape character. Additionally, the roads to the site are narrow and fast."/>

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="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."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing"/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

Final conclusions:	<input type="text" value="Following the panel discussions and the overall SHLAA assessment process the steering group"/>
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS123

concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS128

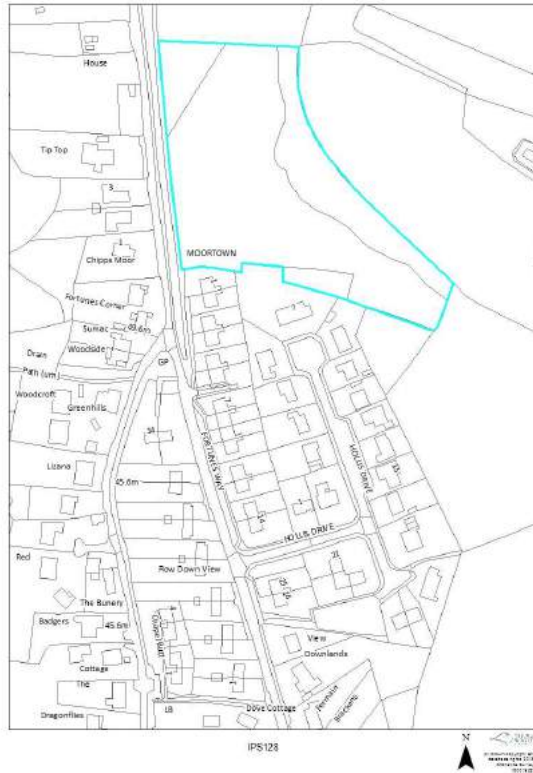
Site Area:

1.3

Site Address:

Land to North of 7 Hollis Drive Brighstone

Site location



Site Description:

The site is a large agricultural field that is located on the edge of the village. The site is elevated from the road and rises to the south, south east. There are substantial hedges to the road boundaries and the site itself is elevated from the north and west.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is currently agricultural with no buildings or structures

Potential landscape impact:

The site is located in the AONB. The site is elevated from the road and rises steeply. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, the 'visual' settlement envelope (i.e. what it looks like in real life and not on a map) when viewed from both inside and outside the AONB, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS128

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders but there are some larger trees within the substantial hedges. Furthermore, the eastern edge of the site is located within a 5m buffer of a SINC as such biodiversity impacts will need to be considered.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is elevated from the adjacent road and cannot be readily accessed from this point. Any access to the site would require access through Hollis Drive which will require the removal of garaging/buildings.
Access to public transport:	There are bus stops in the village which is within walking distance. The site is located close to Route 12 that runs from Newport Shorwell Brighstone Freshwater Bay Freshwater Totland Alum Bay - Mon - Fri 5 journeys Saturdays 4 journeys
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity
Access to services/ facilities:	Brighstone has access to a number of services and facilities associated with it being a rural service centre.
Access to open spaces:	There are limited open space provisions within the area.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services. The site is fairly steep in places and this may need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged. The site is fairly steep in places and this needs to be considered in the context of the surrounding area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Brighstone, RSC. Brighstone has an adopted neighbourhood plan that sets out that; that housing should be small-scale (10 or less units), prioritise PDL, be within or immediately adjacent to the settlement boundary and based on meeting identified local housing need. Housing in the wider rural area of the parish should be an exception and only for a genuine local rural need which requires it to be located away from the RSC.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over the landscape impacts due to the topography of the site and the wider context. There are also concerns regarding the access challenges, given the need to remove buildings to achieve access to the site and increase and effect on turning head. Ecology impacts would need to be considered further.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS128

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

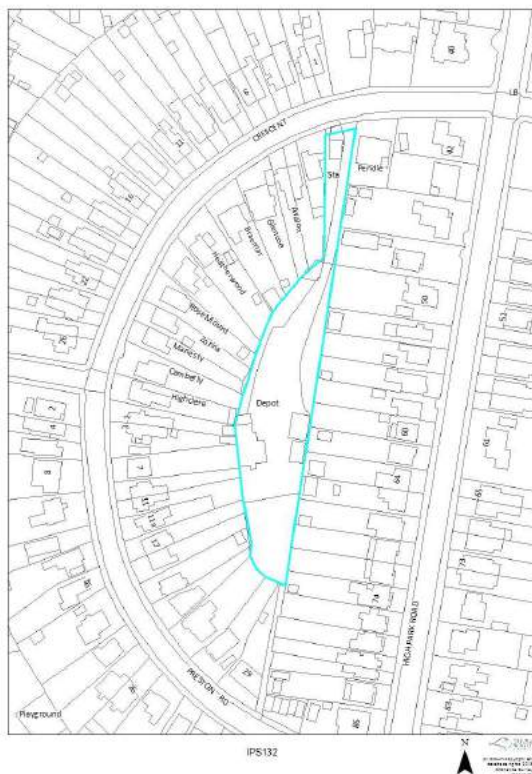
Site is suitable for BFR if ticked

SHLAA Ref No: IPS132

Site Area: 0.28

Site Address: Ex Council Depot, Victoria Crescent, Ryde, Isle of Wight, PO33 1DQ

Site location



Site Description: The site is an ex council depot. It is a narrow level site located between two sets of houses. It has a number of old sheds and outbuildings located in the centre. The site is accessed off Victoria Crescent.

Stages A and B - Discounting

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

Stage C - Assessment - Suitability

- | | |
|--------------------------------|--|
| Proximity to settlement: | The site is located in the settlement boundary. |
| It is brownfield/greenfield: | The site is a brownfield site and has a number of old sheds and outbuildings located in the centre. |
| Potential landscape impact: | The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal. Consideration will though need to be given to the nearby houses in regards to shading and overlooking. |
| Potential biodiversity impact: | The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site has a number of old buildings located within it that may house bats. Applicable biodiversity studies may be required. |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS132

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed off Victoria Crescent.
Access to public transport:	The site is within walking distance of a bus stop. Ryde has a number of bus service options within and to Newport and the wider area.
Access to pedestrian/ cycle:	There are no public rights of way close by but the wider area has a number of routes. The roads in the area have pavements and the wider area has cycle links.
Access to services/ facilities:	Ryde has a full range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is urban
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	The site is a former site
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Given the historical uses there may be some potential for pollution / contamination. Appropriate investigations may be required.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Change of use from Sui generis (Council storage yard and distribution depot) to B8 (storage and distribution) including the siting of up to 45 containers, Victoria Depot, Victoria Crescent, Ryde, conditional approval 27 June 2017 (TCP/18881/B-P/00215/17) Demolition of existing depot buildings, construction of 6 no new dwellings with temporary accommodation for duration of construction works, Victoria Depot, Victoria Crescent, Ryde, refused 24 May 2018 (TCP/18881/C/P/00382/18)
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that the site is not suitable for higher density residential development. Whilst located in the settlement boundary, the shape of the site and location in relation to adjacent developments would result in a constrained layout pattern.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for general housing and non-housing development.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that whilst it is not suitable or achievable, it may be an appropriate windfall site subject to better understanding any potential contamination and layout.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is no current access to the front, a new access onto the main road would need to be provided, depending on the location consideration will need to be given to the parking bay and bus stop. The site is located along the strategic road network
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.
Access to pedestrian/ cycle:	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/ facilities:	Newport has a full range of services and facilities but these are not likely to be in walking distance.
Access to open spaces:	There is a green corridor running to the rear/south of the site. Newport has a range of open space facilities but these are not likely to be in walking distance.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Consideration will need to be given to the significant high voltage power lines across the site and the extended parking bay and proximity to bus shelter. There is a drainage outlet to the middle of the site along the roadside boundary.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is outside the settlement boundary and would represent a continuation of ribbon development.
Brief planning history:	A single dwelling has been approved on the adjacent site P/00789/17 and is being built.
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns that the site is too far out. However, as it is located between two sets of houses it could be considered as infill development with some development in behind the hedge to retain a gap. However, it is noted that there are significant power lines across the site which will reduce any developable area and require appropriate buffers. It is therefore concluded that the site is not suitable.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 18 months.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS134

achievable. The power lines would need to be moved underground which will impact on viability.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS136

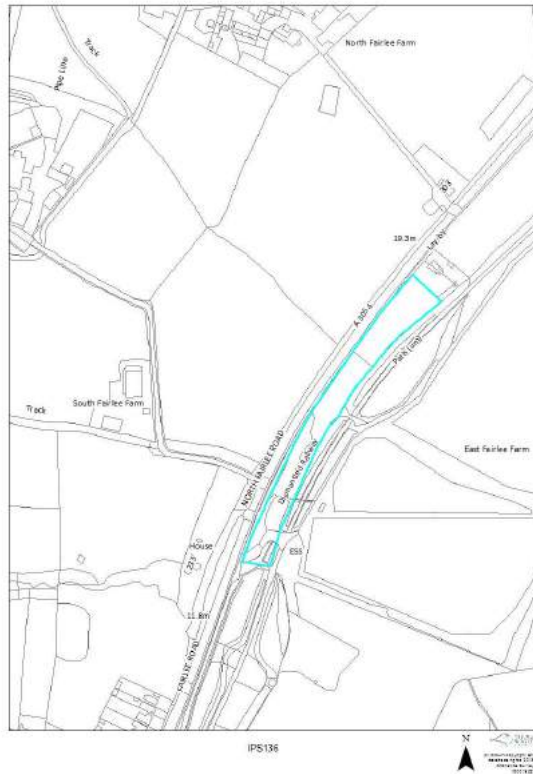
Site Area:

1

Site Address:

Land on south-east side of Fairlee Road immediately south-west of No. 316 Fairlee Road, Newport, Isle of Wight

Site location



Site Description:

The site is an area of scrub and grass, the site rises from the road to the rear boundary and is slightly elevated in places. There is a scrubby hedge to the north and residential and the roadside boundary.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. It is located adjacent to a solar farm and green corridor. The site slopes up with view across to the north. Given the location of the site, close to the solar farm any impact on landscape character will be reduced.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Cope. There are no TPOs on the site but there are a few trees within the hedgerows and a few larger trees and groupings that may need to be considered.

Potential heritage impact:

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.
Site access aspects:	There is no current access to the front, a new access onto the main road would need to be provided, depending on the location consideration will need to be given to the bend and impact on the strategic road network
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:	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/ facilities:	Newport has a full range of services and facilities but these are not likely to be in walking distance.
Access to open spaces:	There is a green corridor running to the rear/south of the site. Newport has a range of open space facilities but these are not likely to be in walking distance.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is located immediately adjacent to a solar farm and a green corridor.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too far from Newport beyond large scale development. Increasing development in this area would bring development closer to Wootton and there are concerns over settlement coalescence. Furthermore the site is elevated from the road and there are concerns over visual prominence with houses sitting above the road. The site is also very narrow and would not leave any room for landscape buffering to the adjacent uses and dismantled railway.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS136

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS139

SHLAA Ref No: IPS139

Site Area: 8.5

Site Address: Fields to the north-west of Mountbatten Drive, Newport (East of Gunville Road).
Land Registry numbers are IW29257, IW51225 and IW51523. See attached aerial view.

Site location



Site Description: The site is a large site to the north of Newport beyond the settlement boundary. The site is a series of agricultural fields that are bounded by a mix of hedges that in places are interspersed with trees. The site is accessed from a public right of way.

Stages A and B - Discounting

Environmental designations A1:

The site is not located in an ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

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 designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and to the north of Newport.

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. The site is undulating in places but is slightly sloping to the south from Forest Road. If development is considered appropriate, the impact on the wider area and views into and out of the site will need

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS139

to be considered and reflected in any design principles.

Potential biodiversity impact: Over half of the site is located in a SINC. 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.

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

Site access aspects: 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.

Access to public transport: Buses run along Forest Road and Gunville Road.

Access to pedestrian/ cycle: 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/ facilities: The site is located just outside of the main country town of Newport which has access to a full range of service and facilities.

Access to open spaces: There are a number of public open space facilities nearby.

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

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

Is there a loss to employment?: No

Potential constraints to delivery: The agent has advised that his client is about to complete on the acquisition of the site. He has not advised on any legal or covenant issues. The site can only be accessed from Forest Road along a farm lane or through adjoining sites.

Infrastructure capacity aspects: The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.

Potential compatibility impacts: The site is outside the settlement boundary beyond the built up area.

Brief planning history: No recent planning history.

Overarching policy context: The site is outside and not immediately adjacent to the settlement boundary.

Steering group's conclusion: The steering group concluded that the site is not suitable. There are concerns over the ability to achieve access to the site without the need of third party land or accessing through the SINC. Furthermore, there is concern about the proximity to the SINC and the location of any remaining area. The site is considered to be too far north and would push development further up towards Forest Road.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is not immediately available for development but is likely within 5 years or years 6-10. Once commenced it is likely to take 8 years to develop.

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

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS139

achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS141

Site Area:

3.2

Site Address:

Land at the rear of GKN Aerospace Osborne Works fronting Beatrice Avenue East Cowes/Whippingham

Site location



Site Description:

The site is a sports ground that is used in connection with GKN. There are trees to the south and south boundary and a high hedge to the west fronting Beatrice Avenue

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Whilst the site forms part of the council's open audit, the site is not open to the public and therefore not readily accessible. It is therefore assessed below.

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the current settlement boundary which is to the north approximately 70m away.

It is brownfield/greenfield:

The site is a private sports ground that is used in connection with GKN.

Potential landscape impact:

The site is not located in an AONB, it is fairly level with views down to the River Medina and far reaching view to Cowes. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS141

Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but a number of trees are located on the boundary. Appropriate ecological survey may be required.
Potential heritage impact:	The site is adjacent to a conservation area, as such any development will need to consider the impact upon the setting of the conservation area. The site also 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
Site access aspects:	The site can be accessed onto Beatrice Avenue. The strategic road network is to the east beyond the site.
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:	There are network of public rights of way in close proximity and there is a cycle path to Newport. The immediate are is also served by pavements.
Access to services/ facilities:	East Cowes to the north has a range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The site forms sports pitches that can be used by local clubs Drainage issues.
Infrastructure capacity aspects:	The site is close to other development but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site forms sports pitches that can be used by local clubs and is adjacent to employment
Brief planning history:	Various relating to business aspects.
Overarching policy context:	The site is located outside the current settlement boundary which is to the north approximately 70m away.
Steering group's conclusion:	The steering group concluded that the site is not suitable for residential development. The site is too far south and located away from the settlement boundary. There are also concerns about the proximity and impact on the listed buildings and conservation area as well as the potential loss of open space provision. Whilst it is accepted that it is not public and could be re-provided, groups are able to hire and the loss would have an impact.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	This would need to be clarified.
Conversion?:	Not applicable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS141

Rural exception?: Not applicable

Stage E - Assessment - Achievability

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Potential for drainage issues, access and parking issues.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS142

Site Area:

1.51

Site Address:

Land to North of Arreton Primary School
Isle of Wight
PO30 3AB

Site location



Site Description:

The site is a formed field that gently slopes down towards the adjacent school. The site is bounded by a low hedge between the school and field and a mix of other height hedges to all other boundaries.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is a greenfield site.

Potential landscape impact:

The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, the 'visual' settlement envelope (i.e. what it looks like in real life and not on a map) when viewed from both inside and outside the AONB, historic environment and biodiversity. In addition, design, scale, materials, light pollution and

	tranquillity will need to be sensitively addressed in order to make any proposals acceptable.
Potential biodiversity impact:	The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no tree preservation orders or larger trees within the site
Potential heritage impact:	The site is within a conservation area, as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The site is also in close proximity to a collection of listed buildings include the Grade 1 St George's Church. As the site affects or is near to listed buildings, any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site is currently accessed via a public right of way and other Diocese land.
Access to public transport:	There is a bus stop near by. This is Route 8 serving Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde and runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are network of public rights of way close to the site and there is a nearby cycle paths to and from Newport in close proximity. One side of the road has a pavement.
Access to services/ facilities:	Arreton has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The top north of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	the site is adjacent to the local school, within the conservation area and a grouping of listed buildings.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable due to the proximity to and setting of the adjacent listed buildings. The site is in a sensitive area and also forms part of the setting of the conservation area.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1-3 years
Put forward for:	The site has been put forward for general housing
Conversion?:	Not applicable
Rural exception?:	This would need to be determined

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS142

Stage E - Assessment - Achievability

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

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: There may also be issues with access and drainage.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS143

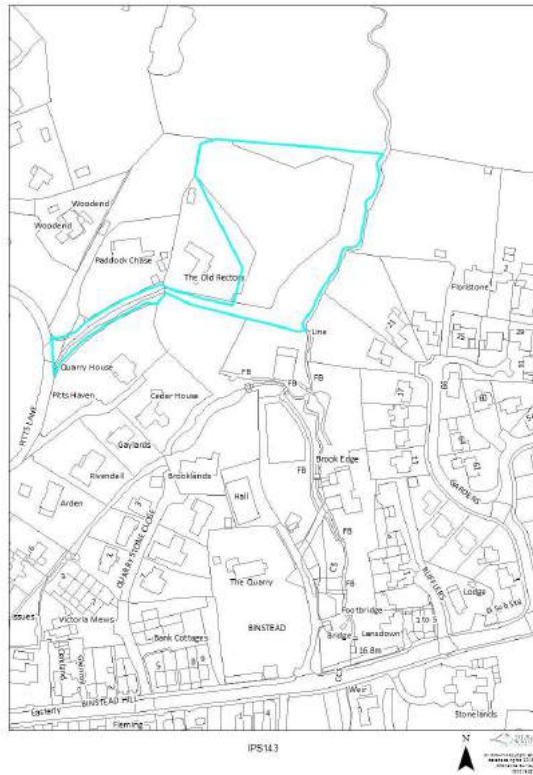
Site Area:

0.8

Site Address:

Land rear of the Old Rectory, off Pitts Lane, Binstead, Ryde
Isle of Wight
PO33 3AX

Site location



Site Description:

The site is an area of scrub and grass land bounded by fences, hedges and trees with a number of large trees in the site. The site has a varied topography with some steeper slopes.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

0.13ha along the eastern boundary is located in FZ 2 & 3 and has been removed from the assessment.

Discount

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

Stage C - Assessment - Suitability

Proximity to settlement:

The western portion of the site is located within the settlement boundary and the eastern immediately adjacent to it.

It is brownfield/greenfield:

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

Potential landscape impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS143

Potential biodiversity impact:	The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is also a watercourse that runs along the eastern boundary that may have biodiversity elements.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. However, there are a number of character dwellings and consideration should be given to design principles
Site access aspects:	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.
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:	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/ facilities:	The site is partly in the settlement boundary of Ryde where there are a range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The southern part of the site is located in urban and the northern Grade 3.
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No <input type="text"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No apparent planning history.
Overarching policy context:	Part of the site is located within the settlement boundary and the remainder immediately adjacent.
Steering group's conclusion:	The steering group concluded that the site is suitable as it is in part located within the settlement boundary. However, they concluded that due to access issues it can only be considered with the site to north (IPS330). If the access issues can be overcome then the site could potentially come forward in isolation.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 or 2 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site could in isolation depending on access achieve 1 or 2 or 6-7 if in connection with IPS330. Given the need to work together, it
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS143

is considered that the site could come forward in years 6-10

Indicative yield:

2

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions the site was revisited. 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. However, at this stage following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS144

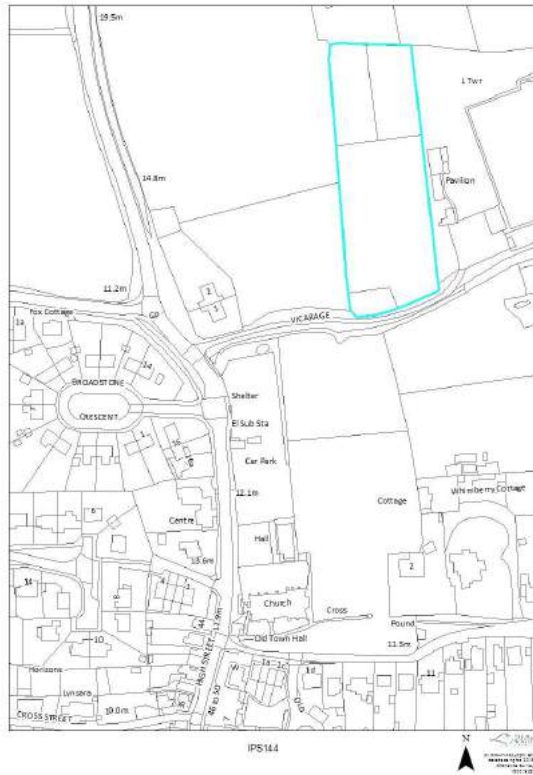
Site Area:

0.15

Site Address:

Land adjacent Football Ground, Vicarage Lane, Brading
Isle of Wight
PO36 0AT

Site location



Site Description:

The site itself is a field bounded by a mix of fencing and hedges with trees to Vicarage Lane.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is greenfield, there are no buildings or structures located on the site. The site is fairly flat. The developable area has been suggested by the agent as 0.15ha

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation

	orders or significant trees within the site. There is a stream close by.
Potential heritage impact:	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.
Site access aspects:	The site is accessed by Vicarage Lane. This lane is narrow and would require upgrading. The lane joins the strategic road network.
Access to public transport:	There are bus stops in close proximity along the strategic road network to the west of the site. This is along Route 2, Newport to Ryde. The route being Newport Merstone Godshill Shanklin Sandown Brading Tesco Ryde. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minute.
Access to pedestrian/ cycle:	Vicarage Lane is a public footpath, any upgrading to the lane for access would require consideration of this.
Access to services/ facilities:	Brading has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	The site is immediately adjacent to the football grounds to the east.
Air quality sensitivities:	None known. Agricultural land class: The site is classified as Grade 3
Mineral resources?:	The site is not in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants. The access/Vicarage Lane is likely to need upgrading.
Infrastructure capacity aspects:	The site is close to the existing settlement boundary and adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	No issues known
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside and not immediately adjacent to the settlement boundary. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is located outside and not immediately adjacent to the settlement boundary. There are concerns over suitability of access and the extent of the site leading to incongruous development in the context of the surrounding area. The lower part of the site may be acceptable as a rural exception site in conjunction with the adjacent site (IPS269). However, there are concerns over how the site can be accessed.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Availability:

Put forward for:

Conversion?:

Rural exception?:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in any environmental designations. There are no TPOs on the site but there are several trees and hedgerows bounding the site. The site is also in a biodiversity enhancement area.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The site can be access from Quay Lane; this would require removal of some of the boundary hedge and trees.
Access to public transport:	There are bus stops along the strategic road network to the west of the site. This is along Route 2, Newport to Ryde. The route being Newport Merstone Godshell Shanklin Sandown Brading Tesco Ryde. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minute.
Access to pedestrian/ cycle:	There is a public right of way to the north. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Brading has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	There is an area to the north within the site that is located within the minerals safeguarding area
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No apparent history
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable for residential development. It is outside and away from the settlement boundary where the area is more rural and agricultural. Furthermore, the railway line is a distinctive boundary at this point.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS145b

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

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

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

Indicative yield: 0 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS147

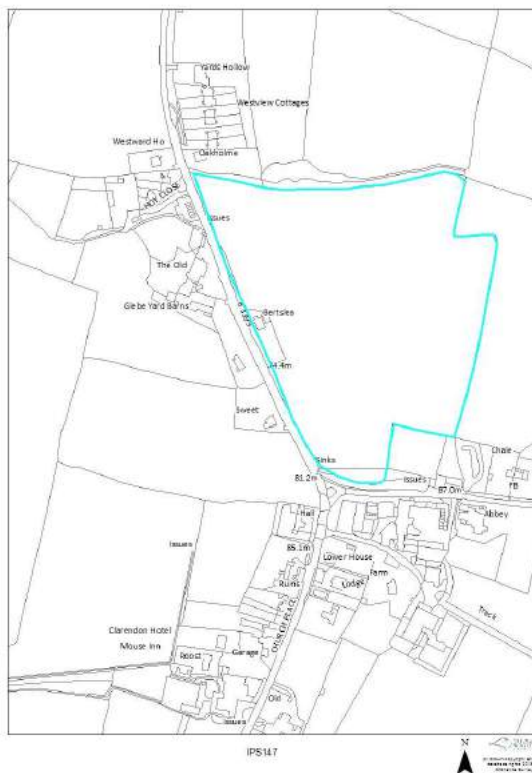
Site Area:

5.29

Site Address:

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

Site location



Site Description:

The site is a large field on the outskirts of the built up area of Chale. The hedge to the north is interspersed with trees, there is a post and wire fence to the east and hedges to the south and west (road). The site is gently undulating and rises to the gradually to the east.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees within the hedgerows. There is a watercourse that runs along the northern boundary and water/wet area to the south west boundary. These areas may have biodiversity elements that require further investigation.
Potential heritage impact:	The site is not located in a conservation area but there are a number of listed buildings to the south. Should the site be acceptable, consideration will need to be given to the setting of the listed buildings and any special character features.
Site access aspects:	The site can be accessed onto the main road, there is a farm gate at the junction of Upper House Lane this would need improving and assessing in terms of its impact on the junction.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 6 -Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor. The service runs Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	There are network of public rights of way within the area but no dedicated cycle paths in close proximity
Access to services/ facilities:	Chale does benefit from a garage, pub, scout hall and parking.
Access to open spaces:	There is limited public open space provision near by
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	Chale does not have a settlement boundary. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over the suitability of the site due to the location. There are no services or facilities so would increase the use of private motor transport. It is therefore not considered a sustainable location for increased growth. Furthermore, there are concerns over the impact of development on the sensitive setting in the wider landscape context.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 1-3 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

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

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The panel disagreed with the steering group's conclusions and provided the following comments: Very large site, although yield suggested is 10-12; Possibly 10 houses/small group adjacent to Upper House Lane; Could be suitable for shared ownership; Conscious of potential drainage issues as the lower part of the site is wet; Questions on mains drainage/infrastructure. Could be in the latter part of plan period.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments. Whilst they agreed some development in the area may be acceptable there are still concerns over this site in relation to the potential drainage issues, impact on landscape and impact on the listed building to the south. Therefore they concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS148

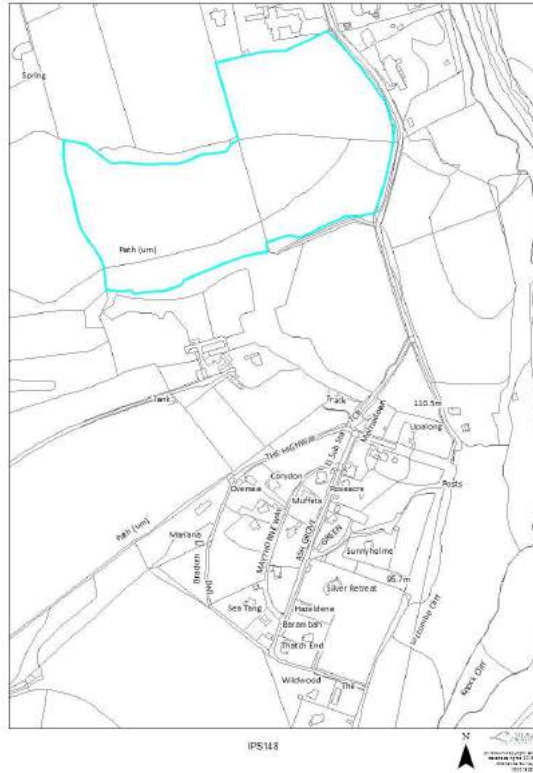
Site Area:

5.9

Site Address:

Land to west of Luccombe Road, Shanklin
Isle of Wight
Shanklin PO37 6RR

Site location



Site Description:

The site comprises of a series of fields bounded by hedges with trees interspersed. The site gently slopes to the road with access onto Luccombe Road.

Stages A and B - Discounting

Environmental designations A1:

0.2ha is located within an ancient woodland buffer zone and has been removed from the assessment.

Discount

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

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north approximately 50m away.

It is brownfield/greenfield:

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

Potential landscape impact:

Most of the site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape

	character
Potential biodiversity impact:	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. Given the proximity of the site to the adjacent SINC and the ancient woodland it is likely that further studies will be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	There is access onto Luccombe Road an unmade road.
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:	There is a public right of way within the site to the east boundary (SS2). There are no dedicated cycle paths close by and roads do not have pavements.
Access to services/ facilities:	Shanklin has a wide range of facilities and services.
Access to open spaces:	There is limited public open space provision nearby but the public rights of way join the coastal footpath.
Air quality sensitivities:	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">None known</div> <div style="margin-right: 10px;">Agricultural land class:</div> <div style="border: 1px solid black; padding: 2px;">The east of the site is urban and the western half is Grade 3</div> </div>
Mineral resources?:	The north eastern area of the site is located in a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is outside the settlement boundary on the edge of the area
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is outside the settlement boundary on the edge of the area
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns that the site is too remote from services where the area is changing in character and is rural and increasing access onto an unmade road. Taking account of the topography there are further concerns about the visual impact towards the sea from the AONB.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3-5 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Ref No:

IPS149

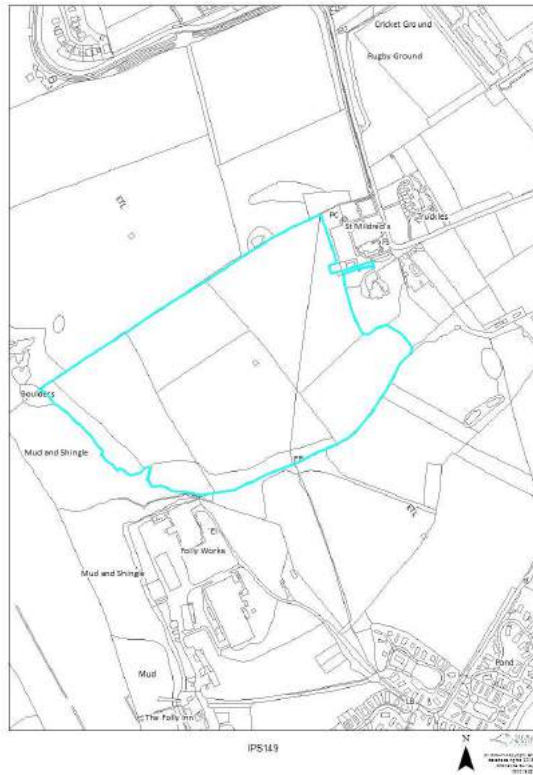
Site Area:

10.8

Site Address:

Land to west of St Mildreds Church, off Beatrice Avenue
Isle of Wight
Whippingham PO32 6LW

Site location



Site Description:

The site comprises of a series of fields just outside Whippingham. There are trees to the north west boundary, a stone wall to the north east boundary (adjacent to the church grounds) and a hedge to the south east boundary. The land itself slopes gently to the River Medina.

Stages A and B - Discounting

Environmental designations A1:

1.3ha to the west and south west is located in a RAMSAR, SAC, SPA & SSSI associated buffer zones. A further 0.5ha to the south is located in a SINCR and associated buffer. Therefore 1.8 ha has been removed from the assessment area. The developable area will need to be amended accordingly. The remainder of the site has no environmental designations. The site put forward was 12.6ha, this has been reduced to 10.8ha.

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

The extent of the flood zone is the same as the environmental designations. Consequently 10.8ha has been assessed below.

Discount

(1.4ha is located in flood zones 2 and 3).
The remainder of the site is in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

Whippingham does not have a settlement boundary.

It is brownfield/greenfield:

The site is currently agricultural with no buildings or structures.

Potential landscape impact:	The site is not located in an AONB. The site does though form part of an important river valley with views across the Medina and far reaching views beyond over to Northwood and Cowes. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	A section of the west and south part of the site is located in environmental designations. This area has been removed from this assessment and developable area. The remainder of the site has trees within the hedge boundaries. Given the proximity to the designation, it is likely that further biodiversity assessments will be required. The western half of the site is located within the biodiversity enhancement area. There are TPOs on the site.
Potential heritage impact:	The site, on the eastern boundary is immediately adjacent to a conservation area, as such any development will need to consider the impact upon the setting of the conservation area. The site affects or is near to listed buildings, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site currently has no direct road access. Access to the road is via the public right of way to the north corner.
Access to public transport:	The bus stop is located on the main road to the east about 900m away. Route 5 is Newport Whippingham Osborne House East Cowes. This runs Mon - Sat up to every 20 minutes Sundays up to every 30 minutes. Route 4 is Ryde Binstead Wootton Whippingham Osborne House East Cowes. This runs Mon - Sat up to every 60 minutes Sundays up to every 60 minutes
Access to pedestrian/ cycle:	A public right of way dissects the site from the north east corner through the site to the south of the site. The wider area has cycle links to Newport.
Access to services/ facilities:	Whippingham has few services but does have a private school and community centre along with some businesses
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The east section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is outside the settlement boundary beyond the built up area. The adjacent site to the south has planning permission for residential but this has not been started."/>
Brief planning history:	<input type="text" value="No apparent planning history."/>
Overarching policy context:	<input type="text" value="Whippingham does not have a settlement boundary."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. The site is outside the settlement boundary, greenfield and is highly visible from the west with important views to the listed church. The fields form an important part of the setting of the conservation area and listed buildings and are also potentially important to the ecology of the area. There is also no current road access to the site."/>

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS155

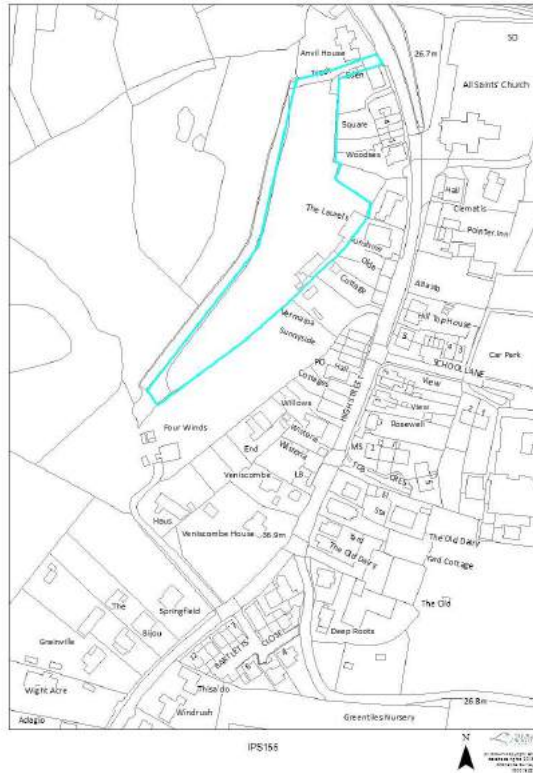
Site Area:

0.21

Site Address:

Land to rear of Laurels, High Street, Newchurch

Site location



Site Description:

The site is a linear shaped piece of land behind a number of houses. To the west the boundary is tree lined and to the east there is a mix of residential boundaries. The site slopes from north to south and includes areas of horticulture/fruit growing. The site narrows to the south and has a dense row of trees to the east and west.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

The site is located in FZ1. The southern half of the site which is at grass is located within Grade 2 agricultural land. This area has been discounted from the assessment.

Discount

The remainder of the site to the north 0.21ha has been assessed below.

Stage C - Assessment - Suitability

Proximity to settlement:

Newchurch has no settlement boundary

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area. Whilst the land is close to residential development to the east the land to the west is more rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS155

to be considered and reflected in any design principles. Consideration will also need to be given to the proximity of existing development to the east in regards to overlooking.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation orders within the site but there are a number of high amenity trees to the west and south and south east and some more mature hedgerows. Relevant surveys may be required.

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

Site access aspects: There is an access to the site from High Street but this is narrow and cannot easily be widened due to adjacent development.

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

Access to pedestrian/ cycle: NC9 public right of way is to the north of the site, this is also the location of the main dedicated cycle route from Sandown to Newport.

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

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

Air quality sensitivities: None known Agricultural land class: 0.21 of the land is Grade 3, the remainder is Grade 2.

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

Is there a loss to employment?: No

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

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

Potential compatibility impacts: The site is set behind a ribbon of houses that are road fronting.

Brief planning history: No recent planning history.

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

Steering group's conclusion: The steering group concluded that the site is not suitable. There is concern over the narrow access and the site being too narrow to accommodate development without impacting on neighbouring properties and boundary trees when considering the need for internal road/driveway.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

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

Conversion?: Not applicable

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Ref No:

IPS156

Site Area:

0.32

Site Address:

Land at and adjacent to The Wheatsheaf Inn, High Street, Brading

Site location



Site Description:

The site is a mixed site and includes a local public house and associated car -parking as well as an area of scrub land and open space.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

There is an area of public open space within the site on the eastern boundary. This amounts to 0.06ha and has been removed from the assessment

Discount

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

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

The site is a mixed site and includes a local public house and associated car -parking as well as an area of scrub land and open space.

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal. However, consideration will need to be given to impacts on neighbours

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are some scrubby areas that may have biodiversity benefits and require further investigation and a potential water course.
Potential heritage impact:	The site is located adjacent and partly in 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. There are also a number of listed buildings 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.
Site access aspects:	The site has a current access serving the pub but this is located on a busy section of road close to two junctions.
Access to public transport:	There are bus stops close by. This is along Route 2, Newport to Ryde. The route being Newport Merstone Godshill Shanklin Sandown Brading Tesco Ryde. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minute.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village and the local roads have footpaths.
Access to services/ facilities:	Brading has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	Potentially a loss of the public house
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised. There is a gas interest within the open space area of the site.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site includes a public house, is adjacent to a pump station and area of public space with Gas Gov underneath, these aspects will need to be taken into consideration.
Brief planning history:	P/00439/10 - refused and dismissed at appeal for development of 7 units
Overarching policy context:	The site is situated within the settlement boundary. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area
Steering group's conclusion:	The steering concluded that the site is not suitable. There are concerns over a number of aspects including the potential loss of the pub, site shape, a watercourse running through the site, access, the impact on open space and any gas interests. Furthermore the appeal inspector dismissed the appeal for residential and noted that the green space is an integral component of Brading's

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

character, loss would blur the present distinction between two built up areas of different character.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS158

SHLAA Ref No:

IPS158

Site Area:

0.8

Site Address:

Land to the north of Kemming Road, Whitwell, Ventnor, Isle of Wight, PO38 2QU (formerly part of Strathwell Park)

Site location



Site Description:

The site is just to the right of a drive to a former estate, Strathwell Park. The area of land is fairly scrubby with a couple of very large tree in the centre and a couple to the hedge and roadside boundary. The site slopes down from the road with a gatehouse to the side.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area. It is on the edge of Whitwell village and has development to the east.

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area and is more rural and agricultural in context and feel. The site gently slopes down from the road to the north. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There is an area TPO across

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS158

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.

Potential heritage impact:	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.
Site access aspects:	No direct access onto Kemming Road, currently utilises the existing entrance into the park estate.
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:	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/ facilities:	Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC)
Access to open spaces:	There are only small areas of recreation/open space within Whitwell
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The south west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	Whilst there is some residential in the area, the site is on the edge where the area is more rural in context.
Brief planning history:	No recent planning history.
Overarching policy context:	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.
Steering group's conclusion:	The steering group concluded that the site is 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. Further concerns were raised about the ability to access onto Kemming Road through the estate.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Rural exception?:

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:

Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS159

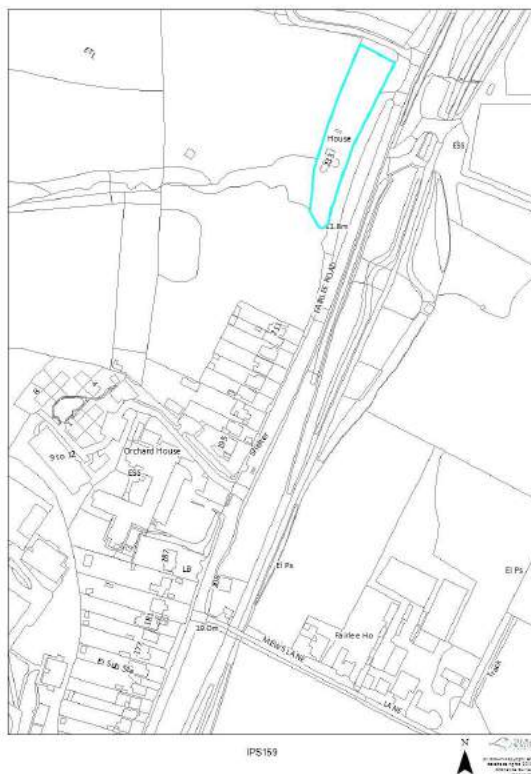
Site Area:

0.31

Site Address:

Land at 233 Fairlee Road, Newport

Site location



Site Description:

The site comprises of a listed building and its curtilage land. The site is fairly level and has a number of larger trees and is bounded by hedges interspersed with trees.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

There is a listed building on site and other structures

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. The site is also quite close to the SPA and appropriate biodiversity studies are likely to be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area. There is a Grade II listed building 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.
Site access aspects:	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
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:	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/ facilities:	Newport has a full range of services and facilities but these are not likely to be in walking distance
Access to open spaces:	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.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is outside the settlement boundary on the edge of the area.
Brief planning history:	An application for Proposed outline permission for two bungalows (revised scheme), Land adjacent Round House, 233 Fairlee Road, Newport, Refused 21 August 2017 (P/00540/17/TCP/32582/A) Appeal awaiting validation.
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is a narrow site too far from Newport beyond large scale development. Increasing development in this area would elongate development and there are concerns over settlement coalescence. Furthermore there are concerns over the impact on the listed building and its setting, achieving a suitable access and the impact on trees.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS159

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS163

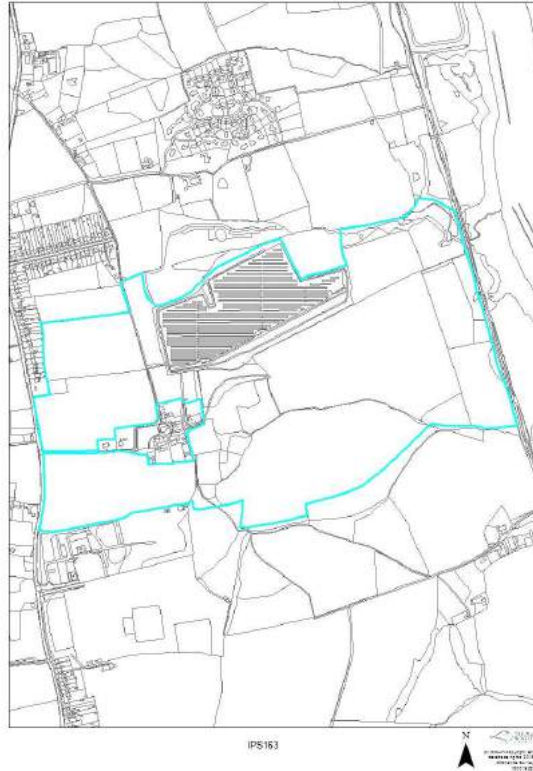
Site Area:

70

Site Address:

Chawton Farm, Chawton Lane, Cowes

Site location



Site Description:

The site is a large undulating site encompassing a number of land parcels along the west of the River Medina and the east of Newport Road. The site has road frontage to Newport Lane but can be accessed from Chawton Lane. The site is bounded to the east by cycle track serving Cowes to Newport. The site has pockets and sections of ancient woodland and SINC located within it as well as a solar farm. The site is predominately bounded by hedges interspersed with trees in places.

Stages A and B - Discounting

Environmental designations A1:

Approximately 4.0ha is located in either a SINC or Ancient Woodland or both and has been removed from the assessment

Discount

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

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

1.8ha of the site in the top north east corner of the site is located in FZ2 and 3 and has been removed from the assessment

Discount

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

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:	The site incorporates a number of buildings associated with the farm. The site also incorporates a field (8ha) of solar panels.
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary and located between Cowes and Newport where the area is more rural/agricultural. There are views across the river valley the other side. If development is considered appropriate, the impact on the wider area, coalescence and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	Approximately 4.0ha is located in either a SINC or Ancient Woodland or both and the entire site is located in a biodiversity enhancement area. 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. Given the proximity to the adjacent RAMSAR, SPA, SSSI, SAC biodiversity studies will be required.
Potential heritage impact:	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.
Site access aspects:	The site has road frontage to Newport Road but the site can be accessed from Chawton Lane.
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:	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/ 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 spaces:	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.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The majority of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	Given the size of the site a full range of services and utilities will need to be extended into the site.
Potential compatibility impacts:	The site is outside the settlement boundary beyond the built up area between two settlements.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over settlement coalescence and the impact on landscape character and setting. There are further concerns on the impact on the listed buildings and

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS163

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.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is not immediately available for development, likely to come forward in the next 6-10 years. Once commenced could be achieved in 5 years.

Put forward for: The site has been put forward for general housing and Medina crossing

Conversion?: This would need to be determined

Rural exception?: No

Stage E - Assessment - Achievability

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Potential archaeology impacts

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

Site could be considered for allocation if ticked

The site is considered: Currently not developable

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS164

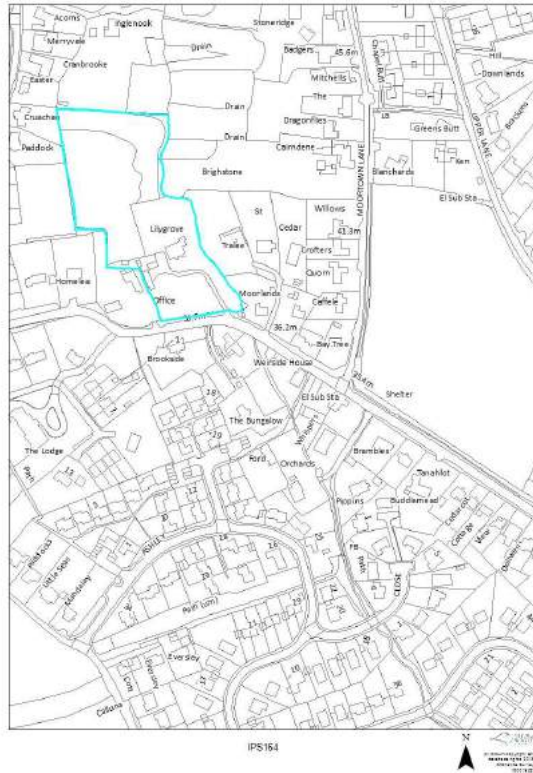
Site Area:

1.13

Site Address:

Lily Grove, Main Road, Brighstone, Central Wight

Site location



Site Description:

Site is located to north of Main Road, it is a detached house and amenity garden land with some large trees within the site. The site is fairly flat and the boundaries are hedges interspersed with trees, there is a stone wall to the main road.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within an LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG. However, the north eastern corner of the site is located within ancient woodland and the associated Natural England buffer of 15m. This section of the site has been removed from the following assessment. The developable area will need to be amended accordingly.

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

Over half of the site on the eastern extent is affected by flooding and is located in FZ 2 and 3. Whilst this area has been removed from the following assessment, the area subject to flooding includes the access to the site. The developable area will need to be amended as appropriate and consideration given to access and egress.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The front part of the site is within the settlement boundary and the northern portion of the site is outside but immediately adjacent to it.

It is brownfield/greenfield:

The site is a residential property and associated land

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS164

Potential landscape impact:	The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Therefore any development will have to be of a suitably high standard so as not to adversely impact on the landscape character and quality of the area.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is a watercourse that runs along the eastern boundary that may have biodiversity elements.
Potential heritage impact:	The southern half of the site is located within the Brighstone Conservation Area and there are a number of listed buildings close by. Lilygrove House is recorded as HER11671 and the nearby barns are also of recorded historical interest and should be retained.
Site access aspects:	Access onto site from Main Road which is on a bus route
Access to public transport:	There are bus stops in the village and are walking distance from the site.
Access to pedestrian/ cycle:	There are a network of public rights of way within and adjacent to the village and the local roads have footpaths.
Access to services/ facilities:	Brighstone has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	There is limited open space provision near by
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	Part of the site is within the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, whilst there are no compatibility issues envisaged, consideration will need to be given to the extent of the flood zone, being able to access and egress the site if flooded and any long term effects.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located part within the settlement boundary and part adjacent. However, a good proportion is located within flood zones 2 and 3 including the access into the site. Brighstone has an adopted neighbourhood plan that sets out that; that housing should be small-scale (10 or less units), prioritise PDL, be within or immediately adjacent to the settlement boundary and based on meeting identified local housing need.
Steering group's conclusion:	The steering group concluded that the site may be suitable subject to flooding and impact on conservation area and access. The site is part located within the settlement boundary and could provide smaller units subject to design.

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?:	Conversion or inclusion of the existing dwelling may be appropriate

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS164

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is may be suitable and potentially achievable. Access to the site needs to be confirmed, likely to need a enhanced access.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: It is a challenging site and the yield would be small – 3-4 units Possible windfall but this is subject to access which raises questions/ may need to remove buildings to achieve.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the site's constraints and concluded that the site is currently not developable for the purposes of SHLAA

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS165

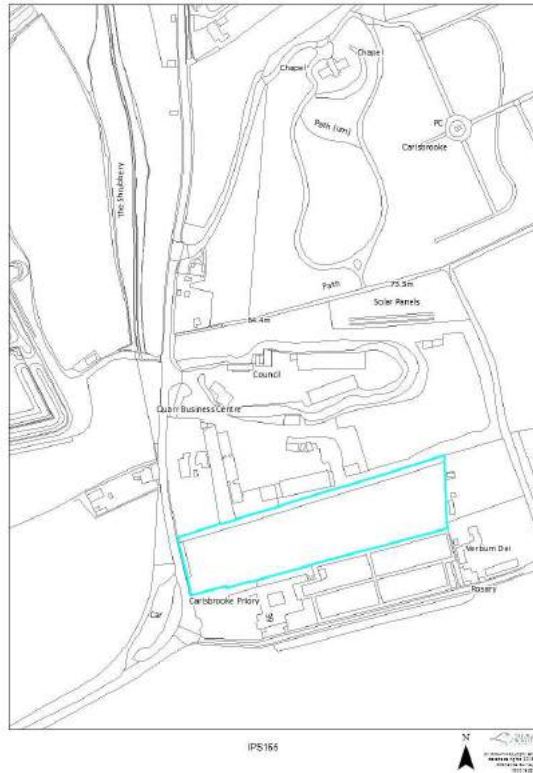
Site Area:

1

Site Address:

Land north of Carisbrooke Priory, Whitcombe Road, Newport

Site location



Site Description:

The site is a field located in the conservation area of Carisbrooke. It is fairly flat and is bounded to the adjacent listed Priory by a mix of trees, hedge and wall with large trees to the road. The site benefits from uninterrupted views of Carisbrooke Castle and far reaching views beyond.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary but close to business and other uses.

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders within the site but there are a number of larger trees to the boundaries some of

which have TPOs to the south boundary. Given this, and the proximity to nearby SINCs further biodiversity studies may be required.

Potential heritage impact:	The site is within a conservation area, as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The site is also immediately adjacent to a number of listed buildings, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site has access onto Whitecombe Road.
Access to public transport:	The site is on bus route 38 that 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:	There are a number of public rights of way close to the site, no dedicated cycling routes and no pavements.
Access to services/ facilities:	The site is some distance from Carisbrooke and Newport and is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities but the site has good access to the countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is outside the settlement boundary on the edge of the area with employment uses to north, additional noise concerns.
Brief planning history:	Alterations to vehicular access, 39 Whitcombe Road, Newport - Refused 1 August 2016 (P/00814/16/TCP/31074/B)
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded the site is not suitable. A number of concerns were raised including the potential impact on the listed building to the south, The Priory. There are also concerns relating to the achievability of an access and associated visibility given the location of the site on a bend and the protected and other trees. Additionally given the context of the area, the site is not orientated to reflect residential development.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS165

Stage E - Assessment - Achievability

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Potential for non-compatible uses to north.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS166

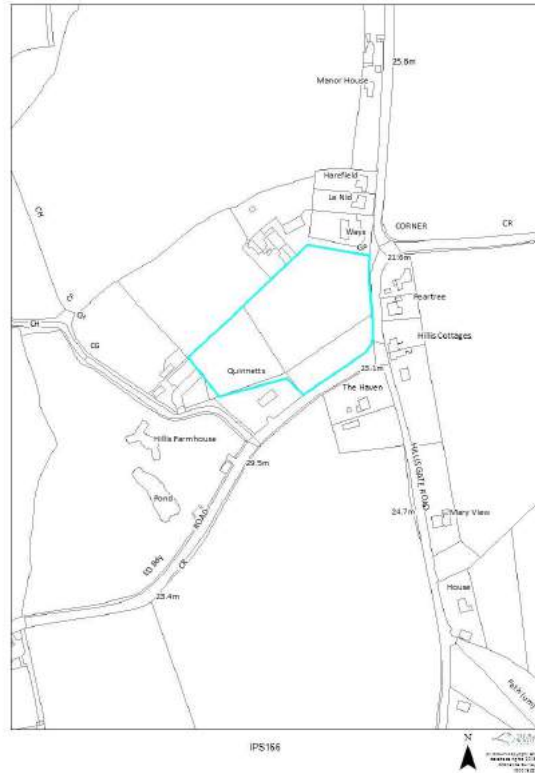
Site Area:

1.02

Site Address:

Land at Rolls Hill Gurnard Po31 8ND

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS166

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	A new access would be required and consideration to the bend and junctions would need to be given.
Access to public transport:	The nearest regular bus service is located along the main Newport to Cowes road, some distance away. There are bus stops close to the site but these serve Route 32 which runs Tuesday to Saturday mornings.
Access to pedestrian/ cycle:	There is a public right of way to the west of the site (CS26). There are no pavements to the roads. There are no nearby cycle links.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities but the site has access to the countryside
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is located in the wider rural area where there is no direct access to services and facilities
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Gurnard has an adopted neighbourhood plan. It sets out that Gurnard Parish is to remain a separate and distinct village and that housing development will generally be small scale to meet the identified housing needs of residents and their families. The Housing Needs Survey estimates a small additional housing requirement (19 additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health. The Plan also set out the need to safeguard and enhance Gurnard's valued landscape, open spaces and biodiversity for the benefit of the local community and visitors. In particular it noted that the Jordan Valley (LCA 7) plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an 'important high quality landscape'. The Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too far out, too isolated and remote from facilities. It has poor public transport links and no pavement access. There are also concerns over the impact on the character of the area.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Rural exception?:

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

SHLAA Ref No:

IPS167

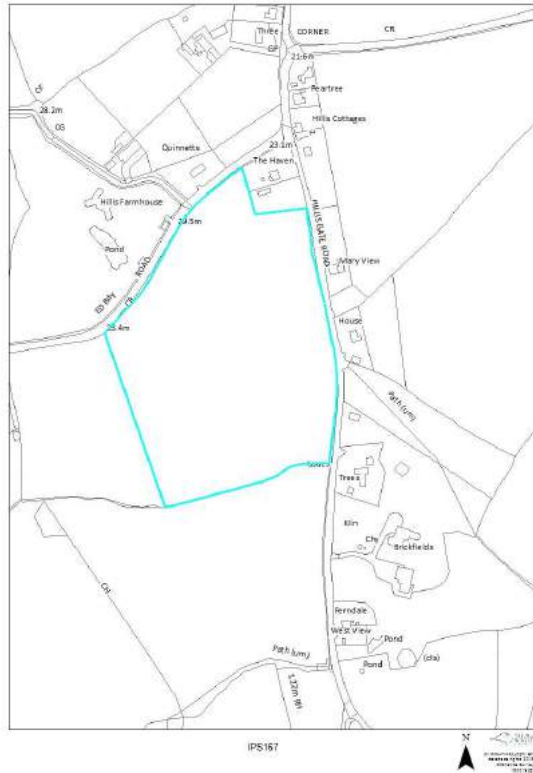
Site Area:

4.5

Site Address:

Land at Hillis Gate Road, Northwood PO31 8ND

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	<input type="text" value="A new access would be required and consideration to the bend and junctions would need to be given."/>
Access to public transport:	<input type="text" value="The nearest regular bus service is located along the main Newport to Cowes road, some distance away. There are bus stops close to the site but these serve Route 32 which runs Tuesday to Saturday mornings."/>
Access to pedestrian/ cycle:	<input type="text" value="There is a public right of way to the west of the site (CS26). There are no pavements to the roads. There are no nearby cycle links."/>
Access to services/ facilities:	<input type="text" value="The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised"/>
Access to open spaces:	<input type="text" value="There are no public open space facilities but the site has access to the countryside"/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is more one landowner but there are no known covenants or legal issues. There is a telegraph pole running along the east."/>
Infrastructure capacity aspects:	<input type="text" value="The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is located in the wider rural area where there is no direct access to services and facilities"/>
Brief planning history:	<input type="text" value="No apparent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary and in the wider rural area."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. The site is too far out, too isolated and remote from facilities. It has poor public transport links and no pavement access. There are also concerns over the impact on the character of the area."/>

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing"/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="This would need to be determined"/>

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS167

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS168

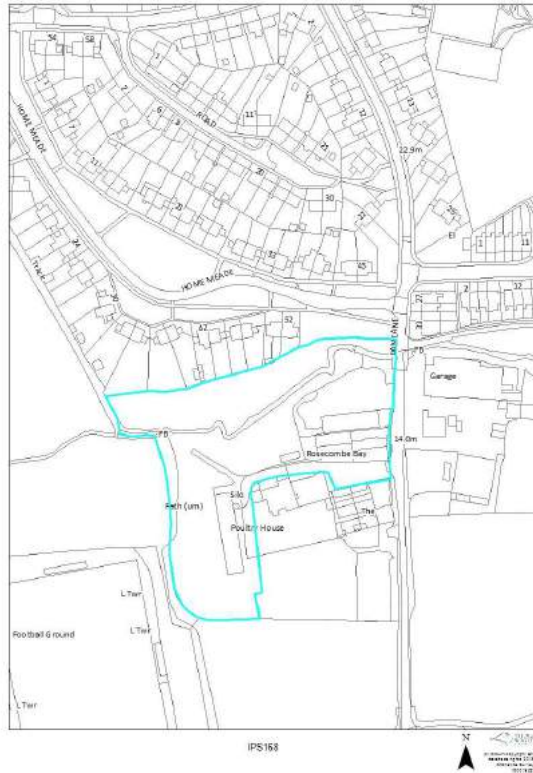
Site Area:

1.2

Site Address:

GREAT PAN FARM PAN LANE ,NEWPORT, PO30 2PH

Site location



Site Description:

The site is located on the outskirts of Newport, the site is level and bounded by trees and hedges.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

0.6ha is located within FZ2 and 3 and has been removed from the assessment.

Discount

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

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

There are a number of farm buildings, both brick and wooden located within the site.

Potential landscape impact:

The site is not located in an AONB. 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.

Potential biodiversity impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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.

Potential heritage impact: The site is not located in a conservation area. 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.

Site access aspects: Access is currently onto Pan Lane.

Access to public transport: There is a bus stop close by and this serves Newport and the immediate area.

Access to pedestrian/ cycle: 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/ facilities: Newport has access to a full range of services and facilities

Access to open spaces: There are a number of public open space facilities nearby.

Air quality sensitivities: Agricultural land class:

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

Is there a loss to employment?:

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

Infrastructure capacity aspects: The site has some utilities but may require extensions to be factored in.

Potential compatibility impacts: The site is close to existing residential, whilst there are no compatibility issues envisaged, consideration will need to be given to the extent of the flood zone, being able to access and egress the site if flooded and any long term effects, plus the proximity of development to protected woodland.

Brief planning history: Construction of terrace of 4 dwellings; parking; extension to existing public footpath, Great Pan Farm, Pan Lane, Newport, refused 9 May 2012 P/00074/12-TCP/29234/C). Proposed detached dwelling and detached garage, Great Pan Farm, Pan Lane, Newport, refused 21 August 2017 (TCP/29234/E/P/00770/17) and refused 12 March 2018 (TCP/29234/G/P/00049/18).

An application for proposed detached dwelling and detached garage, Great Pan Farm, Pan Lane, Newport, refused 12 March 2018 (TCP/29234/G/P/00049/18)

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary

Steering group's conclusion: The steering group concluded that the site is not suitable. There is 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.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

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

Conversion?: This would need to be determined

Rural exception?: Not applicable

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS168

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

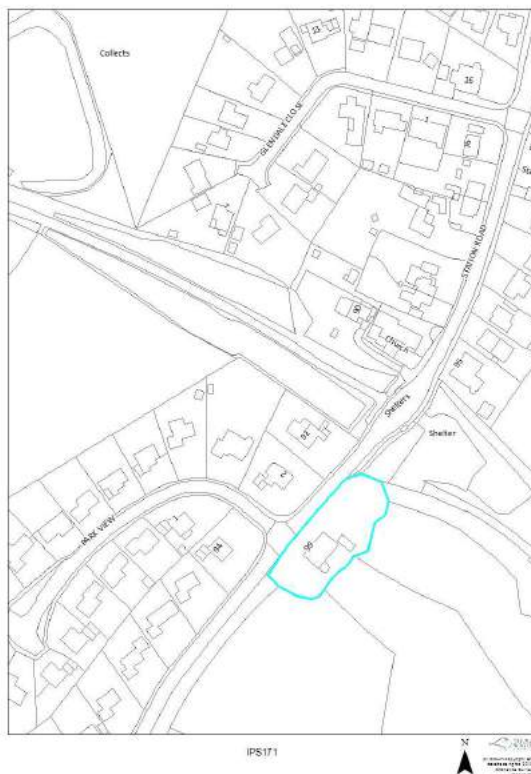
Site is suitable for BFR if ticked

SHLAA Ref No: IPS171

Site Area: 0.16

Site Address: Land adjacent 99 Station Road, Wootton PO33 4RG

Site location



Site Description: The site is a large detached house and residential garden and amenity land. There is a large fir trees adjacent to the road. The site is quite open to the road with a picket fence to the front of the house but has hedges and trees to other boundaries

Stages A and B - Discounting

- | | | |
|--------------------------------------|---|-----------------------------------|
| Environmental designations A1: | The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|--|
| Proximity to settlement: | The site is located outside but immediately adjacent to the current settlement boundary which is along the road on the northwest boundary. |
| It is brownfield/greenfield: | The site is greenfield with a large detached house and garage |
| Potential landscape impact: | The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. |
| Potential biodiversity impact: | The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. The site is part of a larger area TPO (TPO/1969/3) and has several distinctive trees within it. These and associated buffers will need to be taken into |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS172

Site Area:

0.5

Site Address:

Land rear of 139, 141 and 143 Staplers Road

Site location



Site Description:

The site is garden land behind a number of houses along Staplers Lane. The area is fairly level with existing boundaries of a mix of hedges and trees and views of the countryside to the north.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is greenfield and is garden land behind a number of houses. There is a shed within the land.

Potential landscape impact:

The site is not located in an AONB. The site has view across the countryside towards the mainland. Any development on site would likely be seen against the backdrop of existing development.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs but there are some larger trees within the site and boundaries.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS172

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access will required the demolition of a double garage to enable access onto Staplers Road.
Access to public transport:	There are bus stops close by along Staplers Road, this is along Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde. This runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes.
Access to pedestrian/ cycle:	There is a public right of way in close proximity to the east, but there are no footpaths or cycle way along the main road
Access to services/ facilities:	Newport has a full range of services and facilities.
Access to open spaces:	The site has access to the countryside via a PROW but there are no play areas etc. in close proximity.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3 to the north and urban to the south."/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is 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.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Concerns over poor access and lack of visibility.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

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

SHLAA Ref No:

IPS173

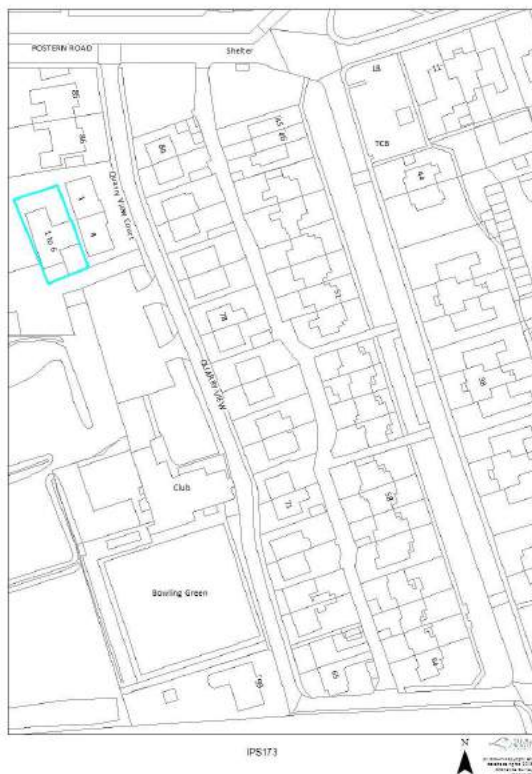
Site Area:

0.35

Site Address:

Norman Court (1-6) Quarry View, Newport

Site location



Site Description:

The site comprises of an existing residential block of 6 units with parking at the rear. The site slopes up away from the road and is bounded by fencing and natural growth.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site comprises of an existing residential block of 6 units

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, close to other housing and development and mature trees any impact on landscape character will be reduced.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, but there are a number immediately adjacent to the site.

Potential heritage impact:

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

Site access aspects:

The site can be accessed from Quarry View.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS173

Access to public transport:	The nearest bus stop is located along Forest Road to the south
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity
Access to services/ facilities:	Newport has a full range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known
Agricultural land class:	The classification is urban
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	Not applicable
Potential constraints to delivery:	There is one landowner. The site is currently in use and existing tenants will need to be considered.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	There are no compatibility issues envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is situated outside and immediately adjacent to the settlement boundary and is a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that whilst this site is a brownfield site and immediately adjacent to the settlement boundary, it is a small site that will not easily be able to be intensified and is therefore not considered suitable.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available for development and is for sale and being marketed.
Put forward for:	The site has been put forward for general and affordable housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not achievable given the existing level of residential development on the site.
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Indicative yield: 0 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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 Site could be considered for allocation if ticked

The site is considered: Currently not developable

 Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS174

SHLAA Ref No:

IPS174

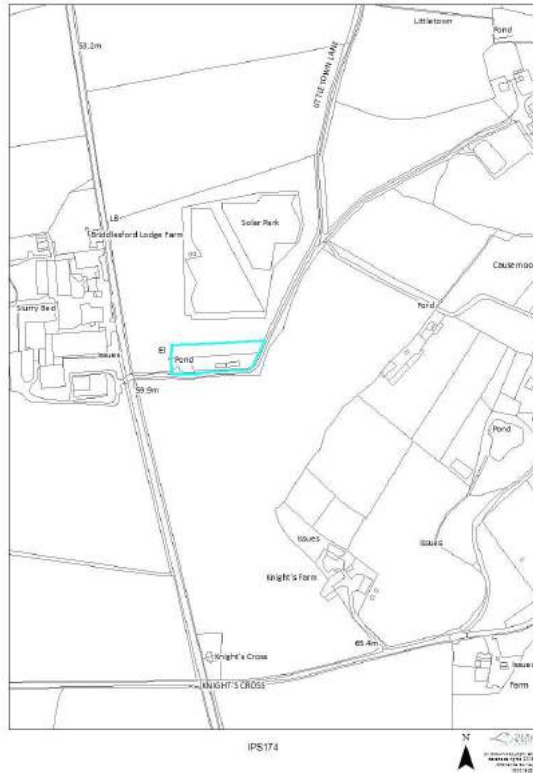
Site Area:

0.31

Site Address:

Site of former Briddlesford Farm Cottages, Littletown Lane, Wootton

Site location



Site Description:

The site is fairly level site and is a builders yard, store, workshop and stables. There are a number of wooden structures on site. The site is bounded by a mix of hedges and fencing with large double gates to Littletown Lane.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site has a mix of buildings in connection with the yard.

Potential landscape impact:

The site is not located in an AONB. It is outside any settlement boundary in the wider countryside. There is a farm to the west and a solar farm to the north. If development is considered appropriate in this location consideration should be given to the impact on the wider area and views into and out of the site.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse and is in a biodiversity enhancement area. There are a number of trees within the site boundaries and a pond to the west. Further biodiversity studies

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS174

may be required.

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

Site access aspects: The site has access onto Littletown Lane

Access to public transport: There are no bus stops in walking distance.

Access to pedestrian/ cycle: There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.

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

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

Air quality sensitivities: Agricultural land class:

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

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS175

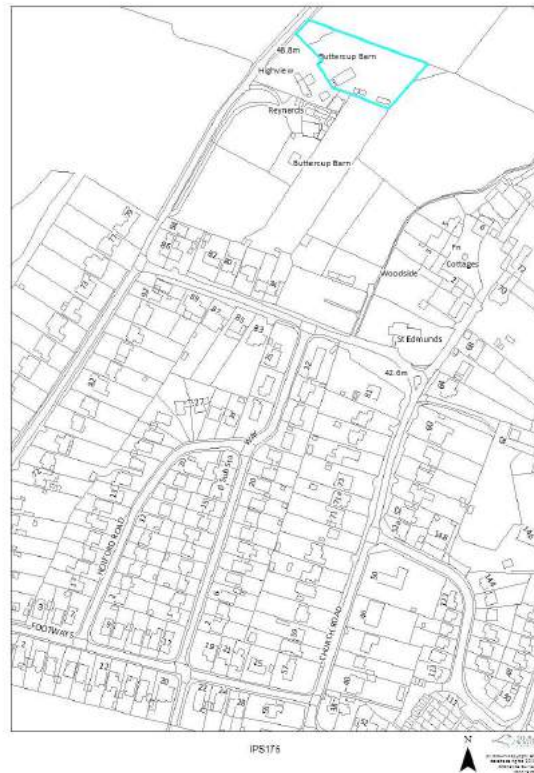
Site Area:

0.31

Site Address:

Farm Lane Cottage (Buttercup Barn), Farm Lane, off Palmers Road, Wootton Bridge

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and beyond the built up area. The site is however located close to other submitted sites.

It is brownfield/greenfield:

The site contains a holiday cottage, static caravan and dwelling and is located within its own larger gardens.

Potential landscape impact:

The site is not located in an AONB. The land is generally level and located close to other properties. The site has a semi-rural feel having lots of trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS175

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed 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.
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:	There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Wootton has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	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.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
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.
Is there a loss to employment?:	No, but potentially some tourism 'beds'
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. It is not clear whether there would be rights of access issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	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)
Overarching policy context:	The site is located outside and not immediately adjacent to the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is located outside and not immediately adjacent to the settlement boundary. Consequently there is concern over the location of the site. It is considered too far from the boundary along a private/unmade road.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years.
Put forward for:	The site has been put forward for affordable housing only
Conversion?:	Possibly
Rural exception?:	Yes

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS175

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The panel agreed with the steering group's conclusions and provided the following comments: •Access concerns. Potentially links with IPS312 and IPS014.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS176

Site Area:

2.1

Site Address:

Isle of Wight Pet Centre, Watergate Road Newport PO30 1XP

Site location



Site Description:

The site is the current location of the Isle of Wight Pet Centre and Veterinary Practise. The site incorporates various buildings and a field to the rear. The site is slightly sloping to the south and is bounded by trees, fencing and hedges.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north, in close proximity, approximately 35m away

It is brownfield/greenfield:

The site has a mixture of buildings relating to the business including wooden structures, brick built buildings and large green houses.

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders within the site. The site is bounded by some hedgerows with trees

	<input type="text" value="interspersed"/>
Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	<input type="text" value="Access is onto Watergate Lane, the current access has restricted visibility and is where the road is narrower"/>
Access to public transport:	<input type="text" value="The nearest bus stop is at some distance from the site."/>
Access to pedestrian/ cycle:	<input type="text" value="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/ facilities:	<input type="text" value="Newport has a full range of services and facilities."/>
Access to open spaces:	<input type="text" value="Newport has a range of public open space provisions"/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3 to the south and urban to the north"/>
Mineral resources?:	<input type="text" value="The east section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate."/>
Is there a loss to employment?:	<input type="text" value="The site is not allocated for employment but there would be a loss of employment if the site were to be redeveloped."/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site has some utilities but may require extensions to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is on the edge of the area where the context of the area is more rural."/>
Brief planning history:	<input type="text" value="Change of use of part of vacant building to veterinary surgery, Newport Nurseries, Watergate Road, Newport, conditional approval 04 February 2015 (TCP/32096/P/01484/14). Demolition of glasshouses, proposed veterinary surgery, horticultural storage building, parking and landscaping, Newport Nurseries, Watergate Road, Newport, pending decision (TCP/32096/A/P/00444/18)"/>
Overarching policy context:	<input type="text" value="The site is located outside but in close proximity to the settlement boundary and is a brownfield site"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. The site is beyond the settlement boundary and too far from services with poor access. There is further concern over landscape impact, topography and loss of employment."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="This would need to be determined"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS176

Panel comments:

Not all the SHLAA panel agreed with the steering group's conclusions. The following comments were made: Potential for limited number of aspirational homes given existing uses, buildings and traffic generation. Not suitable for SHLAA.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments but still raised concerns and concluded that the site is currently not developable for the purposes of SHLAA

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS178

SHLAA Ref No:

IPS178

Site Area:

0.7

Site Address:

Buildings and Land at Carpenters Farm, Carpenters Road, St Helens, Isle of Wight, PO33 1YL

Site location



Site Description:

The site is an area of traditional and modern farm buildings and associated land. The site is level and bounded to the west by trees and hedges to the north. The site sits within a valley with views to Brading and Brading Downs and Culver Downs.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

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

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

0.17ha is located in flood zones 2 and 3 (SFRA). This area has been removed from the assessment.

Discount

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

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is greenfield site, with stone and brick buildings and wooden and corrugated structures.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS178

Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the area is more rural and the land agricultural. The site sits within a valley with views to the surrounding countryside. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	0.02ha 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. There is a watercourse to the western boundary. There are no TPOs on the site but there are a number of trees to the western boundary. Further biodiversity studies are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed off the existing access onto Carpenters Road.
Access to public transport:	There is a bus stop close to the existing access. This is Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the east (B4) and others in the wider area. There is no dedicated cycle path and there are no pavements along the nearby road.
Access to services/ facilities:	St Helens has access to a number of services and facilities associated with it being a rural service centre.
Access to open spaces:	St Helens has a number of public open space provisions.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The majority of the of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area, albeit there is some limited residential development to the top north east and north west corners.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary and is located in the wider rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too divorced from the settlement boundary and is located in a rural area with rural context.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-4 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	This would need to be determined
Rural exception?:	No

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS178

Stage E - Assessment - Achievability

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS179

SHLAA Ref No:

IPS179

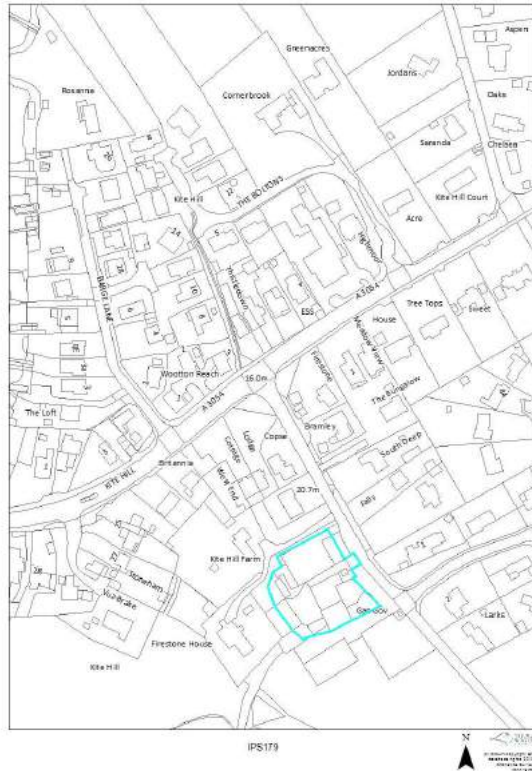
Site Area:

0.24

Site Address:

Land at Kite Hill Farm, Firestone Copse Road, Kite Hill PO33 4LE

Site location



Site Description:

Kite Hill Farm Barns is located within a former farm complex on Kite Hill. The site is a collection of buildings with access onto Firestone Copse Hill.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site is a greenfield site with a mix of traditional and newer barns, some of which are used for storage purposes.

Potential landscape impact:

The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. 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.
Potential heritage impact:	The site is not located in a conservation area but there is a listed building to the north. As the site 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. There is also a non designated heritage asset (a barn) which consideration must be given to its conservation including its setting. A sensitive conversion may be appropriate.
Site access aspects:	The site can be accessed from Firestone Copse Road
Access to public transport:	There is a bus stop within walking distance to the main road. This is Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde and runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes
Access to pedestrian/ cycle:	There are network of public rights of way adjacent to the area. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Whilst the site is outside the settlement area there are services close by in Wootton.
Access to open spaces:	There is limited public open space provision nearby but good links to the wider countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner. There are some covenants on the site that will need to be considered.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Proposed change of use and conversion of agricultural barns to one dwelling house and associated games room, barn, shed and garages, barns at Kite Hill Farm, Firestone Copse Road, Wootton, refused 28 November 2017 (TCP/33239/P/00843/17)
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	There steering group concluded that the site is suitable for some development and possible conversion. The site is on the edge of a built up area with a number of existing buildings on site.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is achievable. Final yield will be dependent on conversion and exact footprint of buildings and the non designated asset. Yield
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS179

could be between 1 -5 in years 1-5

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA Panel agreed with the steering groups comments. - The conclusions from the panel were that they agreed with the steering group conclusions but added that the possibly too small.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process further information suggested that the covenants are quite restrictive. Therefore it is considered that whilst the site may be suitable for some limited development it may not be achievable. Therefore the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS180a

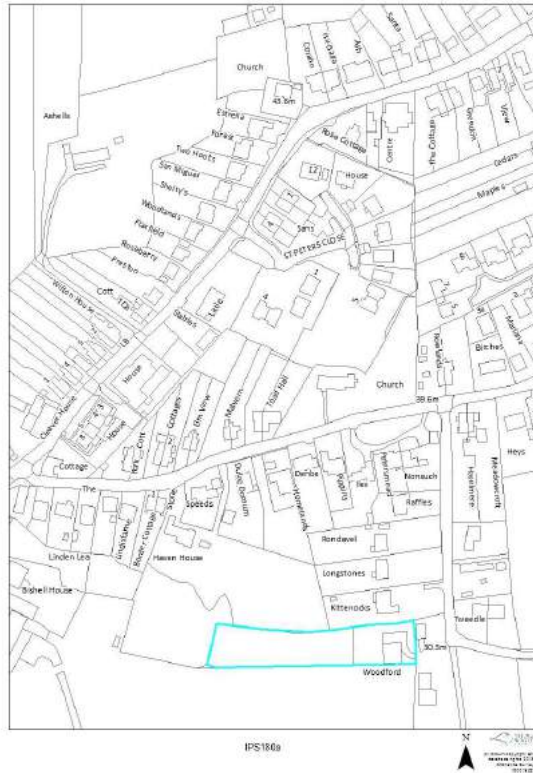
Site Area:

0.2

Site Address:

Land at Woodfords Dairy (1), Pondcast Lane, Havenstreet

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

There is a stable/barn type building on site

Potential landscape impact:

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

Potential biodiversity impact:

The 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

Potential heritage impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS180a

Site access aspects:	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.
Access to public transport:	Whilst there is a bus stop close by, Southern Vectis are no longer running this service.
Access to pedestrian/ cycle:	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/ facilities:	Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.
Access to open spaces:	There is a recreation ground to the east
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 4
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The road network to the site is very narrow and there are also concerns over shape of the site and achieving appropriate numbers.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development, but may be available in years 6-10
Put forward for:	The site has been put forward for non-housing development
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Concern over highways issues and exposed landscape from Rowlands Lane.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
The site is considered:	<input type="text" value="Currently not developable"/> <input type="checkbox"/> Site could be considered for allocation if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS180a

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS180b

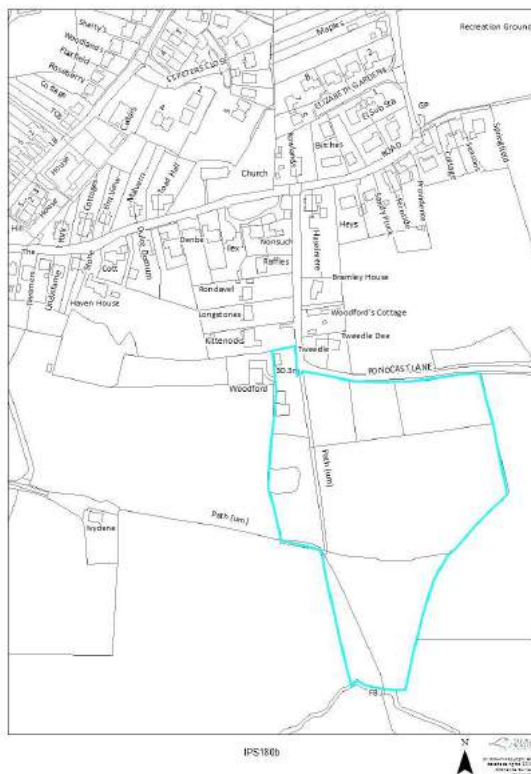
Site Area:

2.78

Site Address:

Land to south east of Pondcast Lane, Havenstreet

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

0.7ha of the site is located in a SINC and has been removed from the assessment.

Discount

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

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

There are a number of buildings relating to the grazing and horse use to the north east.

Potential landscape impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	0.7 ha is located in a SINC and has been removed. 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 along the boundary and a small copse of trees to the north. Further biodiversity studies are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access is onto Pondcast Lane which is narrow and development is likely to require highway improvements.
Access to public transport:	Whilst there is a bus stop close by, Southern Vectis are no longer running this service.
Access to pedestrian/ cycle:	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/ facilities:	Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.
Access to open spaces:	There is a recreation ground to the east
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3 to the south and Grade 4 to the north"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The road network to the site is very narrow and there are also concerns over landscape and visual impact to due to topography.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is not immediately available for development, but may be available in years 6-10"/>
Put forward for:	<input type="text" value="The site has been put forward for non-housing development"/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Wrong direction."/>
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

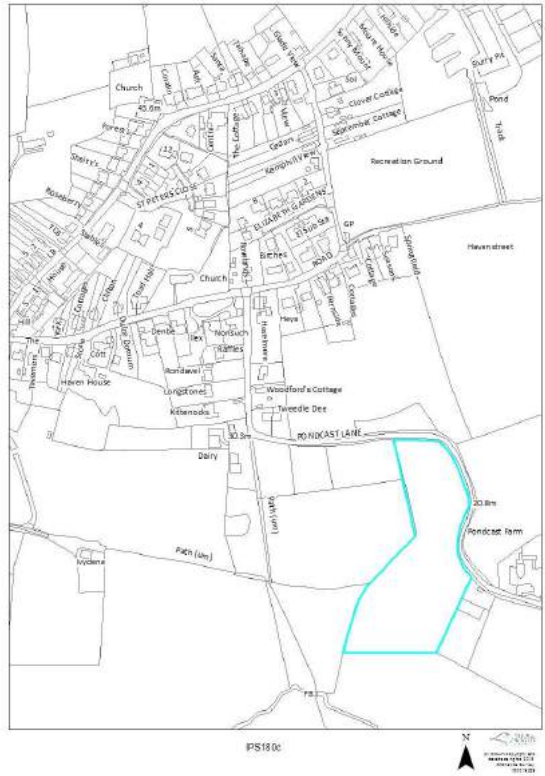
- Site is suitable for BFR if ticked

SHLAA Ref No: IPS180c

Site Area: 1.35

Site Address: Land to southeast at Pondcast Lane, Havenstreet

Site location



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

Stages A and B - Discounting

- Environmental designations A1: The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG Discount
- Environmental designations A2: The site is not located within any environmental designations including heritage coast, historic park or garden, open space. Discount
- Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural land. Discount

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside the settlement boundary and is located in the wider rural area.
- It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site
- Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary 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. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles
- Potential biodiversity impact: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. The south of the site is also in a biodiversity enhancement area. There are no tree preservation orders within the site but there are a number of larger trees along the boundary and within the field. Further biodiversity studies are likely to

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS180c

be required.

Potential heritage impact:	The site is not in a conservation area but there is a listed building to the east 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.
Site access aspects:	Access is onto Pondcast Lane which is narrow and development is likely to require highway improvements.
Access to public transport:	Whilst there is a bus stop close by, Southern Vectis are no longer running this service.
Access to pedestrian/ cycle:	There is a public right of way to the west (R10)& (R8) but no dedicated cycle ways and the immediate road does not have a pavement.
Access to services/ facilities:	Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.
Access to open spaces:	There is a recreation ground to the north of the site
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3 to the south and Grade 4 to the north
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The road network to the site is very narrow and there are also concerns over landscape and visual impact to due to topography.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development, but may be available in years 6-10
Put forward for:	The site has been put forward for non-housing development
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

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

Indicative yield:

0

 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Wrong direction.

Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS180c

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS181

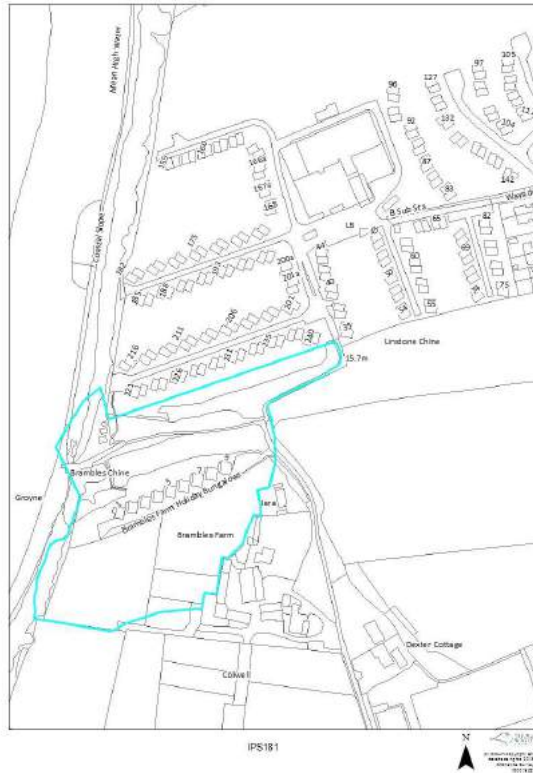
Site Area:

2.5

Site Address:

Brambles Farm, Brambles Lane, Freshwater

Site location



Site Description:

The site is currently used as a mix of holiday accommodation, agriculture and equestrian uses. The site includes a number of single storey holiday chalets and is bounded by post and wire fencing.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

The coastal edge is located in a SSSI

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

The coastal edge is located in FZ 2 and 3

Discount

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

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is a current tourism site with single storey holiday chalets.

Potential landscape impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS181

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, there is a large grouping of trees to the south west of the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed from Brambles Farm.
Access to public transport:	The nearest bus stop is along Colwell Road. This is Route 7 serving Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay running Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way going through the site east to west (F13) and (F10) to the east. There are no pavements to the nearby roads.
Access to services/ facilities:	The site is at some distance from the services and facilities within Freshwater.
Access to open spaces:	The site is at some distance from open space provisions within Freshwater but does have access to the open countryside and coast.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	Redevelopment may result in a loss of tourist accommodation
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is located in the wider rural area where there is no direct access to services and facilities
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is beyond the settlement boundary in the wider rural area and is too remote from services and facilities. There are further concerns over the impact on landscape character.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS181

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Access is poor, site is partially within SSSI.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

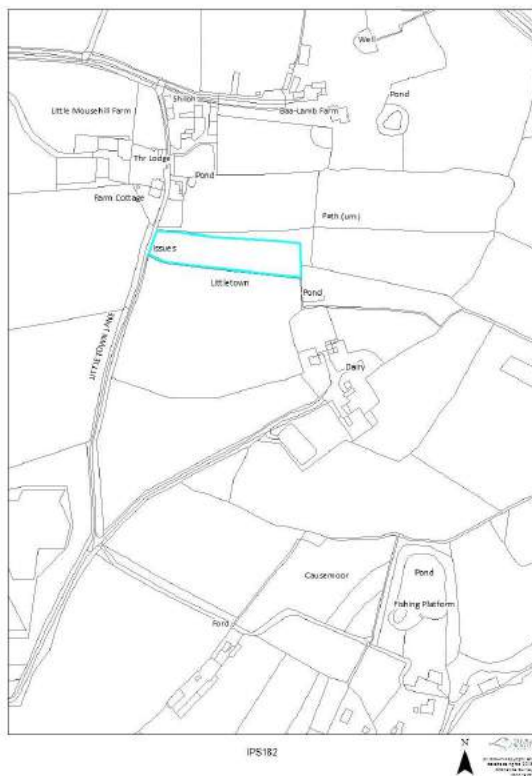
Site is suitable for BFR if ticked

SHLAA Ref No: IPS182

Site Area: 0.4

Site Address: Land at Littletown Lane, Wootton

Site location



Site Description: The site is a fairly flat meadow bounded by trees and hedges with a few prominent trees in the site. The site is accessed off of Littletown Lane.

Stages A and B - Discounting

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

Stage C - Assessment - Suitability

- | | |
|--------------------------------|---|
| Proximity to settlement: | The site is located outside the settlement boundary and is located in the wider rural area. |
| It is brownfield/greenfield: | The site is greenfield and there are no buildings or structures located on the site |
| Potential landscape impact: | The site is not located in an AONB. It is outside any settlement boundary in the wider countryside and away from other development. If development is considered appropriate in this location consideration should be given to the impact on the wider area and views into and out of the site. |
| Potential biodiversity impact: | The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse, there are no TPOs on the site but it is bounded by hedges and trees with a number of prominent trees on the site. Relevant surveys are likely to be required. |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS182

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed off Littletown Lane an unmade narrow lane.
Access to public transport:	There are no bus stops in walking distance.
Access to pedestrian/ cycle:	There is a public right of way to the north (N2), there are no dedicated cycle links close by.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is in a rural location, located beyond the settlement boundary and is too remote and isolated from services. Furthermore there are concerns over the poor access/road.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

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

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No: IPS186

Site Area: 1.2

Site Address: Land to the north east of Newport, off Fairlee Road.

Site location



Site Description: The site is an agricultural field bounded by hedges and trees and is set back slightly from the main road. The site is fairly flat and has some southern water structures on it.

Stages A and B - Discounting

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

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside the settlement boundary.
It is brownfield/greenfield:	The site is a greenfield site, with some southern water structures on it.
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	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.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS186

Potential heritage impact:	The site is not located in a conservation area. There is a Grade II listed building to the north 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.
Site access aspects:	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
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:	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/ facilities:	Newport has a full range of services and facilities but these are not likely to be in walking distance
Access to open spaces:	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.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in
Potential compatibility impacts:	The site is beyond the built up area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is outside the settlement boundary on the edge of the area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is a too far from Newport 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.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-5 years.
Put forward for:	The site has been put forward for general housing, mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore no achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with the steering group's conclusions making the following comments: Potential residential to south and some to the north. Possible site for Gypsy/travellers. The slip road is old Fairlee Road. Potential for 5-10 units.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments. They still have concerns as set out above and further raised concerns of the access and slip road. It was concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS187

Site Area:

1.83

Site Address:

Land to the east of Station Road and adjacent to Packsfield Lane, Wootton.

Site location



Site Description:

The site is a residential property fronting Station Road and an area of land to the rear. The site is a fairly level and the field is used for equestrian purposes. It has a hedge boundaries. The field can be accessed off Packsfield Lane.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The house is within the settlement boundary and the land just outside to the east.

It is brownfield/greenfield:

The site is a greenfield site. There is a house of the site and a shed/stable building.

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are 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.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	It is 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.
Access to public transport:	There is a bus stop within walking distance to the main road. This is Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde and runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes
Access to pedestrian/ cycle:	There 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/ facilities:	Wootton has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	There is limited public open space provision nearby but good links to the wider countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	There is a section of mineral safeguarding area to the south east corner. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent and part within the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	No recent planning history.
Overarching policy context:	The house is within the settlement boundary and the land just outside to the east.
Steering group's conclusion:	The steering group concluded that the site is 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. 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.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-5 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS187

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS188

Site Area:

0.7

Site Address:

Land off Carpenters Road, St Helens

Site location



Site Description:

The site is an agricultural field with a thick hedge around the boundary and to the main road. The site gently slopes with views over to Culver Downs.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are mature hedgerows to the boundaries of the site that may require further biodiversity studies.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS188

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	There is a narrow access onto the site adjacent to Glenwood. Upgrading or a new access would be required.
Access to public transport:	There is a bus stop close to the existing access. This is Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the south west (B56) and others in the wider area. There is no dedicated cycle path and there are no pavements along the nearby road.
Access to services/ facilities:	St Helens has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	St Helens has a number of public open space provisions.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	Extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	Whilst there is some sporadic development opposite the site is located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and is located in the wider rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too divorced from the settlement boundary and is located in a rural area with rural context and would be visually prominent.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

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

- Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS190

SHLAA Ref No: IPS190

Site Area: 2.69

Site Address: Land at Westwood, Brocks Copse Road, Wootton, IoW

Site location



Site Description: The site is a large brick built dwelling set in its own grounds. The site is bounded by a mix of hedges and trees. The site is fairly flat but does slope gently in places

Stages A and B - Discounting

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

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is on the eastern corner boundary.
It is brownfield/greenfield:	The site is greenfield and contains a large detached house sets in its own grounds. There are a number of other buildings located within the site.
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are 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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact: 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.

Site access aspects: The site is accessed from Brocks Copse Road that accesses onto Palmers Road.

Access to public transport: There are a number of bus stops along Palmers Road and along the SRN. The SRN is served by Route 9 serving Newport | Fairlee/Staplers | Wootton | Binstead | Ryde and runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to pedestrian/ cycle: There are network of public rights of way close to the area. There are no dedicated cycle paths in close proximity.

Access to services/ facilities: Wootton this a number of local facilities in line with it being classified as a rural service centre

Access to open spaces: There is limited public open space provision nearby, Wootton Recreation is to the east.

Air quality sensitivities: Agricultural land class:

Mineral resources?: The western section of the site is located in a mineral safeguarding area. This will need to be considered further should the site be considered appropriate

Is there a loss to employment?:

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

Infrastructure capacity aspects: The site benefits from some utilities, extensions would need to be factored in.

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

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the current settlement boundary

Steering group's conclusion: The steering group concluded that the site is 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.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability: The site is immediately available and is for sale and marketed with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within not more than 2 years.

Put forward for: The site has been put forward for general housing, holiday accommodation or older person's accommodation.

Conversion?: The property has the potential to be sub divided.

Rural exception?:

Stage E - Assessment - Achievability

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

Indicative yield:

 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS190

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS191

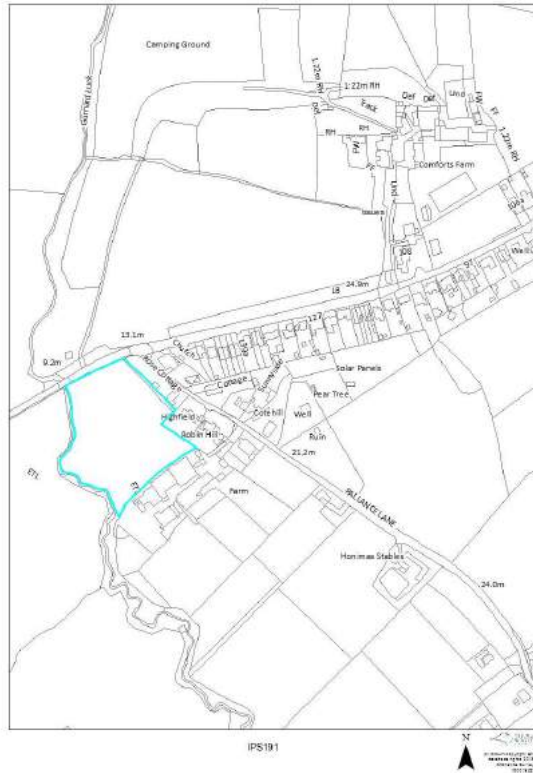
Site Area:

1.02

Site Address:

Land at Pallance Road, Cowes

Site location



Site Description:

The site is located just beyond the settlement boundary on the outskirts of the area. The site gently slopes from east to west and is vacant having recently been cleared. There is a stream to the west with trees, open road to the north, trees to the south and scrubby trees hedges to the east.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

0.2ha is located within FZ2 and 3 and has been removed from the assessment.

Discount

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

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north east, in close proximity, approximately 15m away.

It is brownfield/greenfield:

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

Potential landscape impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	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. It is likely that biodiversity studies may be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is an access to the main road.
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:	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/ facilities:	Northwood to the east has some services and facilities and Cowes has a good range further to the north.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. There are pylons across the site and these will need to be considered.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such connections to utility services will need to be factored in.
Potential compatibility impacts:	The site is outside the settlement boundary beyond the built up area
Brief planning history:	An application for Re-siting of access with associated hardstanding and landscaping, land adjacent to Rose Cottage, off, Pallance Road, Cowes, conditional approval 9 March 2018 (P/00042/18/TCP.33179/A)
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over the proximity to services, the lack of pavement/footpath and context and the impact on the character of the area.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-5 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS191

Panel comments:

The SHLAA panel agreed with the steering group's conclusions but made the following comments: Site has poor access. Sequentially preferable sites however, there are other houses close to the site therefore potentially a couple of houses.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments but still raised concerns about location and concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS193

Site Area:

7.7

Site Address:

Land between Court Road and Spinfish Lane, Freshwater (Land Area 2 on plan).

Site location



Site Description:

The site is part of a larger agricultural field located just outside the settlement boundary. The boundaries to the site are predominately hedges. The site also envelopes 2 houses that are located along Court Road to the west of the larger field. The site is undulating in places.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS193

Potential heritage impact:	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.
Site access aspects:	Access could be achieved along Court Road depending on the proximity to the junctions.
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:	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.
Access to services/ facilities:	Freshwater has access to a good range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known Agricultural land class: The classification is mostly urban with Grade 4 to the south east corner.
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is in close proximity to other residential properties but given the location of these and the size and shape of the field, extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary which is along part of the east boundaries. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is not suitable. Concerns were raised over the rural nature and the impact on the wider landscape area.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-10 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	No applicable
Rural exception?:	No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS193

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS194

Site Area:

3

Site Address:

Land between Spinfish Lane & Locksley Close/ Queens Road, Freshwater (Area 3 on plan).

Site location



Site Description:

The site is an agricultural field located just outside the settlement boundary. The boundaries to the site are predominately hedges. The site is set back from the road by a village green area. The site is fairly level but slightly rises to the north east.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north east, in close proximity, approximately 50m away.

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

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

Potential heritage impact:	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.
Site access aspects:	The site has access onto the road via a driveway/farm gate.
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:	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/ facilities:	Freshwater has access to a good range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 4 to the west with a section of urban to the east.
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is in close proximity to other residential properties but given the location extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside and not immediately adjacent to the current settlement boundary. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is not suitable. Concerns were raised over the rural nature of the site being set away from the settlement boundary resulting in a rural feel and setting. Concern was also raised over the impact on Middleton.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-5 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Rural exception?:

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

SHLAA Ref No:

IPS196

Site Area:

0.3

Site Address:

Land at Puckwell Farm, adjacent to Niton Primary School, Niton.

Site location



Site Description:

The site is a flat site that appears to be the extended garden/amenity land of a larger dwelling. The boundaries are a mix of post and wire fencing and there are some larger trees within the site. It's located immediately adjacent to the school.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is greenfield, there is a large open structure with roof on the site. The site also incorporates a large dwelling and detached garage.

Potential landscape impact:

The site is not located in the AONB but is immediately adjacent to it. The area is rural and starts to rise towards the AONB. Any development would need to consider the impact on the wider landscape.

Potential biodiversity impact:

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.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	<input type="text" value="Access can be achieved through the new housing development at Puckwell Farm that accesses onto the High Street."/>
Access to public transport:	<input type="text" value="There are bus stops within the village of Niton."/>
Access to pedestrian/ cycle:	<input type="text" value="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/ facilities:	<input type="text" value="Niton has a range of facilities in line with it being a RSC."/>
Access to open spaces:	<input type="text" value="There are some open space provisions within Niton and there is access to the wider countryside."/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged."/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the settlement boundary of Niton where there are a number of services in line with the area being a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable. The site is outside and immediately adjacent to the settlement boundary. There is potential for a small well designed scheme."/>

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="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"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS196

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process further discussions were held with Island Roads. Concerns were raised about the access and whether it is suitable for anymore development. As a result, the site may still be suitable but further work is required on the suitability of the junction. As a result the site is considered currently not developable. If the access is found to be acceptable then the site could be deliverable.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS201

Site Area:

0.7

Site Address:

Land at The Meadows, Priory Drive Seaview

Site location



Site Description:

The site is an area of amenity land and garden off Priory Drive. The boundary is a mix of hedges and some trees. The site is flat adjacent to the property but rises up towards the east.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Seaview/Nettlestone does not have a settlement boundary.

It is brownfield/greenfield:

The site is greenfield, there is a shed and residential property on the site.

Potential landscape impact:

The site is not located in an AONB. It is on the outskirts of the area where the land is becoming more rural/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 principle.

Potential biodiversity impact:

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.

Potential heritage impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS201

Site access aspects:	There is a current access to Priory Drive.
Access to public transport:	There is a bus stop in close proximity. This is along Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the south and east of the site. There is no dedicated cycle link and the immediate roads do not benefit from pavements.
Access to services/ facilities:	There are some services in Seaview but it is not a rural service centre
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. There is a sewer line to the roadside of the property.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	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 15 June 2012 (P/00473/12/TCP/10423/D). Demolition of garage; outline for 2 dwellings; formation of vehicular access; provision of parking for The Meadows (revised scheme)(revised plans)(readvertised application), 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).
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.
Steering group's conclusion:	The steering group concluded that the site is not suitable. It is on the edge of the area where it is more rural, the road is narrowing and the topography of the site would lead to development being prominent.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is for sale and being marketed.
Put forward for:	The site has been put forward for mixed development (housing led)
Conversion?:	This would need to be determined
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions in part making the following additional comments: Potential if site developed in conjunction with IPS308 but not suitable in isolation.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments but still raised concerns over access and topography and concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No: IPS203

Site Area: 2.09

Site Address: Land at Haylands Manor, Corbett Road, Ryde

Site location



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.

Stages A and B - Discounting

- | | | |
|--------------------------------------|---|-----------------------------------|
| Environmental designations A1: | The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|--|
| Proximity to settlement: | The site is part in and part outside the settlement boundary. The house is within and the amenity ground is adjacent and to the south west. |
| It is brownfield/greenfield: | The site is greenfield and comprises of a residential dwelling and associated buildings and its wider grounds. |
| Potential landscape impact: | The is not located in the AONB. 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. |
| Potential biodiversity impact: | 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 |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

radius of Briddlesford Copse. There is an area TPO to the western boundary and a series of individual TPO trees to the southern boundary.

Potential heritage impact: The site is not located in a conservation area. There is a listed building directly adjacent to the site. If development is considered appropriate any design and layout should consider the impact and setting on the listed building.

Site access aspects: 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.

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: There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity

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

Access to open spaces: There are a number of public open space facilities nearby.

Air quality sensitivities: Agricultural land class:

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

Is there a loss to employment?:

Potential constraints to delivery: There is one landowner, there may be rights of access covenants and/ or legal aspects with regards to the access in.

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

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

Brief planning history: No recent planning history.

Overarching policy context: The site is part in and part outside the settlement boundary

Steering group's conclusion: The steering group concluded that the site is not suitable. 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. The site is also heavily treed and may reduce the developable area.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

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

Conversion?: Unclear.

Rural exception?: No

Stage E - Assessment - Achievability

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

Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: There are concerns over access ownership and visibility at the

bottom of the site. Concerns over viability and cost of upgrading access. Could consider combining sites.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS204

Site Area:

0.19

Site Address:

12 Wyatts Lane, Northwood

Site location



Site Description:

The site is located to the rear of a residential dwelling and comprises of distinct pockets of extended residential garden. The site is level and bounded by a mix of trees and hedgerows and includes a large amount of high amenity trees within.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

A small section to the north of the site is located within the settlement boundary with the remainder being located immediately adjacent.

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. It is part in and part outside the settlement boundary on the outskirts of the area where the land is less built up and the houses have long back gardens. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. The site has a number of large amenity trees throughout the site and to the boundaries including one with a TPO

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

to the south west boundary that will need appropriate buffers if development is considered acceptable. There are also a number of hedges to the boundaries of the site. Appropriate surveys are likely to be required.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

with other sites. There may be limited potential for 2 units to the south east corner subject to trees and ecological constraints.

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: The site is too narrow, may not combine with neighbouring site easily.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site in isolation is currently not developable for the purposes of SHLAA. If the site were to come forward with adjacent sites then depending on various aspects the site may be deliverable/developable.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS205

Site Area:

0.19

Site Address:

Land rear of 37 Pallance Road, Northwood

Site location



Site Description:

The site is a small area and slopes gently from the east to the west and bounded by trees and vegetation to the south.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the east, in close proximity, approximately 50m away

It is brownfield/greenfield:

The site is greenfield and there are a number wooden structures on site

Potential landscape impact:

The site is not located in an AONB. The land gently slopes from east to the west of the site. There are residential properties to the north and east of the site but the site is on the edge of the settlement with a semi-rural feel having lots of trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be

	considered.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	It is not clear how the site can be accessed, it may require third party land or demolition of property.
Access to public transport:	The site is some distance from the nearest bus stop. This is along the main strategic road network and is Route 1 serving Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	There is a public right of way 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/ facilities:	Northwood has some facilities and Cowes further to the north has a range of services and facilities
Access to open spaces:	The site is adjacent to a village green/common land
Air quality sensitivities:	None known Agricultural land class: The classification is Grade urban
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Access is unclear and consequently could be a constraint.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site appears to be an extended garden to the rear of the house and adjacent to other undeveloped gardens. Whilst no compatibility issues are envisaged, the site has a number of trees within that may reduce the development potential.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable in isolation. There is no clear access to the site. Furthermore, there is concern over the extent of tree coverage and ecological aspects that may reduce any developable area leading to a disjointed layout. If the site was to come forward with IPS204 and IPS317, then the site subject to any constraints may be suitable for some limited development.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable in isolation and therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: The site is heavily wooded and too small. Question/concern whether suitable with land assembly

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site in isolation is currently not developable for the purposes of SHLAA. If the site were to come forward with adjacent sites then depending on various aspects may be deliverable/developable.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS206

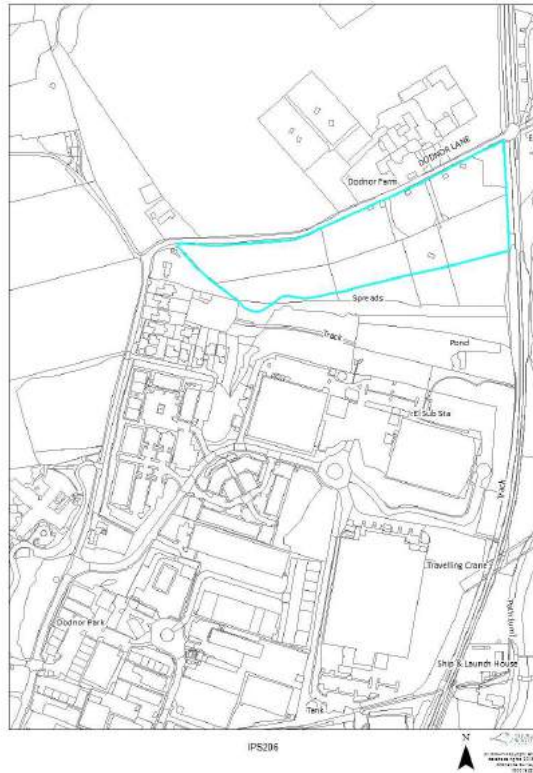
Site Area:

2.9

Site Address:

Land south of Dodnor Farm, Dodnor Lane, Newport

Site location



Site Description:

The site is a series of fields and paddocks that are used for horses. The site slopes gently towards the River Medina and to the south west. There is a hedgerow boundary to the roadside and hedges separating the areas. There are a few trees within the site and interspersed in the hedgerows.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.
The south west corner of the site is immediately adjacent to a RAMSAR, SPA and SSSI.

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

There is a very small section to the south west corner of the site that is located within FZ 2 and 3

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the west approximately 50m away.

It is brownfield/greenfield:

The site is greenfield with stabling located on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. There are views across Newport. If development is considered appropriate, the impact on the wider

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS206

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

Potential biodiversity impact: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of trees individual and groupings that need to be considered. 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. Further biodiversity studies are likely to be required. The whole site is located within a biodiversity enhancement area.

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

Site access aspects: The site 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 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: The main Cowes to Newport cycle and public right of way is located to the east.

Access to services/ facilities: Newport has access to a full range of services and facilities. There is an employment area of the south.

Access to open spaces: The wider area has access to public open space provisions.

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

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

Is there a loss to employment?: No

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

Infrastructure capacity aspects: The site opposite has some utilities but extensions would need to be factored in.

Potential compatibility impacts: The site is located on the outskirts of the area where the area is more agricultural.

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside and not immediately adjacent to the current settlement boundary.

Steering group's conclusion: The steering group concluded the site is not suitable. They had concerns over the location, concluding the site is too far out for further residential development and becoming rural in character. Further concerns were raised over access issues and proximity to protected areas.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

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

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Ref No:

IPS207

Site Area:

0.9

Site Address:

Land on south west side of West Lane, Brading.

Site location



Site Description:

The site is a level field used for grazing horses on the edge of Brading. It is bounded to the access lane by hedges and has wire fence to the other boundaries.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There is a hedgerow to Doctors Lane that may need biodiversity studies.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS207

Potential heritage impact:	The site is not located in a conservation area but is close to a listed building. 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.
Site access aspects:	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.
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 Godshell Shanklin Sandown Brading Tesco Ryde. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minute.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Brading has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues. It is likely that to achieve access the lane would need to be widened which may require third party land.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Brading which is a RSC. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area.
Steering group's conclusion:	The steering group concluded that the site is 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 that is unlikely to be appropriate and not all land required is in the land holding.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available but will be within the next 5 years with a reasonable prospect of development taking place within 5 years.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Put forward for:

Conversion?:

Rural exception?:

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

SHLAA Ref No:

IPS208

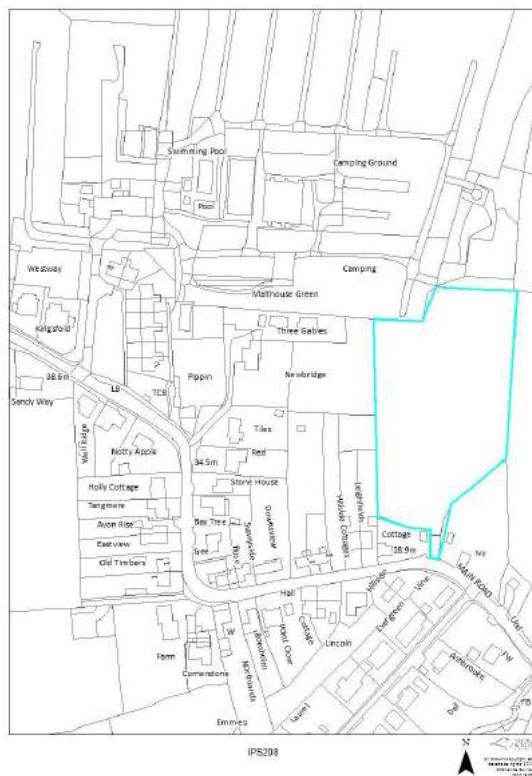
Site Area:

0.88

Site Address:

Land to south & west of Lower Calbourne Mill, Newbridge

Site location



Site Description:

The site is a greenfield site on the edge of Newbridge. The site is bounded by a mix of hedges and trees as well as residential boundaries. The site is undulating but falls away to the east.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Newbridge does not have a settlement boundary.

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. It is in the wider rural area where the land is more rural and agricultural. The site is undulating and falls to the east.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of larger trees that need to be considered.

Potential heritage impact:

The site is not in a conservation area but 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

Site access aspects:

The site can be accessed from the road but is on a bend and hill. The access is narrow

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS208

	between two houses.
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:	There is a public right of way to the east of the site. There is no cycle link.
Access to services/ facilities:	Newbridge has very limited services. The near by campsite does have a shop.
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is adjacent to other properties which appear to benefit from connections to utility services but extensions will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable for development. 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. The site is also elevated and there are concerns over landscape impact

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

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

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
The site is considered:	<input type="text" value="Currently not developable"/> <input type="checkbox"/> Site could be considered for allocation if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS208

Site is suitable for BFR if ticked

SHLAA Ref No: IPS209

Site Area: 0.64

Site Address: Stockbridge Nuttery, Land off Slay Lane, Whitwell, PO38 2QF

Site location



Site Description: The site is a grassed/grazing area to the edge of Whitwell. The southern part of the site appears to be part of a domestic garden. The site slopes to the north and watercourse and the boundary to the east and Slay Lane is a high bank interspersed with trees. To the PROW the boundaries are post and wire.

Stages A and B - Discounting

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

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside the settlement boundary and is located in the wider rural area. It is on the edge of Whitwell village and has development to the south east.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary in the wider rural area and is more rural and agricultural in context and feel. The site slopes down to the north and watercourse. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS209

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.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is currently accessed off Slay Lane which is a narrow bridleway and track. This exits onto Bannock Road.
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:	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/ facilities:	Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC)
Access to open spaces:	There are only small areas of recreation/open space within Whitwell
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. There is a mains sewer line to the western edge of the site.
Infrastructure capacity aspects:	The site is close to other properties, it is likely that extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is located on the outskirts of the area where the area is more rural and agricultural.
Brief planning history:	No recent planning history.
Overarching policy context:	Whitwell does not currently have a settlement boundary but does have some services and is located close to Niton a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site has no direct access to the nearby road and is located down a bridleway. 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.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1.5 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

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

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No: IPS210

Site Area: 6.8

Site Address: Land at St Helens, St Helens

Site location



Site Description: The site comprise of two agricultural fields on the outskirts of St Helens. The fields are bounded by hedges interspersed with trees. The site is fairly level with a prominent tree in the centre of the field towards the western boundary.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the south east, approximately 70m away.

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. In particular there is a prominent tree in the centre of the field towards

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

the western boundary. There is a watercourse that runs along the south east boundary then crosses the site to the footpath. Further biodiversity studies may be required.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS211

Site Area:

21.36

Site Address:

Land south of Attrills Lane, St Helens

Site location



Site Description:

The fairly flat site comprises of two sections the eastern half an agricultural field and the western half part of a solar farm. The site is bounded by hedges interspersed with trees.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is currently agricultural with no buildings. The west half of the site has a number of solar panels across it.

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings within the boundaries that need to be considered.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS211

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	There is access from Attrills Lane to the north boundary.
Access to public transport:	There is a bus stop in close proximity. This is 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:	R77 public right of way dissects the site in half and runs across from north to south and is located just to the east of the solar panels. There is no dedicated cycle path and there are no pavements along the nearby road.
Access to services/ facilities:	St Helens has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	West Green recreational area is located to the south east.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area. Part of the site to the west has a number of solar panels across it.
Brief planning history:	Proposed installation of photovoltaic park with associated infrastructure and fencing (revised plans relating to landscaping along eastern boundary)(readvertised application), conditional approval 22 January 2013 (TCP/19736/E-P/01485/12). An application for lawful development certificate for continued use of chalet as residential unit. Conditional approval 02 September 2015 (LDC/19736/J/P/00925/15)
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too far removed, too isolated and is very rural in context. Furthermore the site has panoramic view to and from the site and there is concern over the visual impact that residential development would have.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS211

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS214

Site Area:

0.46

Site Address:

Marchwood, Lushington Hill, Wootton

Site location



Site Description:

The site is a large extended rear garden of a large detached house with annex on the road frontage of Lushington Road. The site is fairly level and is bounded by hedges interspersed with trees.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the east, in close proximity, approximately 145m away.

It is brownfield/greenfield:

In addition to the house with annexe, there is a summer chalet, and large sheds along the western boundary.

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. 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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: Potential heritage impact: Site access aspects: Access to public transport: Access to pedestrian/ cycle: Access to services/ facilities: Access to open spaces: Air quality sensitivities: Agricultural land class: Mineral resources?: Is there a loss to employment?: Potential constraints to delivery: Infrastructure capacity aspects: Potential compatibility impacts: Brief planning history: Overarching policy context: Steering group's conclusion: Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability: Put forward for: Conversion?: Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions: Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS214

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS216

SHLAA Ref No:

IPS216

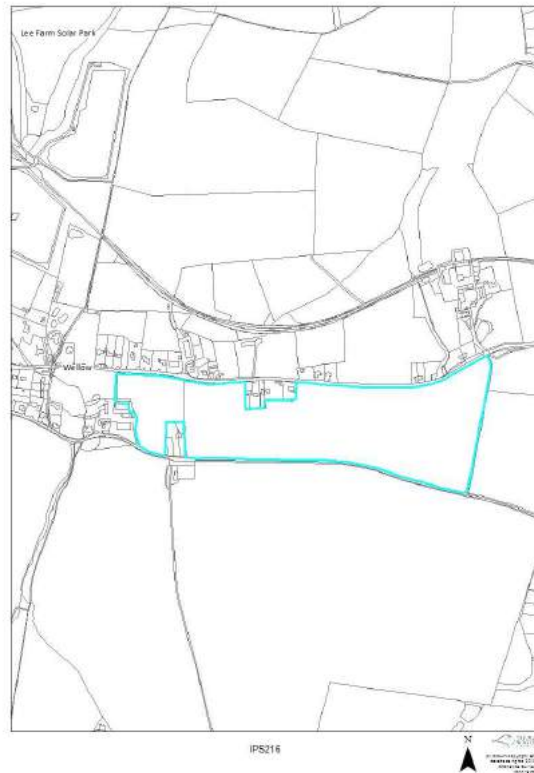
Site Area:

14.4

Site Address:

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

Site location



Site Description:

The site is located in Wellow. The site is large, fairly flat and rises gently from the west to the south. It is bounded to the west by young trees and earth banks to the north and south. There are also some residential boundaries.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Wellow does not have a settlement boundary

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

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

Potential heritage impact:

The site is not located in a conservation area. There is a listed building opposite.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

	<input type="text" value="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."/>
Site access aspects:	<input type="text" value="The site can be access from Wellow Top road or Main Road"/>
Access to public transport:	<input type="text" value="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:	<input type="text" value="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/ facilities:	<input type="text" value="Wellow does not have many services, although the café does sell some limited produce."/>
Access to open spaces:	<input type="text" value="Millennium Field recreation area is located to the west."/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is more one landowner but there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is not adjacent to the settlement boundary as such extensions to existing utility services will need to be factored in. There is no main drainage in the area and this will need to be considered."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural."/>
Brief planning history:	<input type="text" value="No apparent planning history."/>
Overarching policy context:	<input type="text" value="Wellow does not have a settlement boundary."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable, whilst some development in Wellow may be suitable, it is considered that this site is too far out and away from the 'centre' and therefore not suitable for development. As the site is more open to the wider rural area, there are concerns about the landscape visual impact."/>

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1-2 years"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing"/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS216

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Access problems, too big and rural but possibility for infill (3-4 units).

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

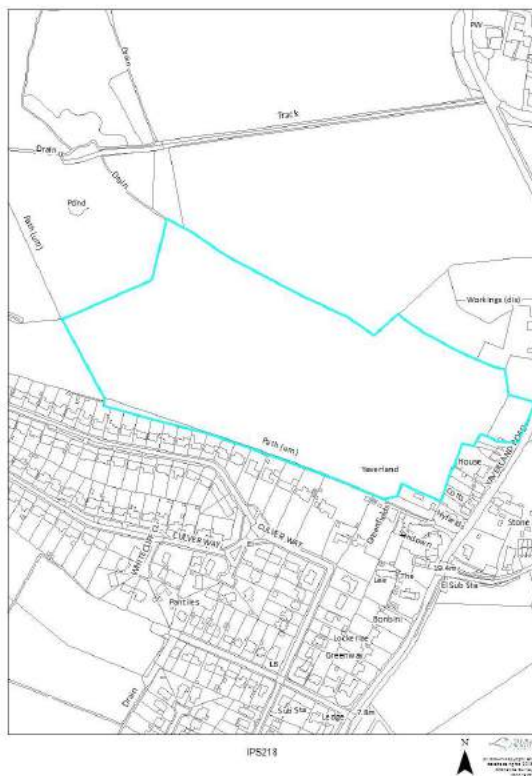
- Site is suitable for BFR if ticked

SHLAA Ref No: IPS218

Site Area: 8.26

Site Address: Land to north of Culver Way and accessed from Yaverland Road, Sandown

Site location



Site Description: The site is an agricultural field, bounded to the south by a fence to the east and north by hedges and trees and hedges to the west. It is sloping from east to west and slightly sloping from south to north.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>1.4 ha of the site is located in FZ 2 and 3 and has been discounted from the site.</p> <p>The remainder of the site (6.86ha) is located in FZ1 and is not class 1 or 2 agricultural land</p>	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside the settlement boundary and is located in the wider rural area.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The eastern section of the site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS218

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is no current access to the site but access could be achieved through the boundary onto Yaverland Road. This would require some hedgerow removal.
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:	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/ facilities:	The site is outside of Sandown where there is access to a number of facilities and services.
Access to open spaces:	Yaverland Meadow is opposite the site and the site has access to the open countryside via the public rights of way.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The top north west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area.
Steering group's conclusion:	The steering group concluded the site is not suitable as it is too far from existing services. Furthermore, 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.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: No pavement and people would walk in the road.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS219

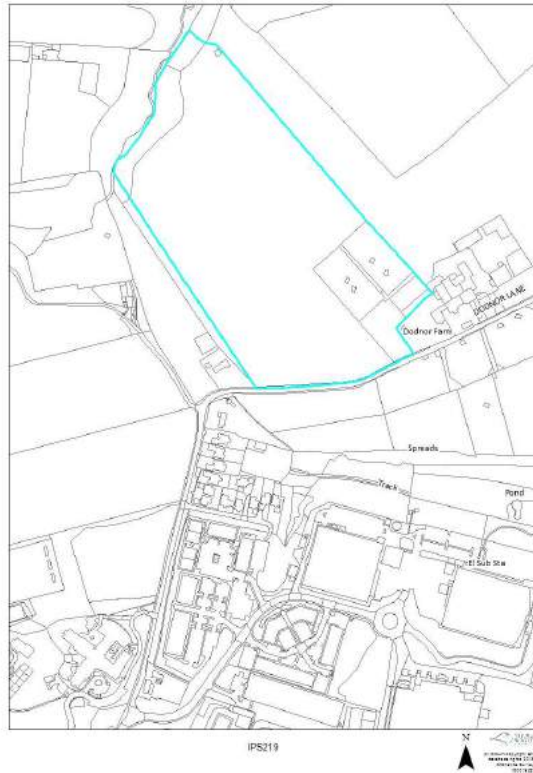
Site Area:

7.49

Site Address:

Land adjacent to Dodnor Farm, Dodnor Lane, Newport

Site location



Site Description:

The site is a large field bounded by mature hedgerows to all side. The site slopes to north.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the west approximately 80m away.

It is brownfield/greenfield:

The site is greenfield with some farm buildings and structures located on the site.

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The northern boundary is located adjacent to a SIN. The site has a number of farm style buildings and may require further biodiversity studies. The whole site is in a biodiversity enhancement area.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS219

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has access onto 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 public transport:	The site is not close to nearby bus stops but these are located within the nearby employment area.
Access to pedestrian/ cycle:	The main Cowes to Newport cycle and public right of way is located to the east.
Access to services/ facilities:	Newport has access to a full range of services and facilities. There is an employment area of the south.
Access to open spaces:	The wider area has access to public open space provisions.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 3 <input type="text"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No <input type="text"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The adjacent site has some utilities but extensions would need to be factored in.
Potential compatibility impacts:	The site is located on the outskirts of the area where the area is more agricultural.
Brief planning history:	Various approvals in relation business uses.
Overarching policy context:	The site is located outside and not immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded the site is not suitable. They had concerns over the location, concluding the site is too far out for further residential development and becoming rural in character. Further concerns were raised over access issues.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No <input type="text"/>
Rural exception?:	No <input type="text"/>

Stage E - Assessment - Achievability

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

 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS221

SHLAA Ref No:

IPS221

Site Area:

Site Address:

Land to rear of Place Farm, Chale Street, Chale

Site location

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.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Chale does not have a settlement boundary. There are a few houses to the south west of the site.

It is brownfield/greenfield:

The site is currently agricultural with no buildings or structures.

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site
Potential heritage impact:	The site is not located in a conservation area. There is a single listed building to the west of the site. Should the site be acceptable, consideration will need to be given to the setting of the listed building and any special character features.
Site access aspects:	It is not clear how the site can be directly accessed. Following a site visit it may be achievable from Upper Place Farmhouse
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 6 -Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor. The service runs Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	There are network of public rights of way within the area but no dedicated cycle paths in close proximity
Access to services/ facilities:	There are no facilities in close proximity. Chale does benefit from a garage and a pub.
Access to open spaces:	There is limited public open space provision near by
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<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 not adjacent to the settlement boundary there are a few other properties to the south west but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	Whilst there are a few semi-detached houses to the south west and sporadic development to the north, the site is beyond the built up area and located in the wider rural area.
Brief planning history:	<input type="text" value="No apparent planning history."/>
Overarching policy context:	Chale does not have a settlement boundary. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over the location and it's not considered appropriate for increased growth. Furthermore, the site is land locked and too narrow given the prevailing pattern of development. It is also considered that the gap is important to the rural setting.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS223

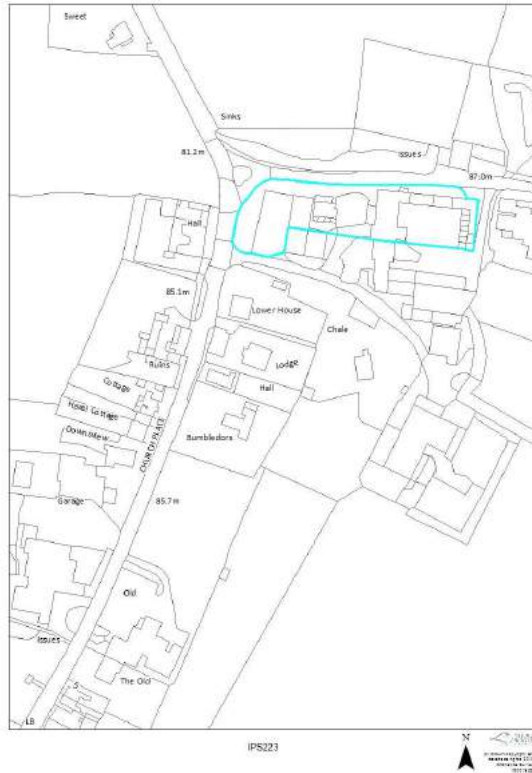
Site Area:

0.3

Site Address:

Land at Upper House Lane, Chale

Site location



Site Description:

The site contains a number of farm buildings that are still utilised for farming practices. The site is flat and directly accessed from Upper House Road. There are no definitive boundary treatments to the site.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site contains a number of farm buildings that are still utilised for farming practices. It is unclear as to the use of some of the other buildings.

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are several old stone barns and other buildings and appropriate bat and ecological surveys are likely to be required.
Potential heritage impact:	The site is not is 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 spilt the barn.
Site access aspects:	The site can be accessed through Chale Farm or directly onto Upper House Lane.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 6 -Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor. The service runs Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	There are network of public rights of way within the area but no dedicated cycle paths in close proximity
Access to services/ facilities:	Chale does benefit from a garage, pub, scout hall and parking.
Access to open spaces:	There is limited public open space provision near by
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	<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 other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, whilst there are no compatibility issues envisaged the site is away from services and is within or including listed buildings.
Brief planning history:	No recent planning history.
Overarching policy context:	Chale does not have a settlement boundary. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas.
Steering group's conclusion:	The steering group concluded that the site is not suitable . There are concerns over the 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.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Yes in relation to the stone barns.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS223

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with some of the steering group's conclusions making the following comments: Historically designed scheme for 4 houses but issues with split ownership of barn, trees and constraints. Developable area is very small, could be windfall.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS224

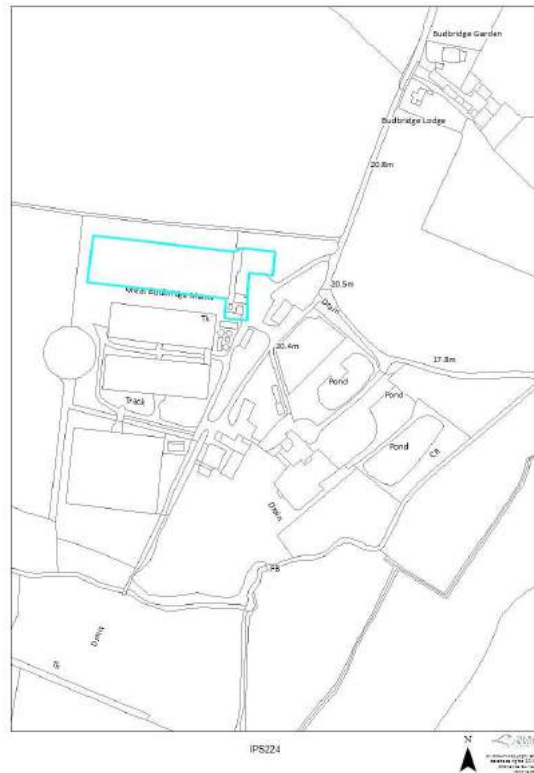
Site Area:

0.48

Site Address:

Budbridge nursery Budbridge Lane Merstone

Site location



Site Description:

The site is part of a larger site that is a former plant nursery. The larger site has a number of large glass houses as well as a number of other buildings which contain equipment including boilers and pumping units and pipes.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

A large redundant commercial glasshouse, warehouses and boiler houses.

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation but is within a biodiversity enhancement area. The site is covered by an area TPO, although there are no trees within the area that has been submitted. The wider site has hedge and tree

	boundaries. Appropriate surveys may be required.
Potential heritage impact:	The site is not located in a conservation area. The site is close to Great Budbridge Manor a Grade II listed building. As the site affects or is near to a listed building, any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site has access to the surrounding road network and whilst single lane, with some unmade sections to the site, the site has previously had commercial traffic when used as a commercial plant nursery.
Access to public transport:	There are no near bus stops to the site.
Access to pedestrian/ cycle:	There is a public right of way/bridleway through the wider site which is connected to the cycle way from Godshill to Newport.
Access to services/ facilities:	The site is not well related to services facilities
Access to open spaces:	There are no public open space facilities close by but the site has good access to the countryside via the network of public rights of way.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No loss of employment, the nursery is redundant."/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues. The site has a number of glass building that will need to be removed. Some contamination investigations may be required."/>
Infrastructure capacity aspects:	<input type="text" value="The site has some utilities but may require extensions to be factored in. It is not on gas mains."/>
Potential compatibility impacts:	<input type="text" value="The site is located in the wider rural area where there is no direct access to services and facilities."/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary and in the wider rural area"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. The site is too remote and isolated from services and facilities. There is further concern that the road network to site is narrow."/>

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing"/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS224

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS227

Site Area:

7.59

Site Address:

Land to the south and west of Rew Valley Sports Centre, Rew Lane, Ventnor

Site location



Site Description:

The site is a large agricultural field with a hedge adjacent to Rew Street (North boundary), hedges and trees to the east, large trees to the south and a mix of hedges and trees to the west. There are a large grouping of trees to the south west part of the site close to the boundary. The site generally slopes from the south to the north.

Stages A and B - Discounting

Environmental designations A1:

The south boundary is within an ancient woodland and SINC buffer.

Discount

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

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, historic environment and biodiversity. In addition, design, scale,

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.

Potential biodiversity impact: The south boundary is within an ancient woodland and SINC buffer. 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.

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

Site access aspects: 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.

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: 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/ facilities: Ventnor has a number of services and facilities.

Access to open spaces: There are a number of public open space facilities nearby.

Air quality sensitivities: Agricultural land class:

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

Is there a loss to employment?:

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

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

Potential compatibility impacts: The Rew Valley Sports Centre is to the north, there is a school close by and there is residential to the east

Brief planning history: No apparent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the current settlement boundary

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is steeply sloping in places and there are concerns over the visual impacts from and within the AONB. There are also concerns over the narrow access to the site.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

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

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with all the steering group's conclusions making the following comments: If an access could be gained in Crescent Close, could be suitable for an extension to the estate, through existing garage block providing some affordable housing.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments but still raised concerns and concluded that the site is currently not developable for the purposes of SHLAA. If access can be achieved and any landscape impact is acceptable, then some limited development may be acceptable to the east.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS230

Site Area:

3.58

Site Address:

Land east of Gunville Road

Site location



Site Description:

The site is an irregular shape located to east of Gunville Road and is open fields/scrub with trees on the northern, eastern and southern boundaries. A small section towards Gunville road has residential properties to the south boundary. The site is slightly sloping from north to south.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

There is a small portion to the western extent of the site that is within the settlement boundary and the eastern portion of the site is outside but immediately adjacent to it.

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. It is on the edge of the area with the eastern extent set in a gap. If development is considered appropriate, the impact on nearby houses, 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: Over half the site is within a SINC and that part of the site has been removed, however, given the proximity any development will need to consider wider biodiversity impacts. There is a watercourse 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.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeological comments have noted that, the site 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.

Site access aspects: 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 to public transport: There are bus stops along Gunville Road within walking distance.

Access to pedestrian/ cycle: 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/ facilities: Gunville has access to a number of facilities and services and Newport town centre is accessible by bus

Access to open spaces: The open space audit indicated playing fields to the east, these those are connected to the school

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

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

Is there a loss to employment?: No

Potential constraints to delivery: It is unclear as to the number of landowners.

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

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

Brief planning history: No recent planning history.

Overarching policy context: The site is outside but immediately adjacent to the settlement boundary of Gunville which has access to some services and facilities.

Steering group's conclusion: The steering group concluded that the site is not suitable. Whilst the site is outside but immediately adjacent to the settlement boundary over half of the site is located within a SINC. Part of the site is also in FZ2 and 3 this includes the access to the site. There are also concerns as to how access can be achieved given the location of the watercourse and the PROW. The remaining area of land would in itself potentially result in an awkward layout. There may be some limited opportunities if linked with other sites to the south.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

Put forward for: This would need to be clarified.

Conversion?: No

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS230

Rural exception?: No

Stage E - Assessment - Achievability

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS239

Site Area:

11.29

Site Address:

Land south and west of Godshill, off Whitwell Road, Godshill

Site location



Site Description:

The site is a large gently undulating agricultural field on the edges of Godshill. The site is bounded by hedgerows. There are views towards Godshill Church and village and over the countryside to the west.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The north east corner of the site is located within the Godshill 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 also a number of listed buildings in close proximity, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The access point is off the main road, Whitwell road to the north east.
Access to public transport:	There is a bus stop close by that is served by Routes 2 and 3, Newport to Ryde. These services run Monday to Sundays every 30 minutes.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village and there is a dedicated cycle link that connects Newport to Sandown to the east of the village.
Access to services/ facilities:	Godshill has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	There are some public open space facilities nearby and the site has good access to the wider countryside
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	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 on the edge of the are with development to the north and east and forms parts of the wider setting to Godshill.
Brief planning history:	Proposed development of 2x houses, 2 x single storey car ports, formation of vehicular access, parking, landscaping, land off Church Hill, Godshill, Ventnor, conditional approval 08 May 2018 (TCP/12131/B/P/00690/17)
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary. Godshill Parish SPD (2015) in relation to housing sets out the need to demonstrate local need and/ or contribute to delivering wider community aspirations and preference for sites at Deacons Nursery, Scotland Farm, Minsley area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is important to the setting of the church and conservation area. Furthermore, there are concern over diluting the rural character or the area in that location.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with the steering group's conclusions making the following comments: Key worker houses in Godshill with development of Tresslewood may be required. Possible to achieve a layout without having to impact on views of the church. Enhance view by framing with public open space. Smaller area abutting settlement with area of public open space could be suitable.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments but still had concerns. The conservation officer also visited the site and raised additional concerns over the potential impacts. It was concluded that the site is currently not developable for the purposes of SHLAA

The site is considered:

Site could be considered for allocation if ticked

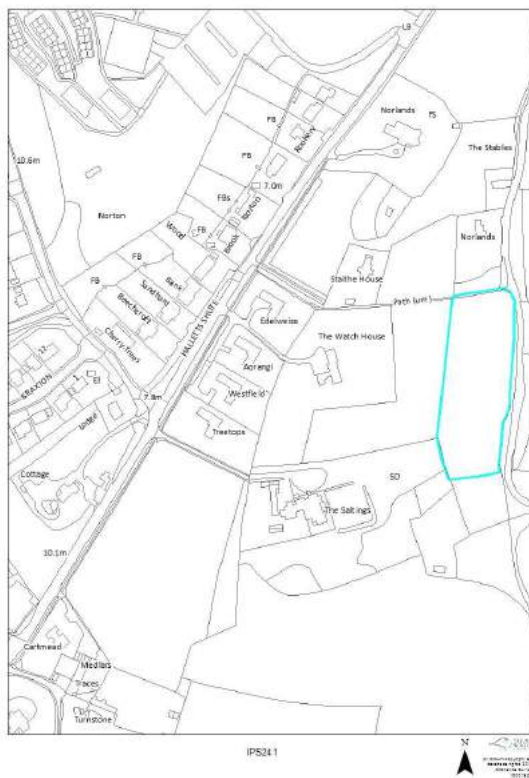
Site is suitable for BFR if ticked

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description: The site is a field bounded by a hedgerow to the east and north, trees and hedges to the south and a open post and wire fence to the west. The site slopes up east to west and varies in gradient with a stream/ditch/pond to the south east of the site.

Stages A and B - Discounting

Environmental designations A1:	<p>The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.</p> <p>The 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.</p>	<input type="checkbox"/> Discount
Environmental designations A2:	<p>The site is not located within any environmental designations including heritage coast, historic park or garden, open space.</p>	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>0.25ha is located in FZ2 and 3 along the eastern boundary</p> <p>The remainder of the site (0.41) is located in FZ1 and is not class 1 or 2 agricultural land.</p>	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside the settlement boundary and is located in the wider rural area.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site.
Potential landscape impact:	The site is not located in an AONB but is immediately adjacent to it. It is outside the settlement boundary in the wider rural area where the land is rural and more

	agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation but is within a biodiversity enhancement area. The entire site is part of a wider area TPO - TPO/1951/1, although there are no trees within the field itself. Given the proximity to the designations on the east and south boundary, ecological surveys are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has no current vehicular access to the site. This would need to be resolved and may require third party land.
Access to public transport:	The nearest bus stop is located on the main road beyond Gas Works Lane. Route 7 serves Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	The site has a public right of way to the north and south (F2 & F1), there are cycle links in the wider area but the roads have no pavements.
Access to services/ facilities:	Near by Yarmouth has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	There are no public open space facilities close by but the site has good access to the coast and countryside.
Air quality sensitivities:	<input type="text" value="None"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is not adjacent to other properties, as such connections to utility services will need to be factored in.
Potential compatibility impacts:	The site is the wider rural area, away from the nearby houses to the west and is immediately adjacent to a number of environmental designations, ancient woodland and is part within the flood plain.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is located away from nearby residential, is too remote and isolated from services and facilities. Furthermore, there is concern over the impact on the rural character of the area and proximity to the environmental designations. Additionally there is no access and given the presence of the flood zone any development would not relate to the context of the area.

Site suitable if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Stage D - Assessment - Availability

Site available if ticked

Availability:

Put forward for:

Conversion?:

Rural exception?:

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

SHLAA Ref No:

IPS243

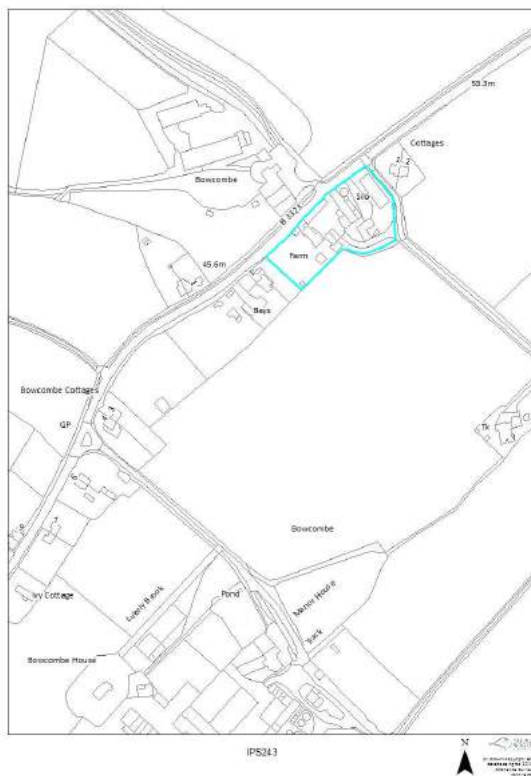
Site Area:

0.43

Site Address:

Whitelane Farm, Bowcombe Road, Newport

Site location



Site Description:

The site is part of a collection of farm buildings some in poor condition along Bowcombe Road. The site has some trees to the boundaries. The site slopes down away from the road with views across.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is a greenfield site. The site has a number of buildings, barns and other structures, some in poor condition. There are two partially built dwellings on site.

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

orders or larger trees within the site. There are a number of older barns and other buildings that may house bats, as such relevant surveys may be required. The area is in a biodiversity enhancement area.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by. Whilst there are no listed barns, one is worthy of retention and listed on HER.

Site access aspects:

Access can be achieved on the adjacent road as per a historical planning permission for 2 dwellings.

Access to public transport:

There is a bus stop along Bowcombe Road. This is Route 12 and serves Newport | Shorwell | Brighstone | Freshwater Bay | Freshwater | Totland | Alum Bay. The service runs Mon - Fri 5 journeys | Saturdays 4 journeys.

Access to pedestrian/ cycle:

There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity.

Access to services/ facilities:

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

Access to open spaces:

Whilst there is access to the countryside there are no formal open space provisions close by

Air quality sensitivities:

Agricultural land class:

Mineral resources?:

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

Is there a loss to employment?:

Potential constraints to delivery:

There is one landowner and there are no known covenants or legal issues. There is a chalk aquifer close so consideration needs to be given to surface and foul drainage aspects.

Infrastructure capacity aspects:

The site appears to have some utilities but extensions may need to be factored in.

Potential compatibility impacts:

The site is beyond the built up area and located in the wider rural area.

Brief planning history:

The site has planning permission for replacement dwellings, conditions have recently been discharged and works are about to start. Ref - P/00861/15.

Overarching policy context:

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

Steering group's conclusion:

The steering group concluded that the site is not suitable. The site is located beyond the settlement and is too remote and isolated from services. Furthermore, there are concerns over the access for any more than the approved, the road kinks and restricts visibility on this fast stretch of road.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

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

Put forward for:

This would need to be determined

Conversion?:

This would need to be determined

Rural exception?:

This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Ref No:

IPS244

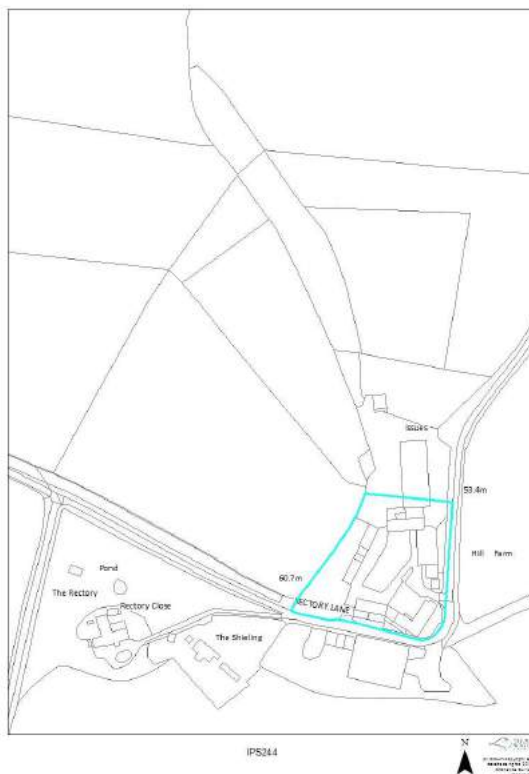
Site Area:

0.5

Site Address:

Hill Farm, Gatcombe, Newport

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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.

Potential landscape impact:

The site is located in an 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.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS244

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. Due to the barns and proximity to wooded areas biodiversity studies may be required.
Potential heritage impact:	The site is not in a conservation area but the main Hill Farm Farmhouse is a Grade II listed building. As such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	Access is via Rectory Lane which is a narrow road and only one car width in places.
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:	The wider area has access to public rights of way but there are no dedicated cycle links or pavements to the roads.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities but the site has access to the countryside
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No loss of employment
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	There is existing residential on the site, no compatibility issues are envisaged
Brief planning history:	No relevant planning history
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable given its location and proximity to services. There are also concerns over the impact that residential may have on the listed building. Converting any of the listed barns to residential is likely to lose the farm yard setting and character of the listing building due to the need of amenity space, residential paraphernalia. There is also concern over the location being outside and away from the settlement boundary and away from the nearby village. There are no pedestrian links or pavements in this area. Access is also of concern as the lane is very narrow.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Ref No:

IPS246

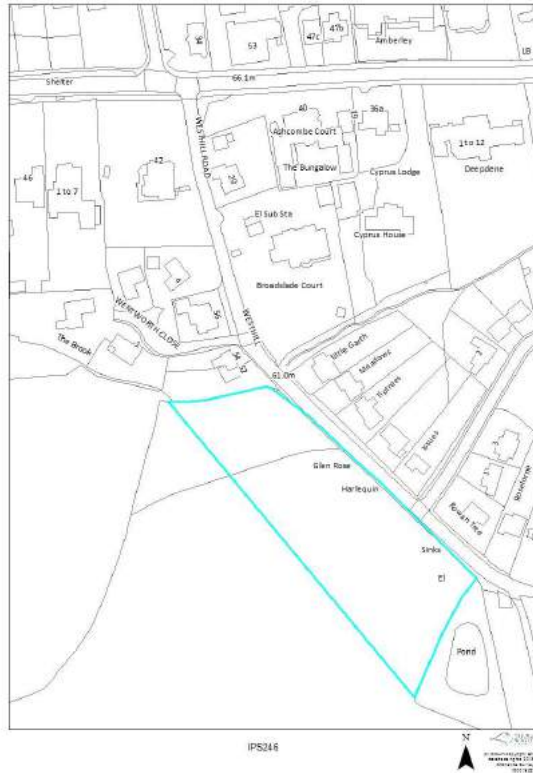
Site Area:

0.7

Site Address:

Land to south west of Westhill Road, Shanklin

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

The north west corner is located within the buffer of an ancient woodland and SINC.

Discount

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 designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, historic environment and biodiversity. In addition, design, scale,

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS246

materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable

Potential biodiversity impact: 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. Given its proximity to the SINC and ancient woodland and trees within the site biodiversity studies are likely to be required.

Potential heritage impact: 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.

Site access aspects: There is no existing vehicular access and the site is on a long bend. Consideration would need to be given to the footpath access to the community woodland.

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: 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/ facilities: Shanklin has a number of local facilities in line with it being classified as a rural service centre.

Access to open spaces: There are a number of public open space facilities nearby.

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

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

Is there a loss to employment?: No

Potential constraints to delivery: It is unclear as to the number of landowners, no known covenants or legal issues have been raised. Potential drainage issues to the north and site rises to south west.

Infrastructure capacity aspects: The site is close to other properties which appear to benefit from connections to utility services but extension are likely to be required.

Potential compatibility impacts: 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.

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the current settlement boundary which is along north eastern boundary.

Steering group's conclusion: The steering group concluded that the site is not suitable. Taking account of the context of the area and the access issues, there were concerns over the potential impact on the setting of the conservation area and the trees within the site and adjacent.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

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

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS252

SHLAA Ref No:

IPS252

Site Area:

20.69

Site Address:

Land adjacent Trotters Riding Stables, Ashey Road, Ryde

Site location



Site Description:

The site comprises a series of fields and woodlands and extends south of Ryde. There is a mix of hedge boundaries interspersed with trees. The site is undulating and slopes up to the south, west and north west with the middle part of the site being more level.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

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

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The top part of the site at the northern boundary is immediately adjacent to the settlement boundary.

It is brownfield/greenfield:

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

Potential landscape impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS252

Potential biodiversity impact:	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.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed from Ashley Road. If large numbers were to be considered road and junction improvements are likely to be required.
Access to public transport:	The closest bus stop is on Bettsworth Road.
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	Whilst Ryde has a wide range of facilities and services the site is outside of the settlement area with no footpaths and located in the wider area.
Access to open spaces:	There are some public open space facilities on the edge of Ryde
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban to the north and Grade 3 to the south"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised
Infrastructure capacity aspects:	The site is not adjacent to other properties as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is outside the settlement boundary beyond the built up area.
Brief planning history:	No recent planning history.
Overarching policy context:	The top part of the site at the northern boundary is immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded the site is not suitable at this stage. 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. 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

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS252

Steering group's conclusions:

The steering group concluded the site is not suitable at this stage and therefore not achievable. If the site were needed in the future, development should only be considered to the north part of the site, that is to the north of the area TPO relating to the woodland located to the northern half of the site.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Need to check TPO's. Potentially a site for the future and agree in regards to the northern part of the site, access could be obtained off pinch point. The top half of this site is in the valley. Could be joined with IPS362 for strategic long term look at years 15+. Consider a possible link to provide connectivity though IPS362 and IPS252 and Rosemary Vineyard.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable in for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS253

Site Area:

0.27

Site Address:

Land to south of Fernhill, Wootton

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north, in close proximity, approximately 30m away

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse and in a biodiversity enhancement area. There is a TPO to the south west corner beyond the boundary and associated buffers may need to be taken into consideration.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	It is 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.
Access to public transport:	There is a bus stop within walking distance to the main road. This is Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde and runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes
Access to pedestrian/ cycle:	There 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/ facilities:	Wootton has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	There is limited public open space provision nearby but good links to the wider countryside
Air quality sensitivities:	<input type="text" value="No"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside and not immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is 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.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

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

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS254

Site Area:

1.1

Site Address:

Land at Coppid Hall Farm, Havenstreet

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no tree preservation orders or larger trees within the site but there are some interspersed within the hedges.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS254

Potential heritage impact:	The site is not located in a conservation area there is the Grade II listed war memorial to the north east. As such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site would require a new access, it has roadside hedges to two boundaries and is located close to and on an existing junction that may impact visibility.
Access to public transport:	Whilst there is a bus stop close by, Southern Vectis are no longer running this service.
Access to pedestrian/ cycle:	The area has access to public rights of way but no dedicated cycle ways and the immediate road does not have a pavement.
Access to services/ facilities:	Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.
Access to open spaces:	There is a recreation ground to the south of the site.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	<input type="text"/> No apparent planning history.
Overarching policy context:	<input type="text"/> The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	<input type="text"/> The steering group concluded that the site is not suitable. There are concerns over the visual impact any development may have on the character of the area. There is also concern whether adequate access can be achieved.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text"/> The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years.
Put forward for:	<input type="text"/> The site has been put forward for general housing and mixed development (housing led).
Conversion?:	<input type="text"/> This would need to be determined
Rural exception?:	<input type="text"/> This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded as the site is not suitable it is not achievableIndicative yield: 0 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS255

Site Area:

3.68

Site Address:

Land south of Coppid Hall Farm, Havenstreet

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

It is not on class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Havenstreet does not benefit from a settlement boundary and is therefore considered to be in the wider rural area.

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are some more substantial hedgerows that may have biodiversity benefits and require further investigation.

Potential heritage impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site access aspects:	Potentially accessible onto Pondcast Lane to the south of the site, to the north access only via the footpath.
Access to public transport:	The area is no longer served by public transport.
Access to pedestrian/ cycle:	There is a public right of way to the north of the site and crosses the north east corner. (R7)
Access to services/ facilities:	Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.
Access to open spaces:	There is a children's recreation ground to the north of the site.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The road network to the site is very narrow and there are also concerns over landscape impact to due to topography.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments. This is a heavily employed area and there is a strong need for housing, however access is difficult.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS256

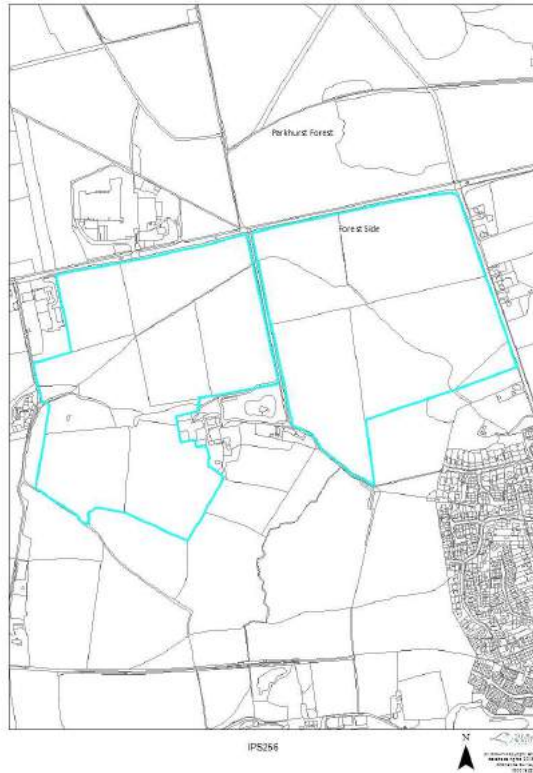
Site Area:

42.5

Site Address:

Land off Forest Road, Newport

Site location



Site Description:

The site comprises of a series of large fields to the north of Gunville and along Forest road. The boundaries of the site are a mix of substantial hedges interspersed with trees.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is north of Gunville.

It is brownfield/greenfield:

The site is currently agricultural with no buildings or structures.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. The land rises gently from the south (Gunville) to the north. From Forest Road the land is fairly level with far reaching views over the south. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There is a water course that transects the site. There are also some substantial hedges that in various places are interspersed with

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

	<input type="text" value="trees."/>
Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	<input type="text" value="The site can be accessed from Forest Road. The eastern fields can also be accessed from Gunville Road."/>
Access to public transport:	<input type="text" value="There are bus stops along Gunville Road and Forest Road which are within walking distance."/>
Access to pedestrian/ cycle:	<input type="text" value="There are a number of public rights of way in the area, there is a pavement/footpath that runs along the site into Gunville. There are no direct cycle links paths close by."/>
Access to services/ facilities:	<input type="text" value="Gunville has access to a number of facilities and services and Newport town centre is accessible by bus"/>
Access to open spaces:	<input type="text" value="There are a number of public open space facilities nearby."/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3. Whilst all the fields are agricultural there is a section to the north of the fields that is classified as no agricultural."/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="It is unclear as to the number of landowners, no known covenants or legal issues have been raised."/>
Infrastructure capacity aspects:	<input type="text" value="The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is outside the settlement boundary beyond the built up area"/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside and not immediately adjacent to the settlement boundary"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. There are concerns that the site is highly visible in the wider landscape context. The site is also considered to be too far north and away from both Newport and Gunville and generally too far from services."/>

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS256

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS264

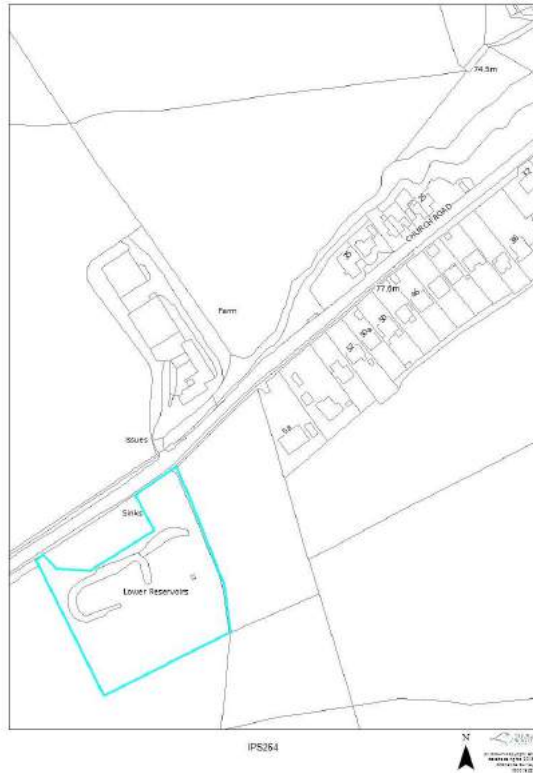
Site Area:

0.6

Site Address:

Former Water Reservoir Church Road Shanklin

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north approximately 170m away.

It is brownfield/greenfield:

Whilst the site is a former reservoir, the land has over time scrubbed up and assimilated into the countryside and is now considered as a greenfield site.

Potential landscape impact:

The site is located in the AONB. On the edge of the area and forms a natural green end before the area opens up to the wider countryside. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character

Potential biodiversity impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS264

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.

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

Site access aspects: The site has access onto Church Road part of the strategic road network.

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

Access to pedestrian/ cycle: There is a public right of way within the site to the 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/ facilities: Shanklin has a wide range of facilities and services.

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

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

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

Is there a loss to employment?: No

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

Infrastructure capacity aspects: The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in

Potential compatibility impacts: The site is 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.

Brief planning history: No recent planning history.

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

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is beyond the built up area where there is a distinct change in character, the site slopes to the south and there are concerns over the visual impact in relation to the AONB. The site also forms a natural buffer to the wider countryside.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

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

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

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

Indicative yield: 0 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS265

Site Area:

3.55

Site Address:

Old Marl Pit & land adjacent, Watergate Road, Newport PO30 1XP (Riverview Stables, 82 Watergate Road)

Site location



Site Description:

The site comprises of three distinct land parcels, the northern most parcel is currently used as equestrian grazing and is elevated with views across the countryside from most places. It slopes from the east to the west before sloping down to south behind Old Marl Pit. The pit is level in places before dropping towards the west, this area is heavily treed and scrubby and is at a lower level than the northern parcel. These two parcels are accessed via a narrow single track private lane. The southern parcel of land is an agricultural/grazing area and rises from east to west and has a separate access. The overall site is bounded by hedgerows.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is greenfield, there are a number of buildings/structures within the site. These are mainly stables and 2 mobile homes

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is rural and more agricultural. Parts of the site are

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS265

elevated from the surrounding area with views across the adjacent countryside. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered as well as any impact on nearby neighbours. These aspects should be reflected in any design principles

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation orders within the site. Parts of the site are heavily treed and scrubby with a number of trees some larger across the entire site. Appropriate studies are likely to be required.

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

Site access aspects: The site 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.

Access to public transport: The nearest bus stop is at some distance from the site.

Access to pedestrian/ cycle: 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/ facilities: Newport has a full range of services and facilities.

Access to open spaces: Newport has a range of public open space provisions

Air quality sensitivities: None known Agricultural land class: The classification is Grade urban to the east and Grade 3 to the west.

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

Is there a loss to employment?: No

Potential constraints to delivery: There are 3 landowners, all have submitted proformas, no known covenants or legal issues have been raised. Parts of the site are elevated. Part of the site is an old pit, stability or contamination surveys may be required.

Infrastructure capacity aspects: The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.

Potential compatibility impacts: The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural. There are a number of trees to the site

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is beyond the settlement boundary and too far out with poor and narrow approach roads. There are further concerns over the impact on trees, landscape impact and topography issues. Whilst the sites together may be able to provide an access there is additional concern over the gradient into parts of the wider site given the topography.

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Rural exception?:

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

SHLAA Ref No:

IPS266

Site Area:

23

Site Address:

Land at Chessell Cross, Chessell, Yarmouth, Isle of Wight PO41 0UB

Site location



Site Description:

The site is a large agricultural field bounded to the east by a bank. The land slopes up to the north west.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site. There is a telegraph pole to the eastern boundary

Potential landscape impact:

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

Potential biodiversity impact:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	<input type="text" value="There is no current vehicular access to the site, this would need to be achieved. Dodpits Lane is heavily used by farm traffic and the adjacent roads are 60mph."/>
Access to public transport:	<input type="text" value="The near by bus stop is a tourism stop and not in regular service."/>
Access to pedestrian/ cycle:	<input type="text" value="There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. The roads do not have footpaths/pavements"/>
Access to services/ facilities:	<input type="text" value="The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised"/>
Access to open spaces:	<input type="text" value="There are no public open space facilities but the site has good access to the coast and countryside"/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is more one landowner but there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is not adjacent to the settlement boundary or other properties, as such connections to utility services will need to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is beyond the built up area and located in the wider rural area."/>
Brief planning history:	<input type="text" value="No apparent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary and in the wider rural area"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. It is located away from any nearby settlement boundary in the wider rural area. It is in an unsustainable location being too remote from services and facilities and is not well located or connected for bus services increasing the need to travel by car. Furthermore, there are concerns over the visual impact of development on the site in this location."/>

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-5 years"/>
Put forward for:	<input type="text" value="The site has been put forward mixed development (housing led)."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS266

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS269

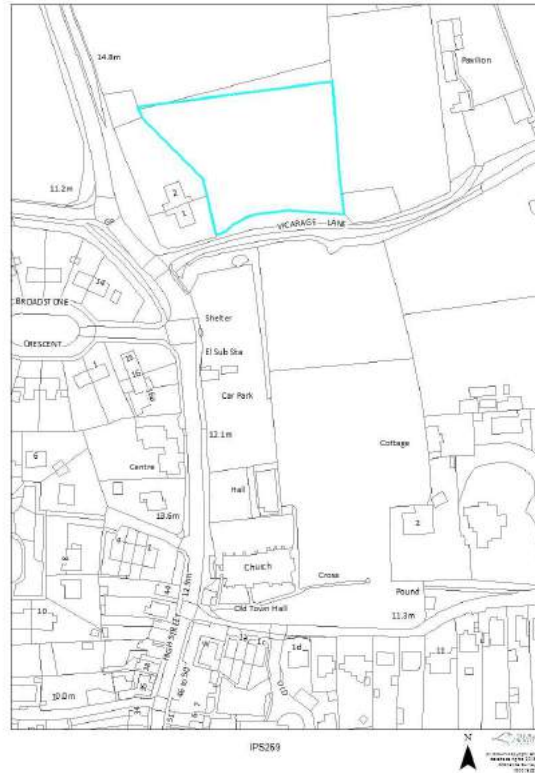
Site Area:

0.43

Site Address:

Land North of Vicarage Lane, Brading PO36 OAR

Site location



Site Description:

The site is a field that has previously been used for grazing. The land is higher to the south east boundary than Vicarage Lane and slopes from the south east of the site to the north west. It is bounded by feather board fencing to Vicarage Lane with tall trees and shrubs.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but close to the current settlement boundary. Brading being a rural service centre.

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders, there are some larger trees to the boundary of the site. There is a stream close by. Ecological surveys may be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is a wide access point from the main road (Roborough Lane) which has good visibility.
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:	There are network of public rights of way within and adjacent to the town. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Brading has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	Brading has a number of public open space choices including the Roman Villa and Brading Down
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to the existing settlement boundary and adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside and not immediately adjacent to the settlement boundary. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is located outside and not immediately adjacent to the settlement boundary. There are concerns over suitability of access and the extent of the site leading to incongruous development in the context of the surrounding area. The lower part of the site may be acceptable as a rural exception site in conjunction with the adjacent site (IPS144). However, there are concerns over how the site can be accessed.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS269

Rural exception?: Would need to be confirmed by owner

Stage E - Assessment - Achievability

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

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Potential in combination with IPS144 subject to access but lane width an issue.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS272

Site Area:

1.85

Site Address:

Land at Comforts Farm, Pallance Road, Northwood

Site location



Site Description:

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 down to the north with views across to the Solent.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

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 biodiversity enhancement area. Relevant biodiversity studies are likely to be required.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site 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.
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:	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/ facilities:	Northwood has some facilities and Cowes further to the north has a range of services and facilities
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	There is a small area to the north that is in a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	<input type="checkbox"/> Not loss of employment
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. There are power poles running across the site.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services. An access to the main road will need to be put in place.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural. The power poles will also need to be taken into account.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary. Gurnard has an adopted neighbourhood plan. It sets out that Gurnard Parish is to remain a separate and distinct village and that housing development will generally be small scale to meet the identified housing needs of residents and their families. The Housing Needs Survey estimates a small additional housing requirement (19 additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health. The Plan also set out the need to safeguard and enhance Gurnard's valued landscape, open spaces and biodiversity for the benefit of the local community and visitors. In particular it noted that the Jordan Valley (LCA 7) plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an 'important high quality landscape'. The Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over access but the main concern is over landscape and visual impact.

Site suitable if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Stage D - Assessment - Availability

Site available if ticked

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

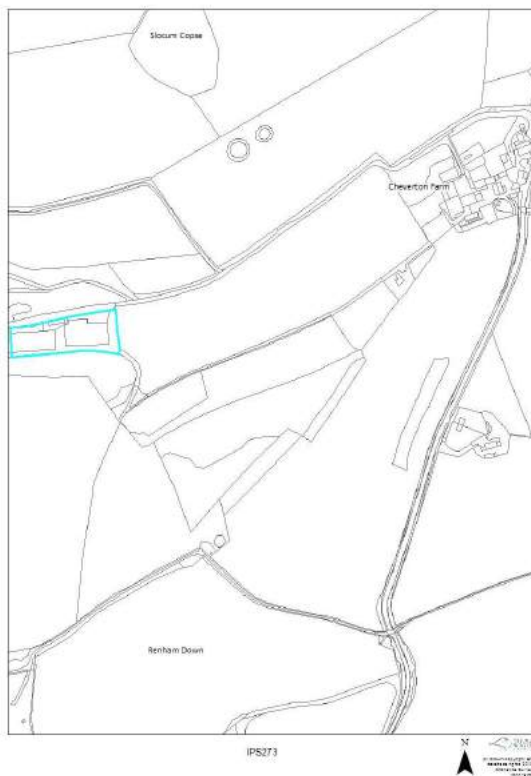
- Site could be considered for allocation if ticked
- Site is suitable for BFR if ticked

SHLAA Ref No: IPS273

Site Area: 0.8

Site Address: Buildings at Cheverton Quarry, Shorwell

Site location



Site Description: The site has two large buildings and an area of car parking, the site is bounded to the south by ancient woodland and to the north and west by quarry works. To the east is an agricultural field.

Stages A and B - Discounting

Environmental designations A1:	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.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside the settlement boundary and is located in the wider rural area.
It is brownfield/greenfield:	The site has two large buildings and an area of car parking
Potential landscape impact:	The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context.
Potential biodiversity impact:	0.25ha of the site to the south is located within an ancient woodland buffer. There are

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

	<input type="text" value="no trees on the site but relevant tree surveys are likely to be required."/>
Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	<input type="text" value="The site is accessed by the main quarry road."/>
Access to public transport:	<input type="text" value="The nearest bus stop is over 800m away, this is route 12 serving Newport Shorwell Brighstone Freshwater Bay Freshwater Totland Alum Bay and runs Mon - Fri 5 journeys Saturdays 4 journeys"/>
Access to pedestrian/ cycle:	<input type="text" value="There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths."/>
Access to services/ facilities:	<input type="text" value="There are a number of services in Shorwell but these are some distance away from the site"/>
Access to open spaces:	<input type="text" value="There are no public open space facilities close."/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4"/>
Mineral resources?:	<input type="text" value="The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate"/>
Is there a loss to employment?:	<input type="text" value="No, though the site are building relating to quarry works that are currently active."/>
Potential constraints to delivery:	<input type="text" value="It is unclear as to the number of landowners, no known covenants or legal issues have been raised. The site is part of a quarry site as such contamination investigations may be required."/>
Infrastructure capacity aspects:	<input type="text" value="The site has some utilities but may require extensions to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is located in the wider rural area where there is no direct access to services and facilities, the site is also buildings relating to an active quarry site"/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary and in the wider rural area"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. The site is too remote from services and facilities, is not near other development and is not well located or connected for bus services increasing the need to travel by car. Compatibility issues"/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

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

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS274

Site Area:

4.8

Site Address:

Land at Cheverton Gravel Pit, Shorwell

Site location



Site Description:

The site is a mix of field and active quarry workings with some hedge boundaries. The site has agricultural uses to all boundaries and slopes up from east to west.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context.

Potential biodiversity impact:

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

Potential heritage impact:

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

Site access aspects:

The site is accessed by the quarry roads.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS274

Access to public transport:	There is no bus stop close to the site
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities close.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 4
Mineral resources?:	The site is shown as an active quarry and is allocated as such in the Core Strategy (MA5). The site is also located within a mineral safeguarding area.
Is there a loss to employment?:	No, though the site is a quarry
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised. The site has been quarried, contamination investigations may be required.
Infrastructure capacity aspects:	There are no services to the site as such provision of appropriate infrastructure will need to be factored in.
Potential compatibility impacts:	The site is located in the wider rural area where there is no direct access to services and facilities, the site is also currently an active quarry site. Land stability would need to be considered.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too isolated, too remote from services and facilities, is not near other development and is not well located or connected for bus services increasing the need to travel by car.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
Indicative yield:	0 <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

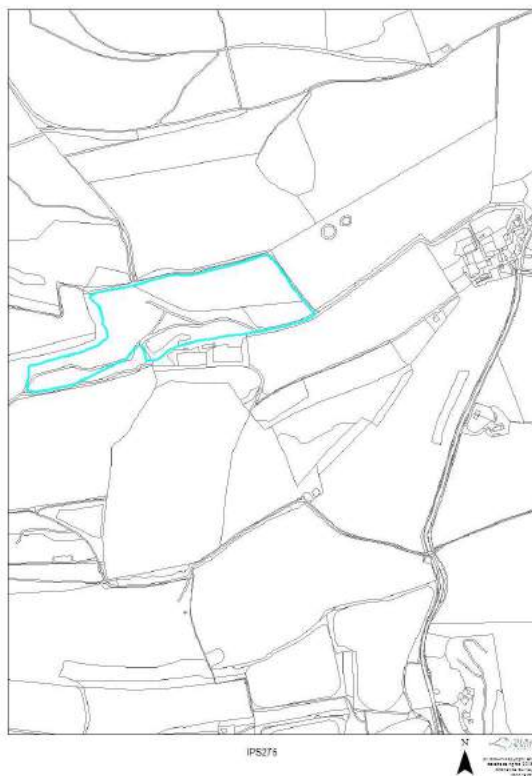
- Site is suitable for BFR if ticked

SHLAA Ref No: IPS275

Site Area: 8

Site Address: Land at Cheverton Chalk Quarry, Shorwell

Site location



Site Description: The site is a quarry site steeply sloping in places with chalk workings and pockets of agricultural land.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside the settlement boundary and is located in the wider rural area.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site.
Potential landscape impact:	The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed by the quarry roads

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS275

Access to public transport:	The nearest bus stop is over 800m away, this is route 12 serving Newport Shorwell Brighstone Freshwater Bay Freshwater Totland Alum Bay and runs Mon - Fri 5 journeys Saturdays 4 journeys
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	There are a number of services in Shorwell but these are some distance away from the site
Access to open spaces:	There are no public open space facilities close.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 4 <input type="text"/>
Mineral resources?:	The whole site is an active chalk quarry and is all located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	No, though the site is an active chalk quarry
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised. The site has been quarried, contamination investigations may be required.
Infrastructure capacity aspects:	There are no services to the site as such provision of appropriate infrastructure will need to be factored in.
Potential compatibility impacts:	The site is located in the wider rural area where there is no direct access to services and facilities, the site is also currently an active quarry site. Land stability would need to be considered.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too remote from services and facilities, is not near other development and is not well located or connected for bus services increasing the need to travel by car.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS275

concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

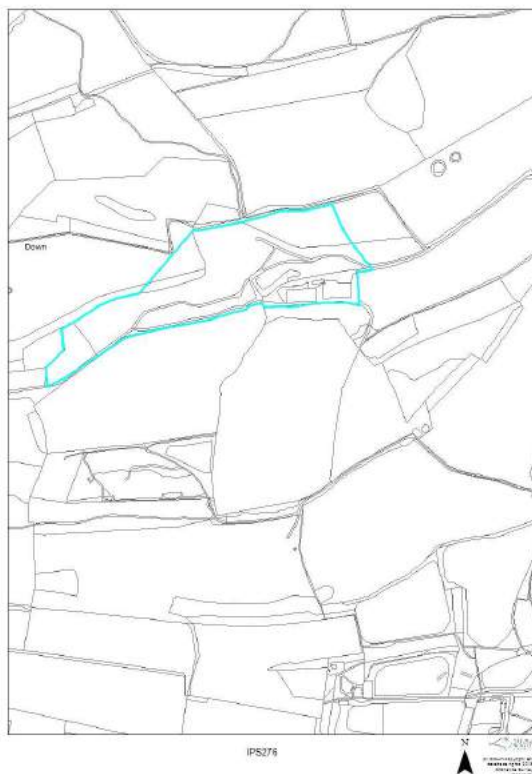
- Site is suitable for BFR if ticked

SHLAA Ref No: IPS276

Site Area: 11.2

Site Address: Land and buildings at Cheverton Chalk Quarry (2), Shorwell

Site location



Site Description: The site is a quarry site steeply sloping in places with chalk workings and pockets of agricultural land. The site also has two large buildings and an area of car parking, the site is bounded to the south by ancient woodland.

Stages A and B - Discounting

Environmental designations A1:

0.25ha of the site to the south is located within an ancient woodland buffer and has been discounted from the assessment.

Discount

The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINCC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site has two large buildings and an area of car parking

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	0.25ha of the site to the south is located within an ancient woodland buffer. There are no trees on the site but relevant tree surveys are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed by the quarry roads
Access to public transport:	The nearest bus stop is over 800m away, this is route 12 serving Newport Shorwell Brighstone Freshwater Bay Freshwater Totland Alum Bay and runs Mon - Fri 5 journeys Saturdays 4 journeys
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	There are a number of services in Shorwell but these are some distance away from the site
Access to open spaces:	There are no public open space facilities close.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4"/>
Mineral resources?:	The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	<input type="text" value="No, though the site is a quarry"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised. The site has been quarried, contamination investigations may be required.
Infrastructure capacity aspects:	There are no services to the site as such provision of appropriate infrastructure will need to be factored in.
Potential compatibility impacts:	The site is located in the wider rural area where there is no direct access to services and facilities, the site is also currently an active quarry site. Land stability would need to be considered.
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary and in the wider rural area"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. The site is too remote from services and facilities, is not near other development and is not well located or connected for bus services increasing the need to travel by car."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is not suitable and is therefore not achievable."/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS276

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

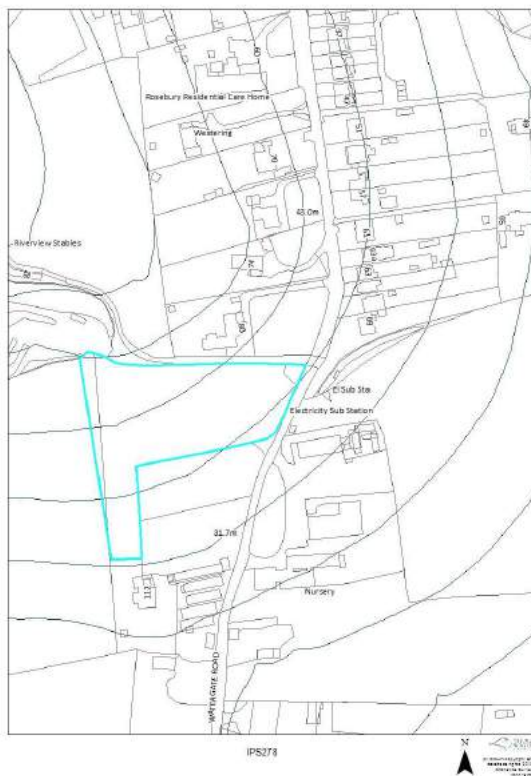
- Site is suitable for BFR if ticked

SHLAA Ref No: IPS278

Site Area: 0.6

Site Address: Land adjacent 80 Watgate Road, Newport

Site location



Site Description: The site an agricultural area on the outskirts of Newport. The site slopes from east and the road to the west and is bounded by a mix of hedgerows and trees.

Stages A and B - Discounting

- | | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|--|
| Proximity to settlement: | The site is located outside but immediately adjacent to the current settlement boundary which is along the north boundary. |
| It is brownfield/greenfield: | The site is greenfield and there are no buildings or structures located on the site. |
| Potential landscape impact: | The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. |
| Potential biodiversity impact: | The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site |
| Potential heritage impact: | The site is not located in a conservation area and there are no listed buildings close by. |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site access aspects:	The access gate is set back from the road and access is onto Watergate Lane, this section is narrow with restricted visibility in places. The speed limit changes at this point.
Access to public transport:	The nearest bus stop is at some distance from the site.
Access to pedestrian/ cycle:	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/ facilities:	Newport has a full range of services and facilities.
Access to open spaces:	Newport has a range of public open space provisions
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is beyond the settlement boundary and too far out with poor and narrow approach roads. There is further concern over landscape impact and topography issues.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS280

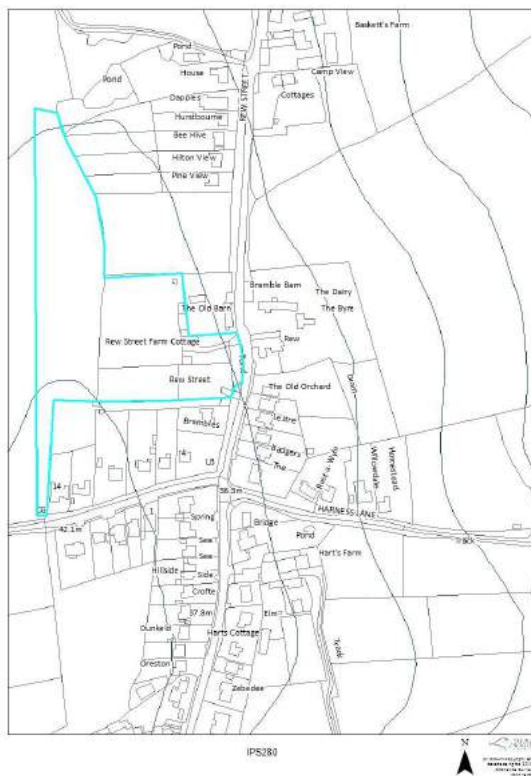
Site Area:

1.81

Site Address:

Land north of Brambles, Rew Street, Gurnard

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is greenfield

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The site is not located in an environmental designation. It is located in a biodiversity enhancement area. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered.

Potential heritage impact:	The site is not located in a conservation area but 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 possesses.
Site access aspects:	The site has an existing access onto Rew Street.
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:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open spaces in close proximity.
Air quality sensitivities:	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">None known</div> <div style="margin-right: 10px;">Agricultural land class:</div> <div style="border: 1px solid black; padding: 2px;">The classification is Grade 3</div> </div>
Mineral resources?:	The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	Not applicable
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is a large site in a small hamlet on the edge of the area where the context of the area is more rural
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and 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.
Steering group's conclusion:	<p>The steering group concluded that the site is 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.</p> <div style="text-align: right;"> <input type="checkbox"/> Site suitable if ticked <input checked="" type="checkbox"/> Site available if ticked </div>

Stage D - Assessment - Availability

Availability:	It is not clear if the site is immediately available but might be available within the next 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for general housing

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS280

Conversion?: Not applicable

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS282

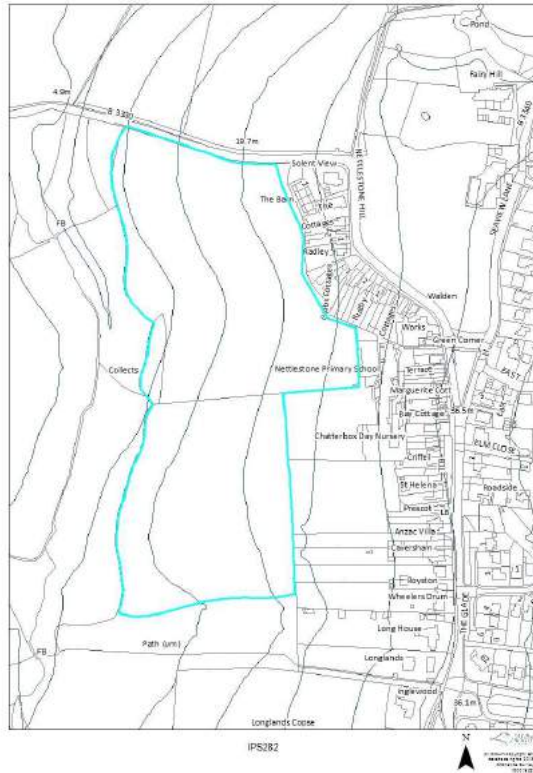
Site Area:

6.9

Site Address:

Land West of Nettlestone and South of Nettlestone Hill

Site location



Site Description:

The site is located to the east of Nettlestone and comprises a series of fields. The site slopes down from the east boundary to the south boundary before rising up towards the Wishing Well public house and the outskirts of Ryde.

Stages A and B - Discounting

Environmental designations A1:

The eastern boundary forms part of a 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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Nettlestone does not have a settlement boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside a settlement boundary and whilst close to residential is more rural. The site is gently sloping from east to west is prominent from the Wishing Well public house. The site forms part of a green gap. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The eastern boundary forms part of a SINC buffer. The remainder of the site is not located within any environmental designations. There are boundary hedges but there

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS282

are no TPOs within the site. Given the proximity of the SINC relevant surveys may be required.

Potential heritage impact: 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.

Site access aspects: The site can be accessed from Nettlestone Hill.

Access to public transport: There are bus stops close to the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to pedestrian/ cycle: There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.

Access to services/ facilities: Nettlestone is not a rural service centre but does have a convenience store and a primary school

Access to open spaces: There is limited public open space provision nearby

Air quality sensitivities: None known Agricultural land class: The classification is Grade 3

Mineral resources?: The western half of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment?: No

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site is close to other properties which appear to benefit from connections to utility services, but will need to be extended.

Potential compatibility impacts: The site is set behind but close to existing residential, no compatibility issues are envisaged.

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside the settlement boundary and in the wider rural area. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.

Steering group's conclusion: The steering group concluded that the site is suitable for some development as some areas are low lying, although the site as submitted is too large. The developable area should be reduced overall and located towards the north east with a north/south buffer divide to the wider countryside. Some area should be set aside for a school car park.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for: The site has been put forward for general housing.

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable subject to the area being reduced and located to the north eastern edge. Years 6-10. Final yield would be dependent on area after landscape sensitivity work.

Indicative yield:

 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel did not agree with the steering group's conclusions making the following comments: It is a prominent and visible site, consider not suitable, perhaps potential for school car park enhancement but any remaining area likely being narrow.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments. Given the concerns raised over the prominence and visual impact on the landscape, it is considered that sensitivity analysis should be undertaken before it is considered further. It is therefore concluded that the site is currently not developable for the purposes of SHLAA

The site is considered: Site could be considered for allocation if ticked Site is suitable for BFR if ticked

SHLAA Ref No:

IPS284

Site Area:

4.9

Site Address:

Land adjacent to Church Road, Shanklin

Site location



Site Description:

The site is a large field with high trees to the north boundary as well as trees to all other boundaries. The land slopes down from the south to the north.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the north boundary.

It is brownfield/greenfield:

The site is greenfield. There is a metal container within the site.

Potential landscape impact:

Most of the site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, the 'visual' settlement envelope (i.e. what it looks like in real life and not on a map) when viewed from both inside and outside the AONB, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS284

Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There are individual TPOs adjacent to the north east boundary and an area TPO to the north just beyond the site. Further biodiversity studies may be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The site is currently accessed off a public right of way.
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:	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/ facilities:	Shanklin has a wide range of facilities and services.
Access to open spaces:	There is limited public open space provision nearby but the public rights of way join the coastal footpath.
Air quality sensitivities:	None known Agricultural land class: The east of the site is urban and the western half is Grade 3
Mineral resources?:	The southern half of the site is located in a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Approved planning history relates to solar photovoltaic
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns about the landscape visual impact due to the topography of the site. There are also concerns over the access and ability to get onto the wider network. The area is also changing in character and is increasingly rural.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	0 <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS284

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Possibly 1-2 homes off of Vaughan Way but this is windfall, although access is questionable.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No: IPS287

Site Area: 2.37

Site Address: Land at Palmers Road, Wootton

Site location



Site Description: The site comprises of a series if smaller fields with workshops. The site is bounded by hedgerows and trees and is fairly level with views over to Osbourne House and Whippingham.

Stages A and B - Discounting

- | | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|---|
| Proximity to settlement: | The site is located outside the settlement boundary. |
| It is brownfield/greenfield: | There are a number of buildings on the site. |
| Potential landscape impact: | The site is not located in an AONB. The land is generally level and located beyond the built up area. The site has a rural feel having lots of trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. |
| Potential biodiversity impact: | The site is not located in an environmental designation. There are no tree preservation orders within the site but there are a number of trees and hedgerows and is within the Briddlesford Copse radius for consideration of bats. |
| Potential heritage impact: | The site is not located in a conservation area and there are no listed buildings close by. |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS287

Site access aspects:	The site can be accessed from Palmers Road but at the point it becomes an unmade road. It is not clear whether there would be rights of access issues.
Access to public transport:	The site is in walking distance to the bus stops on Route 9, this is the Newport to Ryde service. Running from Newport Fairlee/Staplers Wootton Binstead Ryde. It runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Wootton has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	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.
Air quality sensitivities:	None known. Agricultural land class: The classification is Grade 3
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	Unclear
Potential constraints to delivery:	It is unclear as to the number of landowners. It is not clear whether there would be rights of access issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is outside the settlement boundary beyond the built up area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. It is located away from the settlement boundary and would extend development too far north.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.
Indicative yield:	0 <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS289

Site Area:

1.3

Site Address:

Land adjacent to Bank Cottage, Dodnor Lane, Newport

Site location



Site Description:

The site is a level site and comprises of a residential house with land behind. There is a hedgerow adjoining the highway and a high hedge along the north east boundary

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

The northern boundary is located in a SINC buffer. It is not anticipated that this will impact on the developable area.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the west boundaries.

It is brownfield/greenfield:

The site is a level site and comprises of a residential house

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural/agricultural. There are views across to the north. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS289

Potential biodiversity impact:	The northern boundary is located in a SINC 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 biodiversity enhancement area.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site 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 public transport:	The site is not close to nearby bus stops but these are located within the nearby employment area.
Access to pedestrian/ cycle:	The main Cowes to Newport cycle and public right of way is located to the east.
Access to services/ facilities:	Newport has access to a full range of services and facilities. There is an employment area of the south
Access to open spaces:	The wider area has access to public open space provisions.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	<input type="text"/> There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	<input type="text"/> The site has some existing utilities.
Potential compatibility impacts:	<input type="text"/> The site is located on the outskirts of the area where the area is more rural and agricultural.
Brief planning history:	<input type="text"/> Outline for proposed construction of 2 detached dwellings with garages, vehicular access, land adjacent to Bank Cottage, Dodnor Lane, Newport, conditional approval 23 February 2018 (TCP/10231/H/P/01410/17)
Overarching policy context:	<input type="text"/> The site is located outside but immediately adjacent to the current settlement boundary which is along the west boundaries.
Steering group's conclusion:	<input type="text"/> The steering group concluded the site is not suitable. There are concerns over the location, concluding the site is too far out for further and increased residential development. Further concerns were raised over access issues. One single dwelling may be acceptable.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text"/> The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	<input type="text"/> The site has been put forward for general housing
Conversion?:	<input type="text"/> This would need to be determined
Rural exception?:	<input type="text"/> No

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text"/> The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	<input type="text"/> 0 <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS289

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS292

Site Area:

Site Address:

Land at Black Pan Farm/Scotchells Brook, Lake

Site location



Site Description:

The site is a large area of scrub and grass land. The site is bounded by a mix of fences and hedges

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

There is an area to the north west of the site approximately 0.8 hectares that is located in FZ2 and 3. This area has been removed from the developable area. The resultant area is assessed below.

Discount

The site is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary but is immediately adjacent to other submitted sites.

It is brownfield/greenfield:

The site is greenfield, there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. The site is outside the settlement boundary and is more agricultural. The site gently slopes down to the brook to the north east. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

There is a watercourse that runs along part of the northern boundary

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS292

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	It is unclear whether there is vehicular access to the site. It can currently be accessed by footpath via Berry Hill. The site does however, form part of a larger site IPS303 that has access via a mini roundabout off the A3056.
Access to public transport:	Sandown is well served by public transport including Southern Vectis routes, 2, 3 and 8.
Access to pedestrian/ cycle:	Public right of way SS25 runs along the south western boundary. There are no dedicated cycle paths in close proximity. The wider area has cycle links to Newport
Access to services/ facilities:	The site is in the settlement boundary of Sandown where there are a range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 4
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.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	There are 6+ landowner but no covenants or legal issues were set out in the submitted form. The site forms part of a larger submitted site IPS303. It is unclear whether the owner of this site is also part landowner as set out in IPS292.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are a number of concerns including how it can be accessed, the amount of developable area following ecology aspects and the watercourse area, as well as delivery given the numbers of owners. Furthermore, given the location it is not considered suitable in isolation.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The proforma sets out that the site has a reasonable prospect of coming forward in the next 5 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	<input type="text"/> No
Rural exception?:	<input type="text"/> No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
Indicative yield:	<input type="text"/> 0 <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS292

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

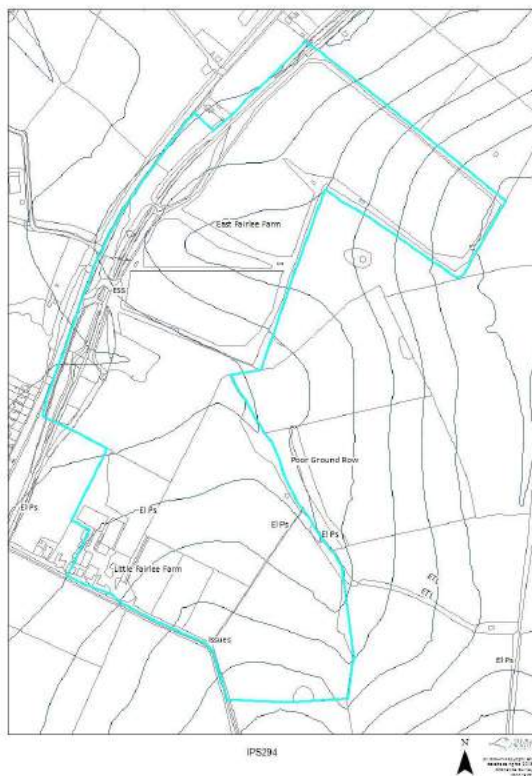
- Site is suitable for BFR if ticked

SHLAA Ref No: IPS294

Site Area: 28.6

Site Address: Little Fairlee Farm, Newport

Site location



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.

Stages A and B - Discounting

- | | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|--|
| Proximity to settlement: | The site is located outside the settlement boundary. |
| It is brownfield/greenfield: | The site is greenfield, there are a number of larger containers to the roadside area and the solar panels and related infrastructure to the north. |
| Potential landscape impact: | The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. |
| Potential biodiversity impact: | The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there are a few trees within the |

	hedgerows and a few larger trees and groupings that may need to be considered.
Potential heritage impact:	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.
Site access aspects:	There is access to Fairlee Road which is along the strategic road network.
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:	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/ facilities:	Newport has a full range of services and facilities but these are not likely to be in walking distance
Access to open spaces:	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.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
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.
Is there a loss to employment?:	No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site incorporates a solar farm and a green corridor.
Brief 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)
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too far from Newport beyond large scale development. Increasing development in this area would bring development closer to Wootton and there are concerns over settlement coalescence. 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.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Premature in respect of this plan, if adjacent site is developed could potentially work to move in this direction. Potential concerns over air quality.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS296

Site Area:

0.7

Site Address:

Land off Packsfield Lane North Wootton

Site location



Site Description:

The site is a fairly level field used for equestrian purposes. It has a hedge boundaries and is accessed off Packsfield Lane.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the part of the north and a small section of the west boundaries.

It is brownfield/greenfield:

The site is greenfield with a shed/stable building on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There is a TPO to the northwest corner and a few to the south east associated buffers will need to be taken into consideration.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS296

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The access is narrow and from Packsfield Lane which is also very narrow at points.
Access to public transport:	There is a bus stop within walking distance to the main road. This is Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde and runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes
Access to pedestrian/ cycle:	There 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/ facilities:	Wootton has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	There is limited public open space provision nearby but good links to the wider countryside
Air quality sensitivities:	No <input type="text"/> Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	No <input type="text"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are significant access issues to the site from Packsfield Lane, the lane is very narrow at this point and is unmade. Furthermore, the site is rural in context and an important view point and setting of the historic steam railway.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing
Conversion?:	No <input type="text"/>
Rural exception?:	No <input type="text"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	0 <input type="text"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS296

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS299

Site Area:

2.2

Site Address:

Land fronting Thorley Street (1), Thorley

Site location



Site Description:

The site is part of an agricultural field that runs alongside the main road of Thorley. The boundary to the road is an earth bank which is higher than the road. The site includes a pond and scrub area and is slightly set back. The field beyond the pond itself is fairly level and extends beyond the submitted site.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Thorley does not have a settlement boundary

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is located in the village but with no development to the south where land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. Part of the site is an area of scrub with pond and reed beds and biodiversity/ecological surveys are likely to be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS299

Potential heritage impact:	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.
Site access aspects:	The site can be accessed from Thorley Street (main road). The field is higher than the road but the pond is lower.
Access to public transport:	There is a bus stop near by the area is served by Route 7. Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes in general but runs every hour through Wellow.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the area. There are no dedicated cycle paths in close proximity
Access to services/ facilities:	The site is not well related to services facilities
Access to open spaces:	There are no public open space facilities close by but the site has access to the countryside via the network of public rights of way.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4 with a part to the south east that is Grade 3."/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is more one landowner but there are no known covenants or legal issues"/>
Infrastructure capacity aspects:	<input type="text" value="Extensions to existing utility services will need to be factored in. There is no mains drainage in Thorley. There are power poles to the road boundary"/>
Potential compatibility impacts:	<input type="text" value="The site is beyond the built up area and located in the wider rural area."/>
Brief planning history:	<input type="text" value="Recent planning history relates to application, refusal and subsequent appeal for wind turbines."/>
Overarching policy context:	<input type="text" value="Thorley does not have a settlement boundary. Yarmouth and Thorley have a Community Plan SPD (2009) that considers the need to investigate affordable housing need."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. There is no settlement boundary within Thorley and no services. The site submitted is also part of a larger site and field system. There is concern that any development would impact on the setting of the church. Depending on local need, there may be some potential for one or two to the east of the site adjacent to the neighbouring houses."/>

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed."/>
Put forward for:	<input type="text" value="This would need to be clarified."/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="This would need to be determined"/>

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Not all the SHLAA panel agreed with the steering group's conclusions. The comments were mixed and included: Could improve the setting of St. Swithins. Could create some open space. Could help to create parking for the church. Potential subject to numbers. Access on the east side isn't good. Views of the church are beautiful we need to protect it. To the west of the site would be better. Improve the setting; don't put it in front of the church.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel meeting, the council's conservation officer visited the site area and advised that the significance of the church lies in its architectural form and in particular the presence of the bell-turret with the bells from 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. The steering group re-considered the site and re-concluded that it is not suitable for development given the potential for negatively impacting on the setting of the church. It was therefore concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS300b

Site Area:

3.2

Site Address:

Land fronting Thorley Street (large site), Thorley

Site location



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. There are a few trees that bound the western edge of the site.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Thorley does not have a settlement boundary

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is located on the edge of the village with no development to the south and where the land is more rural/agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There is a stream that runs north to south through the middle of the site but to the western end. There are some trees along this stream. Relevant surveys may be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	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
Site access aspects:	The site can be accessed from the Main Road through Wellow and Thorley.
Access to public transport:	There is a bus stop near by the area is served by Route 7. Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes in general but runs every hour through Wellow.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the area. There are no dedicated cycle paths in close proximity
Access to services/ facilities:	The site is not well related to services facilities
Access to open spaces:	There are no public open space facilities close by but the site has access to the countryside via the network of public rights of way.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues
Infrastructure capacity aspects:	Extensions to existing utility services will need to be factored in. There is no mains drainage in Thorley. There are power poles to the road boundary
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	Recent planning history relates to application, refusal and subsequent appeal for wind turbines.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Yarmouth and Thorley have a Community Plan SPD (2009) that considers the need to investigate affordable housing need.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There is no settlement boundary within Thorley and no services. The site submitted also forms part of a single field that separates Wellow and Thorley. There is concern that any development beyond IPS300a would lead to settlement coalescence.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing"/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="This would need to be determined"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is not suitable and is therefore not achievable."/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS300b

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is with the exception of IPS300a is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS301

Site Area:

1.98

Site Address:

Land south of Wellow Top Road

Site location



Site Description:

The site is located in Wellow on the top edge of the village. The site is higher than the adjacent road but fairly flat within the field and rises slightly to the south. It is bounded by earth banks to the north and south.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Wellow does not have a settlement boundary

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is located on the edge of the village where the land is more agricultural to the south. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site access aspects:	The site can be accessed off Wellow Top Road, this will require some earthwork removal due to the height of the earth bank.
Access to public transport:	There is a bus stop near by the area is served by Route 7. Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes in general but runs every hour through Wellow.
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity
Access to services/ facilities:	Wellow does not have many services, although the café does sell some limited produce.
Access to open spaces:	Millennium Field recreation area is located to the north west.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary as such extensions to existing utility services will need to be factored in. There is no main drainage in the area and this will need to be considered.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Recent planning history relates to application, refusal and subsequent appeal for wind turbines.
Overarching policy context:	Wellow does not have a settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable. Whilst some development in Wellow may be suitable, it is considered that this site is too far out and away from the 'centre' and therefore not suitable for development. As the site is more open to the wider rural area, there are concerns about the landscape visual impact as well as levels and access aspects.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
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Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: The brook is a constraint to the access.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS303

Site Area:

10

Site Address:

Merrie Gardens and Black Pan off Newport Road , Sandown

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

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.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The developed area of the site is within the settlement boundary and the remainder of the site is outside and immediately adjacent to it.

It is brownfield/greenfield:

The site is part developed.

Potential landscape impact:

The site is not located in an AONB. The area outside the settlement boundary is more agricultural to the north. The site gently slopes down to the brook to the north east. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS303

Potential biodiversity impact:	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.
Potential heritage impact:	The site is not located in a conservation area but there is a listed building to the south (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.
Site access aspects:	Access to the site is via mini roundabout off the A3056.
Access to public transport:	Sandown is well served by public transport including Southern Vectis routes, 2, 3 and 8.
Access to pedestrian/ cycle:	There are 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/ facilities:	The site is in the settlement boundary of Sandown where there are a range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known Agricultural land class: The classification is predominately Grade 4 with a section to the site of Grade 3.
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.
Is there a loss to employment?:	No, as the developed part of the site will remain
Potential constraints to delivery:	The submitted forms set out that there is one landowner and there are no known covenants or legal issues. The site however, includes an area submitted under IPS292 that includes other landowners.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing commercial uses, some with 24 hour opening hours.
Brief planning history:	No apparent planning history.
Overarching policy context:	The developed area of the site is within the settlement boundary and the remainder of the site is outside and immediately adjacent to it.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are a number of concerns including ownership of the wider site and potential delivery concerns as a result. Furthermore, the lower section of the site is commercial with a hotel, 24 hour fast food outlets and other commercial ventures that may lead to a compatibility issues for residential development. May be some scope for further employment uses.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5years
Put forward for:	The site has been put forward for general housing, mixed development (housing led), affordable housing, non-housing development and employment and leisure .
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Not suitable for residential. It could be used for commercial, employment uses or retail site. Lake could be commercial hub of bay area.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS304

Site Area:

6.7

Site Address:

Land at Worsley Road, Newport

Site location



Site Description:

The site is a large field that slopes towards the south and west. The site is mostly bounded by hedges of varying quality. To Worsley Road the boundary is a scrubby hedge on an earth bank with post and wire fencing behind.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

 Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

 Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

 Discount

Stage C - Assessment - Suitability

Proximity to settlement:

A large proportion of the site is within the settlement boundary with a small section to the north west outside and immediately adjacent to it.

It is brownfield/greenfield:

The site is currently agricultural with no buildings or structures.

Potential landscape impact:

The site is not located in an AONB. The site is fairly level in only small parts along the boundary of Worsley Road but falls steeply to the south and south west. There are far reaching views across the south and south west.

Potential biodiversity impact:

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 are no tree preservation orders or significant trees within the site. However, there are hedges with trees interspersed.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed from Worsley Road. This road accesses Hunny Hill Road
Access to public transport:	The area to the north east of the site is well served by buses.
Access to pedestrian/ cycle:	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/ facilities:	The site is predominately in the settlement boundary of Newport where there is a full range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban with a s small section of Grade 3 to the south west"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No recent planning history.
Overarching policy context:	The site is mostly within the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable. Whilst the site is mostly in the settlement boundary, there is concern due to the site being 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 numbers. Very challenging site.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years. 2 phases.
Put forward for:	The site has been put forward for general housing.
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable. Additional questions over the deliverability.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Part is playing fields. Use this site as public open space.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS304

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

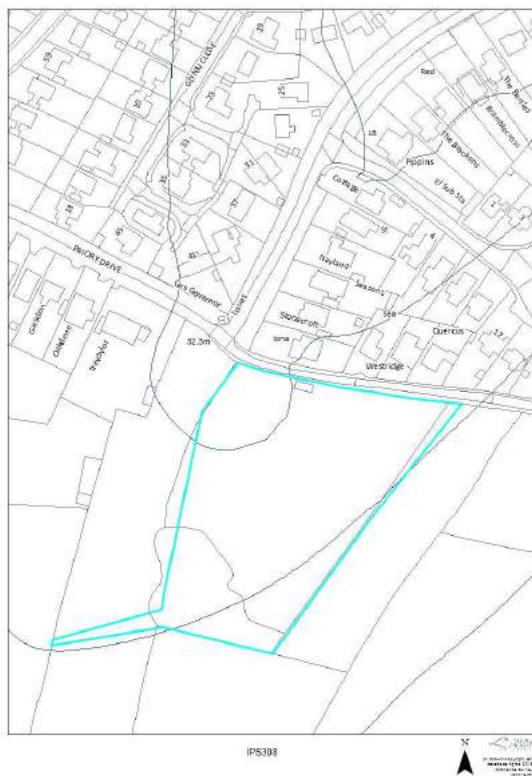
- Site is suitable for BFR if ticked

SHLAA Ref No: IPS308

Site Area: 2.68

Site Address: Land known as 'Seaview Meadows', on the south side of Priory Drive/Gully Road, Seaview.

Site location



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.

Stages A and B - Discounting

- | | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|---|
| Proximity to settlement: | Seaview/Nettlestone does not have a settlement boundary. |
| It is brownfield/greenfield: | The site is greenfield and there is a small buildings or structure located on the site. |
| Potential landscape impact: | The site is not located in an AONB. It is on the outskirts of the area where the land is more rural/agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principle. |
| Potential biodiversity impact: | The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. Further studies may be required. |
| Potential heritage impact: | The site is not located in a conservation area and there are no listed buildings close by. |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site access aspects:	There is access onto Gully Lane a narrow access lane and then onto the Lane. The access would need reconfiguring and relocating but still would be on a narrow lane.
Access to public transport:	There is a bus stop in close proximity. This is along Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the south and east of the site. There is no dedicated cycle link and the immediate roads do not benefit from pavements.
Access to services/ facilities:	There are some services in Seaview but it is not a rural service centre
Access to open spaces:	There is limited public open space provision nearby but the coastal footpath and coast is closely located to the east.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
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.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services, extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential to the north but has fields to the east and west.
Brief 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).
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are a number of access issues and the adjoining road is narrow. Furthermore the site is located on the edge of the area where it is more rural and is changing in character.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	The site has been put forward for general housing. These would include 1-2 bedroomed annexes for extended family
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Ref No:

IPS313

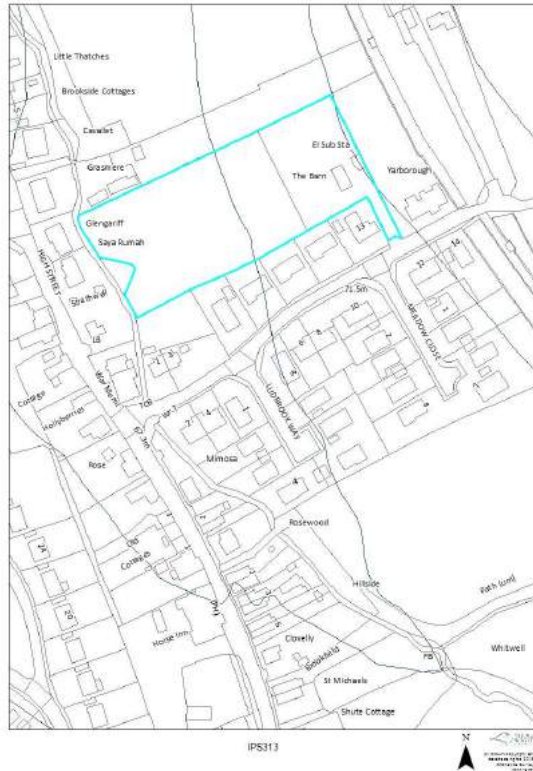
Site Area:

0.69

Site Address:

The Coach House, Nettlecombe Lane

Site location



Site Description:

The site comprises of a large detached dwelling and its gardens, amenity area/paddock. The house is a coach house with some related outbuildings. The boundaries are a mix of fencing and hedges with the site gently sloping from east to west.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Whilst the site is located outside the settlement boundary and is located in the wider rural area, it is in Whitwell village and has development to two sides.

It is brownfield/greenfield:

The site comprises of a large detached dwelling and its gardens, amenity area/paddock. The house is a coach house with some related outbuildings.

Potential landscape impact:

The site is located outside the AONB and is screened by development on two sides.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, there are some smaller trees and planning associated with a larger garden.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site access aspects:	The site can be accessed from the existing driveway to the coach house that is off Nettlecombe Lane.
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:	Public right of way (NT9) runs to the north east of the site. There are some roads with footpaths in Whitwell.
Access to services/ facilities:	Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC).
Access to open spaces:	There are only small areas of recreation/open space within Whitwell
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	Whitwell does not currently have a settlement boundary but does have some services and is located close to Niton a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There is concern over the accessibility to the wider site due to the location of the coach house and proximity of this to any road required and increase of traffic passing principal windows.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and has a reasonable prospect of being developed in the next 5 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	The house could be incorporated
Rural exception?:	Unclear

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Possible windfall if access issues can be resolved.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No: IPS314

Site Area: 1.07

Site Address: Land off Clarence Road, Wroxall

Site location



Site Description: The site is an agricultural field that runs alongside the road. The field is bounded by hedging and vegetation to all sides. The site is quite steeply sloping from east to west.

Stages A and B - Discounting

- | | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|---|
| Proximity to settlement: | The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north, in close proximity, approximately 50m away. |
| It is brownfield/greenfield: | The site is greenfield and there are no buildings or structures located on the site |
| Potential landscape impact: | The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB. |
| Potential biodiversity impact: | The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings within the strong hedge |

	<input type="text" value="boundaries that need to be considered."/>
Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	<input type="text" value="The site could be accessed off Clarence Road. This section is within a 60mph speed limit."/>
Access to public transport:	<input type="text" value="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:	<input type="text" value="There is a public right of way to the south of the site but there are no dedicated cycle routes. The immediate road does not benefit from a footpath/pavement."/>
Access to services/ facilities:	<input type="text" value="Wroxall has access to a number of services and facilities associated with it being a rural service centre"/>
Access to open spaces:	<input type="text" value="There are some public open space facilities nearby."/>
Air quality sensitivities:	<input type="text" value="None known."/> Agricultural land class: <input type="text" value="The classification is Grade 4"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area"/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is beyond the built up area and located in the wider rural area."/>
Brief planning history:	<input type="text" value="No apparent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside and not immediately adjacent to the current settlement boundary"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. The site has poor access due to levels with concerns over the limited visibility due to the inside radius, would need the removal of significant portion of hedge. Furthermore, there is concern about the site being too visually prominent from and within the AONB."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that as the site is not suitable it is not achievable"/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS315

Site Area:

3.2

Site Address:

Medham Farm, Medham Farm Lane, Northwood

Site location



Site Description:

The site is a field on the edge of Northwood, its fairly level with hedge boundaries with the eastern hedge interspersed with trees

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along a small section of the south west boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It's on the edge of the settlement between two built up areas with a semi-rural feel having lots of trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The site is not located in an environmental designation. There are no 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.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area, there is a listed building to the north, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	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.
Access to public transport:	There is a bus stop close by, this is Route 1 serving Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	There is a public right of way running just beyond the 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/ facilities:	Northwood has some facilities and Cowes further to the north has a range of services and facilities
Access to open spaces:	There are some public open space facilities nearby. The site has good access to the countryside.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	Most of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other development but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context is more rural. Furthermore, development of this field will bring to settlement areas closer together.
Brief planning history:	<input type="text" value="No apparent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the settlement boundary"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. Development within this field would lead to settlement coalescence between Northwood and Cowes."/>

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that as the site is not suitable it is not achievable"/>
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Access is also poor.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS316

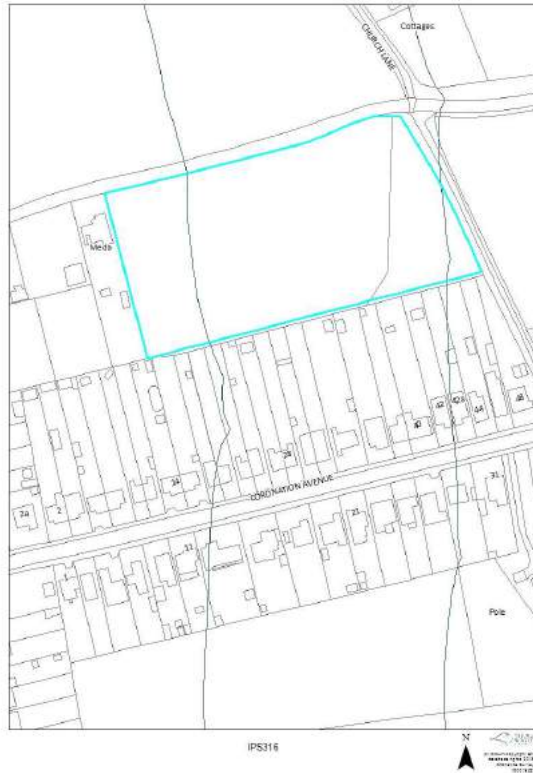
Site Area:

1.22

Site Address:

Medham Farm, Medham Farm Lane (2), Northwood

Site location



Site Description:

The site is a field on the edge of Northwood, is fairly level with hedges interspersed with trees to all boundaries.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It's on the edge of the settlement with a semi-rural feel having lots of trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The site is not located in an environmental designation. 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.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	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.
Access to public transport:	There is a bus stop close by, this is Route 1 serving Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	There is a public right of way running just beyond the 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/ facilities:	Northwood has some facilities and Cowes further to the north has a range of services and facilities
Access to open spaces:	There are some public open space facilities nearby. The site has good access to the countryside.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other development but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context is more rural.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is suitable subject to the access at the junction on Medham Farm Lane being acceptable. The site is immediately adjacent to the settlement boundary and has residential to two sides. Development should be set back from the existing northern hedge to retain a landscape buffer. If the area to the south east corner has ecological value, this should be retained. Development density should be similar to that to the south along Coronation Avenue.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. The final yield could be in the region of 10-15 and could come forward in years 1-5
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Ref No:

IPS320

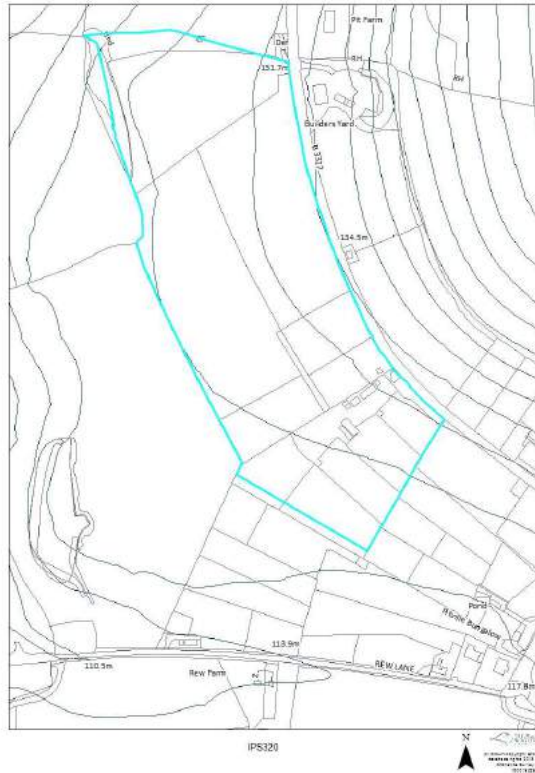
Site Area:

5

Site Address:

Land known as 'Rewbank', east side of Newport Road, Lowtherville

Site location



Site Description:

The site is on the edge of Lowtherville and incorporates a number of land parcels used for agriculture and equestrian/grazing. The site slopes down from the east towards the west

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the south east, approximately 150m away.

It is brownfield/greenfield:

The site is greenfield and there are a number of barns and structures across the site.

Potential landscape impact:

The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

considered. Furthermore there are a number of structures and barns that may house bats. The site is also in an biodiversity enhancement area. Further biodiversity studies may be required.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS325

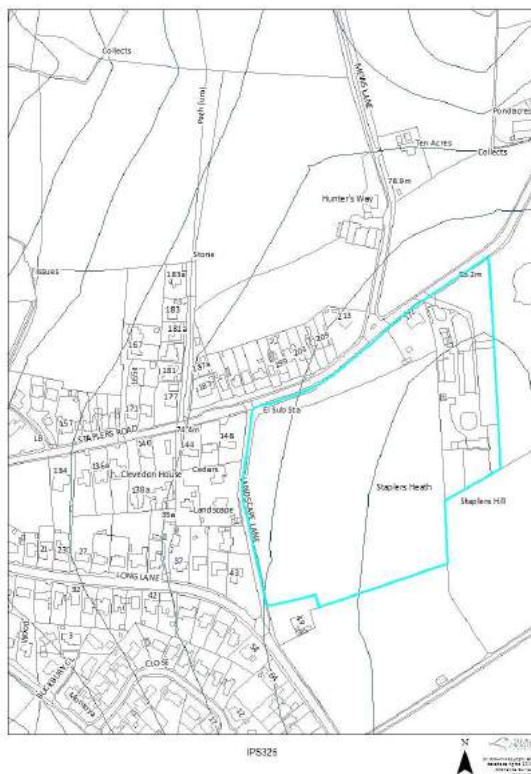
Site Area:

4.94

Site Address:

Land at Staplers Heath, off Staplers Road, Newport

Site location



Site Description:

The site is a large sloping field that slopes from the west to the east towards the farm buildings and house in the east. The field is enclosed by hedgerows. On the northern edge there are a number of trees within the boundary which form a triangular shape and screen the housing to the north. The site also incorporates IPS324.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary. The settlement boundary currently runs along the west and north boundaries.

It is brownfield/greenfield:

The site is a greenfield site. To the east is the brick built farmhouse and farm buildings.

Potential landscape impact:

The site is not located within the AONB. However, the land is quite high at this point and rises to the east as such would need to consider landscape impact.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders on the site but there are a number of trees to the northern edge. There is a long hedgerow that appears substantial to Landscape Road. Further investigation in terms

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

of ecological assessments may be required. The site is also in the 3km radius of Briddlesford Copse area.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeology comments: Currently no known archaeological implications

Site access aspects: The site has a current access of Staplers Road in the north east corner.

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: There is a public right of way (N119) to the north west of the site. There are no dedicated cycle paths in close proximity.

Access to services/ facilities: Newport being the county town has access to a full range of services and facilities.

Access to open spaces: There are a number of public open space facilities nearby

Air quality sensitivities: Agricultural land class:

Mineral resources?: The eastern half of the site is within the mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment?:

Potential constraints to delivery: It is unclear as to the number of landowners, no known covenants or legal issues have been raised

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged

Brief planning history: No recent planning history.

Overarching policy context: The site is outside but immediately adjacent to the Newport settlement boundary.

Steering group's conclusion: The steering group concluded that the site larger site is not suitable. Whilst the western part of the site IPS324 is suitable for some residential, the larger extent is considered too far out and too visual in the landscape.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for: The site has been put forward for general housing.

Conversion?: The farmhouse may be able to be subdivided.

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS326

Site Area:

3.24

Site Address:

Land adjacent to "Hideaway", Playstreet Lane, Ryde

Site location



Site Description:

The site is a large garden and grazing paddock located to south of Playstreet Lane and Play Lane and to north of Colenutt's Road. The land is slightly sloping and bounded by hedges and trees, some protected.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the settlement boundary for part of the east boundary and along the south boundary.

It is brownfield/greenfield:

The site is a greenfield site. A residential bungalow, garden, amenity land and fields for the site.

Potential landscape impact:

The site is not located in an AONB. The land gently slopes from east to the west of the site. There are residential properties to the north east of the site but the site is on the edge of the settlement with a semi-rural feel having lots of trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS326

Potential biodiversity impact:	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. There is also a SINC in close proximity to the western tip.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeological comments have noted that there are no known archaeological implications.
Site access aspects:	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. Access from property 'Hide-Away' on to Play Lane. May be further access onto Play Lane north west of the site.
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:	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/ facilities:	Ryde has access to a wide range of services and facilities.
Access to open spaces:	There a number of open space opportunities to the west including Dame Anthony's Common
Air quality sensitivities:	None known Agricultural land class: The site is classified as urban with the exception of the south west tip which is Grade 3.
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is located adjacent to IPS203 which is located to the east.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside by immediately adjacent to the settlement boundary of Ryde where there are a wide range of services and facilities.
Steering group's conclusion:	The steering group concluded that the site is 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.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	This would need to be clarified.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS326

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Access issues, low values, potential impacts of viability.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS328

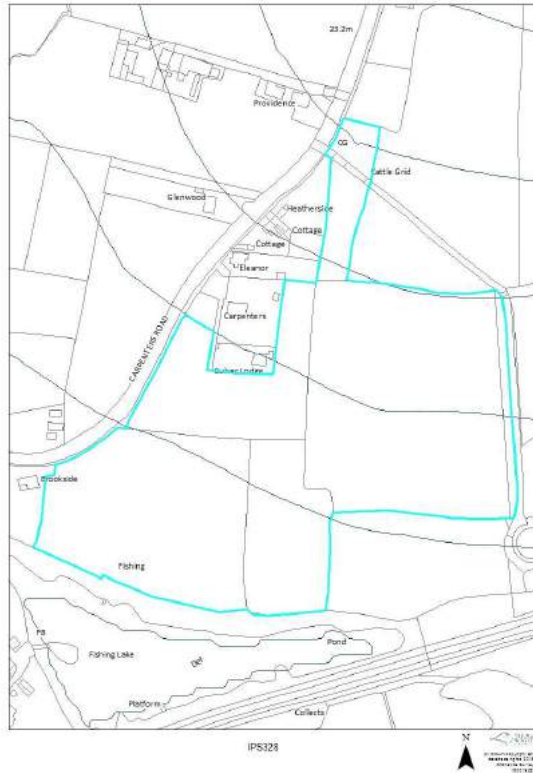
Site Area:

4.2

Site Address:

Land off Carpenters Road, St Helens

Site location



Site Description:

The site is an agricultural field bounded by hedges and trees on the west edge of St Helens with far reaching views towards Culver Down.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

1.4ha to the south west of the site is located in flood zones 2 and 3 and has been removed from the assessment.

Discount

The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north east, in close proximity, approximately 80m away.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural and rural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS328

Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings within hedgerows that need to be considered. The site is in close proximity to a SINC, SPA, RAMSAR and SSSI as such further biodiversity may be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access to the site can be achieved onto the main road.
Access to public transport:	There is a bus stop in close proximity. This is Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to St Helens. There is no dedicated cycle path and there is a pavement connection.
Access to services/ facilities:	St Helens has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	Lower Green recreational area is located to the north.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues. There is a sewage works to the south east corner. The water board have rights across the access road through the site
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	Whilst there is some sporadic development to the north the site is located in the wider rural area. There is a sewage works to the south east corner. The water board have rights across the access road through the site. There are sections of the dismantled railway to the south.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside and not immediately adjacent to the settlement boundary of St Helens which is a RSC.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too divorced from the settlement boundary and is located in a rural area within a rural context and would be visually prominent.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years.
Put forward for:	The site has been put forward for general housing, mixed development (housing led) and affordable housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions but made the following comments: Does have a pavement connection. Could be a possible opportunity to link cycle track to bridleway off Carpenters road.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS329

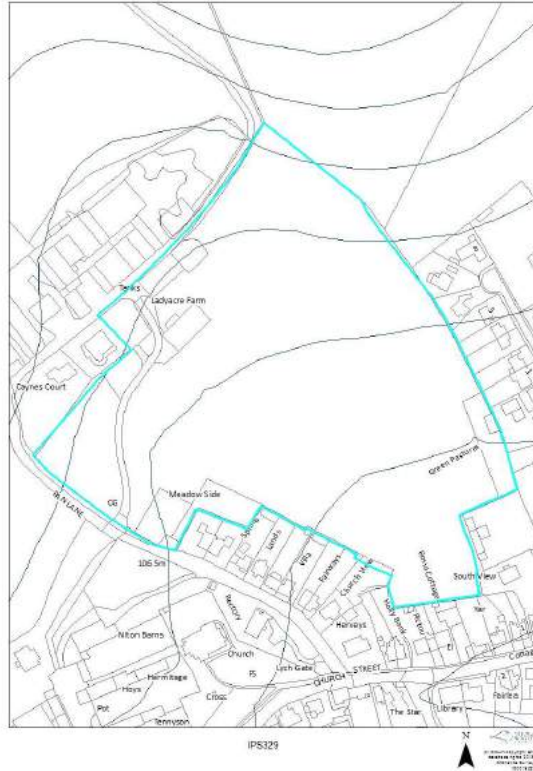
Site Area:

3.9

Site Address:

Ladyacre Farm, Pan Lane, Niton

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the south and part along the east and west boundaries

It is brownfield/greenfield:

There are two large barns on the site, one with open sides and the other with one enclosed. There are a number of other corrugated structures.

Potential landscape impact:

The site is not located in an AONB but immediately adjacent to it. It is outside the settlement boundary where the area is more rural and more agricultural. The site is fairly flat, in a bowl to the south but slopes to the north east. The site has far reaching views of surrounding countryside. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS329

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site has hedges to all boundaries and there are a number of barns/structures on site that may house bats. Appropriate surveys may be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings immediately close by.
Site access aspects:	The site can be accessed from Pan Lane. This is a fairly narrow lane with some passing places
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:	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/ facilities:	Niton has a range of facilities in line with it being a RSC.
Access to open spaces:	There are some open space provisions within Niton and there is access to the wider countryside.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 4
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Proposed bungalow, Spring Cottage, Pan Lane, Niton, Ventnor, pending (TCP/11606/B/P/01530/17).
Overarching policy context:	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.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over access as the lane is very narrow. Furthermore, the size of the site is too extensive for the size of the settlement and would be visually harmful.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1-3 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS329

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Access could be gained from the north across adjacent field but the yield could not be sufficient considering topography of site to support cost of infrastructure.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS330

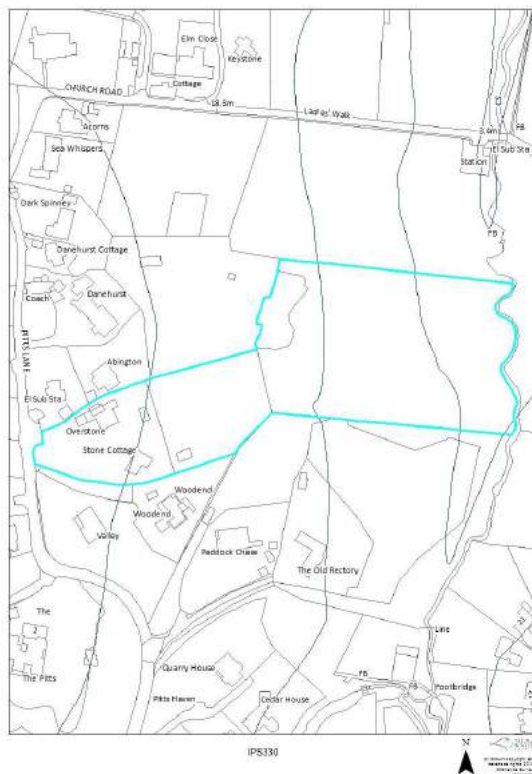
Site Area:

1.51

Site Address:

Land east of Stone Cottage, Pitts Lane, Binstead

Site location



Site Description:

The site is part woodland and part amenity land of the edge of Binstead. The site is bounded by hedges and trees and is slightly sloping to the east. The area is characterised by low density development with trees and greenery between houses.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

 Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

 Discount

Flood zones/agricultural class/size:

0.09ha of the sites is located in flood zones 2 and 3. This area has been removed the site assessment.

 Discount

The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The western portion of the site is located within the settlement boundary and the eastern immediately adjacent to it.

It is brownfield/greenfield:

There are two residential houses to the western section of the site

Potential landscape impact:

The site is not located in an AONB but immediately adjacent to it. It is on the edge of the area where the character is more rural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.'

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	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. Further biodiversity studies are likely to be required.
Potential heritage impact:	The site is not in a conservation area but there is a listed building to the north. As such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	Access is from Stone Cottage between the two houses to the rear of the site.
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:	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/ facilities:	The site is immediately adjacent to the settlement boundary of Ryde where there are a range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Demolition of garage, proposed detached dwelling with parkin, Stone Cottage, Pitts Lane, Ryde, conditional approval 09 September 2016 (TCP/32601/A/P/00972/16)
Overarching policy context:	The site is part in and part of the settlement boundary of Ryde.
Steering group's conclusion:	The steering group concluded that the site is suitable as it is in part located within the settlement boundary. Given the context of the area, this could achieve more aspirational or larger dwellings set in gardens to maintain the green/verdant feel. Access would need to be considered carefully and the site would achieve a more coherent development if it worked in connection with IPS143.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS330

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable. The site could in isolation achieve 5-6 or 6-7 if in connection with IPS143. Given the preference of a coherent site / need to work together, it is considered that the site could come forward in years 6-10

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions but made the following comments: Need to check levels and concerns over potential visual impact.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions the site was revisited. 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. As a result of the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

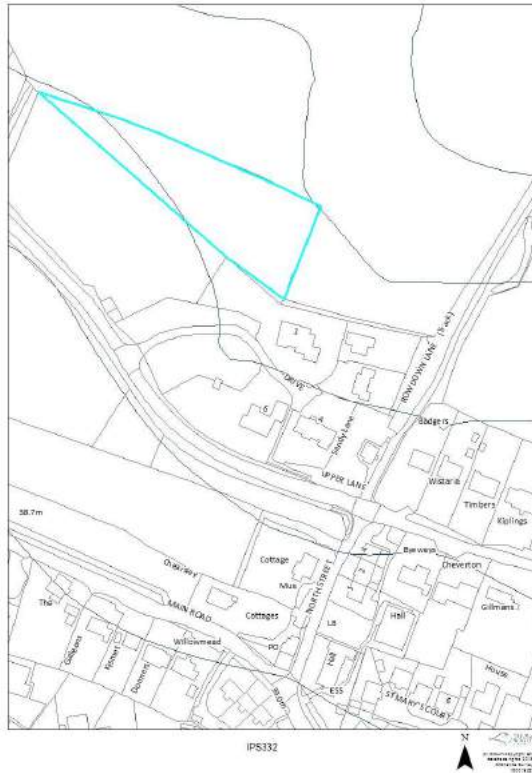
Site is suitable for BFR if ticked

SHLAA Ref No: IPS332

Site Area: 0.36

Site Address: Part Waytes Court Farm, Broadlane, Brighstone (Site 1)

Site location



Site Description: The site is currently used to graze sheep and forms part of a larger area not submitted. The site is bounded by a wire fence. The site is mostly flat but slopes to the eastern edge.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	The site is located in FZ1 and is not on class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is outside the settlement boundary but the corner edges on the north west and south east are immediately adjacent.
It is brownfield/greenfield:	The site is greenfield and there are no buildings on site.
Potential landscape impact:	The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, the 'visual' settlement envelope (i.e. what it looks like in real life and not on a map) when viewed from both inside and outside the AONB, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There are a cluster of larger trees on the site and there is an area TPO (TPO/1976/2) on the site. Therefore further investigations would be required on the trees to determine buffers and resultant site area.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	It is not clear how the site can be accessed. There does not appear to be direct access to the site. If the location of the site is acceptable further investigation on the site access will need to be determined.
Access to public transport:	The site is located close to Route 12 that runs from Newport Shorwell Brighstone Freshwater Bay Freshwater Totland Alum Bay - Mon - Fri 5 journeys Saturdays 4 journeys
Access to pedestrian/ cycle:	There are a network of public footpaths to the wider rural area.
Access to services/ facilities:	Brighstone has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	There is limited public open space provision near by.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	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. Further consideration will need to be given to the extent of the area TPO.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary. Brighstone has an adopted neighbourhood plan that sets out that; that housing should be small-scale (10 or less units), prioritise PDL, be within or immediately adjacent to the settlement boundary and based on meeting identified local housing need. Housing in the wider rural area of the parish should be an exception and only for a genuine local rural need which requires it to be located away from the RSC.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site appears landlocked and there is concern over extending development beyond the natural boundary. There are also concerns over how the site will be accessed. Furthermore, the site has a challenging shape and an area TPO on it which is likely to impact any developable area.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="It is not clear if the site is immediately available but might be available within the next 5 years."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Unclear"/>

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS333

Site Area:

0.436

Site Address:

Part Waytes Court Farm, Broadlane, Brighstone (Site 2)

Site location



Site Description:

The site is currently arable farmland and is flat. It has a hedgerow to the main road and fences adjacent to the residential properties to the west. The site is located on the edge of the settlement and has farmland to the east and south and residential to the west.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not on class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the west boundaries.

It is brownfield/greenfield:

The site is greenfield, there are no buildings or structures located on the site

Potential landscape impact:

The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, the 'visual' settlement envelope (i.e. what it looks like in real life and not on a map) when viewed from both inside and outside the AONB, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site
Potential heritage impact:	The site is located immediately adjacent to the conservation area and in close proximity to a number of listed buildings. Should the site be considered appropriate, any development will need to take account of the character and context of the conservation area.
Site access aspects:	Access to the site would be along the main road which is located on a bend and could have visibility restrictions to the west on exit.
Access to public transport:	The site is located close to Route 12 that runs from Newport Shorwell Brighstone Freshwater Bay Freshwater Totland Alum Bay - Mon - Fri 5 journeys Saturdays 4 journeys
Access to pedestrian/ cycle:	There are a network of public footpaths to the wider area.
Access to services/ facilities:	Brighstone has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	There is limited public open space provision near by.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary. Brighstone has an adopted neighbourhood plan that sets out that; that housing should be small-scale (10 or less units), prioritise PDL, be within or immediately adjacent to the settlement boundary and based on meeting identified local housing need. Housing in the wider rural area of the parish should be an exception and only for a genuine local rural need which requires it to be located away from the RSC.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There is concern over the wider landscape impact on the rural context/area and extending the village to the east. There are also concerns over the access and potential impact on nearby listed buildings and their settings.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 to 2 years
Put forward for:	The site has been put forward for general housing
Conversion?:	Not applicable
Rural exception?:	Unclear

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS333

Steering group's conclusions: The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions but made the following comments: First time buy/equity share. This site would need to be subject to any impact on listed buildings. Access would need to be to eastern extent. Concern over extending village profile to east.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

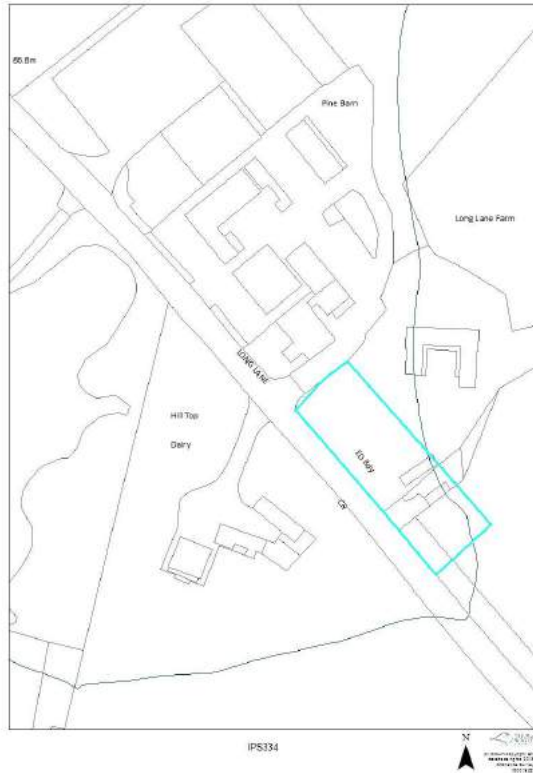
IPS334

Site Area:

Site Address:

Land adjacent to Long Lane Farmhouse, Long Lane, Newport

Site location



Site Description:

The site is a small site and is fairly flat. It is screened from the road by a high hedge. To the north there is the main house and to the west is employment. There is an internal walkway that runs along the roadside hedge. Access is shared by the existing residential and some of the employment uses

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north west, in close proximity, approximately 100m away.

It is brownfield/greenfield:

The site has a couple of mobile homes, storage containers and other structures located on it.

Potential landscape impact:

The site is not located in an AONB. It is on the edge of the area, outside the settlement boundary where the land is becoming more rural and more agricultural. The site is fairly flat and screened by the house to the north. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS334

Potential biodiversity impact:	The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs but some trees within the hedges.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The site has an existing access onto Long Lane.
Access to public transport:	The nearest bus stop is along Long Lane. This is Route 8 which serves Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. The service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a bridleway to the west. 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/ facilities:	Newport has a full range of services and facilities but these are not likely to be in walking distance
Access to open spaces:	Newport has a range of open space facilities but these are not likely to be in walking distance.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is outside the settlement boundary on the edge of the area. It is close to rural employment and tourism uses. There is some existing residential on site
Brief planning history:	Change of use of land for the siting of two holiday caravans, Long Lane Farm, Long Lane, Newport, conditional approval 27 November 2014 (TCP/30045/G/P/01242/14)
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. Whilst this part of the site is fairly screened, it is beyond the settlement boundary and would extend residential too far to the south. There are also concerns over compatibility with the existing adjacent employment uses. Taking account of the context of the area and the configuration of the existing farmhouse, it is considered that the site is not suitable for additional residential development.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced achievement would be dependent on market forces.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS334

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

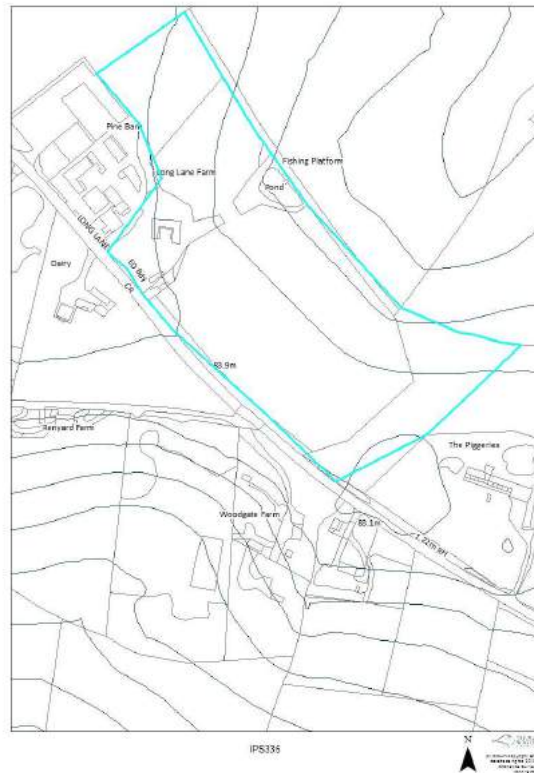
IPS335

Site Area:

Site Address:

Long Lane Farm, Long Lane, Newport

Site location



Site Description:

The site is on the outskirts of Newport and is a larger site that has employment uses to the northern edge. The site is undulating with distant views over to Portsmouth. It is bounded by hedgerows and has some wooded areas within and adjacent to it.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

 Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

 Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

 Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north west, in close proximity, approximately 80m away.

It is brownfield/greenfield:

The site has a couple of mobile homes, storage containers and other structures located on it.

Potential landscape impact:

The site is not located in an AONB. It is on the edge of the area, outside the settlement boundary where the land is becoming more rural and more agricultural. The site is undulating with distant views across the countryside towards and including Portsmouth and the Spinnaker Tower. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is also a pond, wooded areas and mature hedges. Relevant biodiversity studies are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The site has an existing commercial and separate residential access to the site.
Access to public transport:	The nearest bus stop is along Long Lane. This is Route 8 which serves Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. The service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a bridleway to the west. 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/ facilities:	Newport has a full range of services and facilities but these are not likely to be in walking distance
Access to open spaces:	Newport has a range of open space facilities but these are not likely to be in walking distance.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The north western section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	<input type="text" value="The site does not include the adjacent employment uses."/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site has some utilities but may require extensions to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is outside the settlement boundary on the edge of the area. It is close to rural employment and tourism uses. There is some existing residential on site"/>
Brief planning history:	<input type="text" value="Change of use of land for the siting of two holiday caravans, Long Lane Farm, Long Lane, Newport, conditional approval 27 November 2014 (TCP/30045/G/P/01242/14)"/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. The site is beyond the settlement boundary and would extend residential too far to the south. 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."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced achievement would be dependent on market forces."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing and mixed development (housing led)"/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS339

SHLAA Ref No:

IPS339

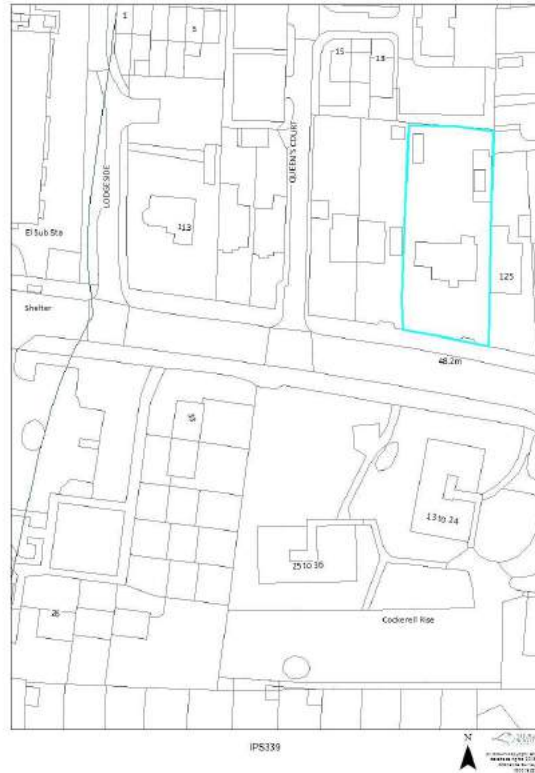
Site Area:

0.09

Site Address:

123 Victoria Grove, East Cowes, PO32 6JQ

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary

It is brownfield/greenfield:

The site has a residential bungalow and other residential sheds/buildings

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal. There could be the potential for impact on neighbouring properties with an increased density of the site.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects:

Access is currently on to Victoria Grove

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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:	Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.
Access to services/ facilities:	The site is in the settlement boundary of East Cowes where there are a range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The existing dwelling benefits from utilities
Potential compatibility impacts:	The site is in a residential area. Consideration on the density and impact on nearby properties will need to be considered.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is within the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable when considering the context of the area. The area is characterised by large dwellings with a low density layout. An intensified site would not be in keeping with the existing pattern of development. Not suitable for 5 or more, could potentially increase by 1 as a windfall site.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years
Put forward for:	The site has been put forward for general housing and affordable housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable for 5 or more dwellings.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS339

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS345

SHLAA Ref No:

IPS345

Site Area:

0.8

Site Address:

Northwood Business Park, 290 Newport Road, Cowes

Site location



Site Description:

The site is a small business park on the edge of Cowes and Northwood. It contains a number of small business units, some in a terrace and some in a larger central building. The site has on site car parking and slopes down from the road to the east.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

There are a number of single storey metal framed buildings across the site.

Potential landscape impact:

The site is not located in an AONB. Given the nature of the site with existing employment located throughout it any impact on landscape character will be minimal.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are a number of older style buildings located on the site that may attract bats, relevant surveys may be required.

Potential heritage impact:

The site is not located in a conservation area, there is a listed building to the north, as such any development must have special regard to the desirability of preserving the

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

	building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site has an existing access onto Newport Road
Access to public transport:	There is a bus stop close by, this is Route 1 serving Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	There 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/ facilities:	Northwood has some facilities and Cowes further to the north has a range of services and facilities
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	The site is not an allocated employment site but employment would be lost as a result of redevelopment
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. As there are existing businesses on site tenancies will need to be considered.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is an existing employment with a number of units across the site, there are two dwellings to the north and a couple to the south but fields to the north, east and west.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There is concern over any loss of employment. It was suggested that the employment could expand within the site but for residential it was considered to be too far out from services and facilities.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS345

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS348

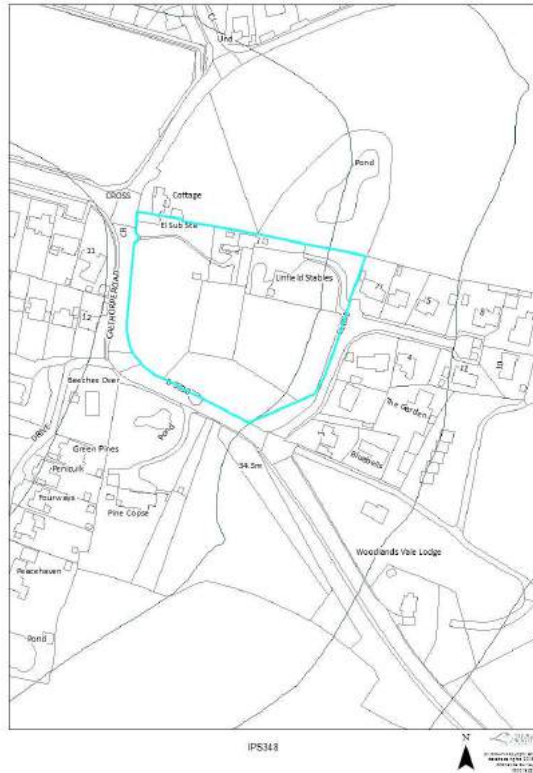
Site Area:

0.6

Site Address:

Lindfield Stables, Calthorpe Road, Ryde

Site location



Site Description:

The site is an equestrian centre that comprises of a number of associated buildings and static caravans. The site is bounded by hedges and trees and is fairly flat across the site.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is outside and not immediately adjacent to the settlement boundary. It is just beyond the built up area.

It is brownfield/greenfield:

The site is an equestrian centre that comprises of a number of associated buildings.

Potential landscape impact:

The site is not located in an AONB. The site is on the edge of the area where it becomes more rural in nature. Site is very visible as you drive along Calthorpe Road and is in a prominent location on the corner.

Potential biodiversity impact:

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.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area. It 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.
Site access aspects:	The site can be accessed from Woodlands Close or Calthorpe Road
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:	Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network
Access to services/ facilities:	Ryde has a wide range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="Loss of equestrian facility"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is immediately adjacent to other properties which appear to benefit from connections to utility services"/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged."/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is outside and not immediately adjacent to the settlement boundary"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. The site is set away from the settlement boundary where the area is becoming more rural in character and is part of the setting of the rural character. The site has strong hedgerows and trees including an area TPO. Further concern was raised about the potential for ecology and biodiversity impacts given the trees and hedgerows."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing and affordable housing."/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="This would need to be determined"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is not suitable and is therefore not achievable."/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions making the following additional comments: A longer term review depending on IPS295 in 10-15 years. Very visual"/>
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site.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS351

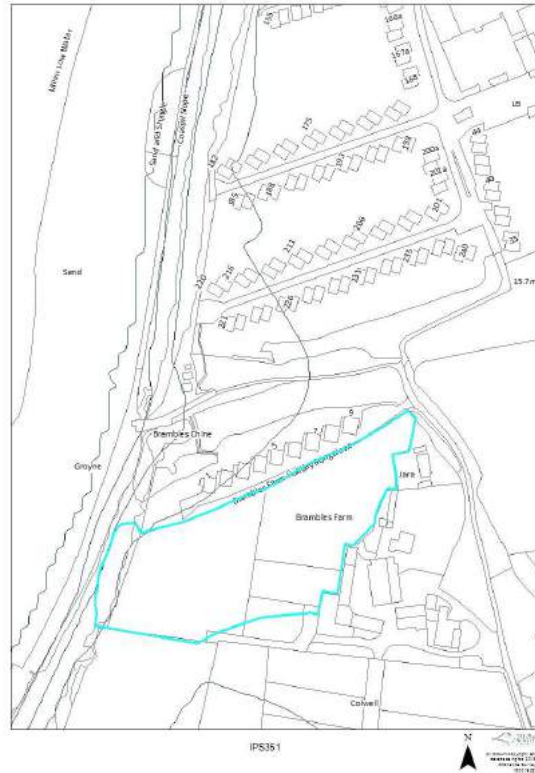
Site Area:

1.1

Site Address:

Land at Brambles Farm, Brambles Lane, Freshwater

Site location



Site Description:

The site is currently used as agriculture and equestrian uses. The site includes a number of field shelters and is bounded by post and wire fencing.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site includes a number of field shelters

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, there is a large grouping of trees to the south west of the site.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS351

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed from Brambles Farm.
Access to public transport:	The nearest bus stop is along Colwell Road. This is Route 7 serving Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay running Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way to the north (F13) and (F10) to the east. There are no pavements to the nearby roads.
Access to services/ facilities:	The site is at some distance from the services and facilities within Freshwater.
Access to open spaces:	The site is at some distance from open space provisions within Freshwater but does have access to the open countryside and coast.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is located in the wider rural area where there is no direct access to services and facilities
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is beyond the settlement boundary in the wider rural area and is too remote from services and facilities. There are further concerns over the impact on landscape character.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Access is poor.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No: IPS353

Site Area: 0.2

Site Address: Cope Lane Barn, Freshwater

Site location



Site Description: The site is an agricultural farm building with a grouping of trees at the site entrance. The site slopes up gradually from south to north and is bounded by post and wire fencing.

Stages A and B - Discounting

- | | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|---|
| Proximity to settlement: | The site is located outside the settlement boundary and is located in the wider rural area. |
| It is brownfield/greenfield: | The site is part of an agricultural farm, There is a sub station at the entrance, barn with timber walls and metal roof and another larger farm building with block wall, metal sidings and metal roof. |
| Potential landscape impact: | The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. |
| Potential biodiversity impact: | The site is not located in an environmental designation but is within a biodiversity enhancement area. There are no TPOs on the site but there are a number of large |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

trees individual and groupings that need to be considered. There are also a number of barns that may need appropriate bat surveys and a water course to the south. Further biodiversity studies may be required.

Potential heritage impact: The site is immediately adjacent to Norton Green conservation area as such any development will need to consider the impact upon the setting of the conservation area. The site is also near to a listed building, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

Site access aspects: The site has access onto Prixley Hill.

Access to public transport: The nearest bus stop is along Pixie Hill. This is along Route 7 serving Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to pedestrian/ cycle: There is a public right of way to the south of the site (F8). There are no cycle links close by and the roads do not benefit from pavements.

Access to services/ facilities: The site is at some distance from the services and facilities within Freshwater.

Access to open spaces: The site is at some distance from open space provisions within Freshwater but does have access to the open countryside.

Air quality sensitivities: Agricultural land class:

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment?:

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site has some utilities but may require extensions to be factored in.

Potential compatibility impacts: The site is beyond the built up area and located in the wider rural area.

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside the settlement boundary and in the wider rural area. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is beyond the settlement boundary in the wider rural area and is too remote from services and facilities.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.

Put forward for: The site has been put forward for general housing and non-housing development.

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Could look to come forward as PD if complies with class Q.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS354

Site Area:

0.2

Site Address:

Hill Farm, Hill Lane, Norton Green, Freshwater

Site location



Site Description:

The site is located opposite Hill Farm and is accessed via Hill Lane. The site is mostly level and is bounded by a stone wall to the neighbouring property to the east and wooden fencing.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site has a large farm building located on it with block wall and metal sidings and a metal roof.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is a large farm building that may need appropriate bat surveys.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not in a conservation area. It 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.
Site access aspects:	The site can be accessed off Hill Lane.
Access to public transport:	There is a bus stop located just to the south of the site, this is for the daily summer Island Coaster. The nearest regular service stop is some distance away either at Heathfield Road or Pixie Hill. These are along Route 7 serving Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way to the south (F12). There are no cycle links close by and the roads do not benefit from pavements.
Access to services/ facilities:	The site is at some distance from the services and facilities within Freshwater.
Access to open spaces:	The site is at some distance from open space provisions within Freshwater but does have access to the open countryside.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	Prior approval for alterations and conversion of agricultural building to form 2 residential units, Hill Farm, Hill Lane, Freshwater, conditional approval 06 January 2015 (TCP/13778/D/P/01331/14)
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too remote from services and facilities and is not well located or connected for bus services increasing the need to travel by car. Furthermore, there are concerns over the access to the site.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS354

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS355

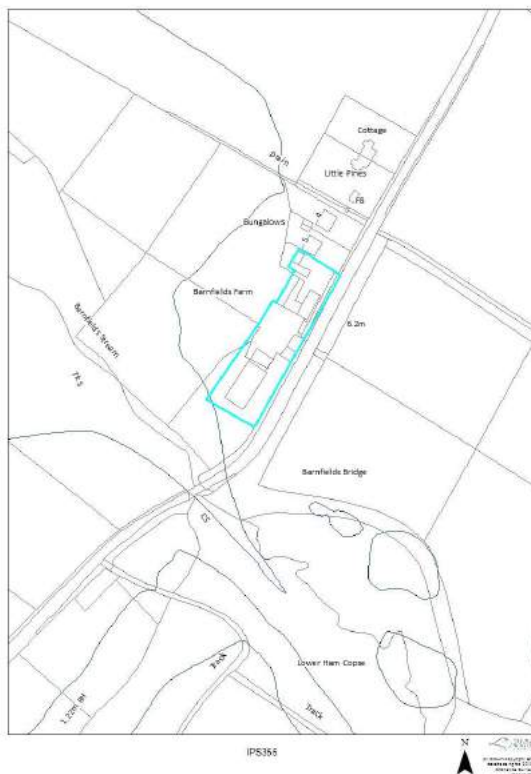
Site Area:

0.25

Site Address:

Barnsfield Stables, Wilmington Lane, Thorley

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is a greenfield site with a number of buildings used for stabling and agricultural purposes

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB.

Potential biodiversity impact:

The site is not located in an environmental designation but is within a biodiversity

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

enhancement area. There are a number of buildings on the site that may house bats and appropriate surveys may be required. The site is also located close to a SINC with trees to that boundary. Further biodiversity studies may be required.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS355

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IP3360

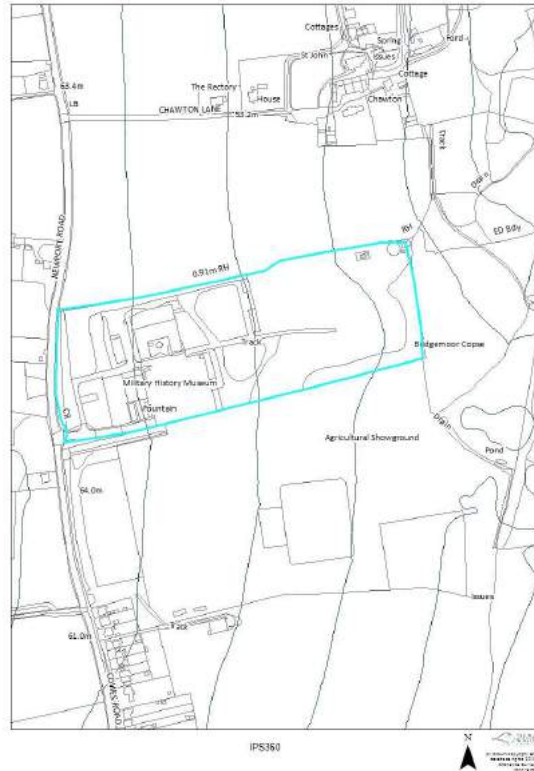
Site Area:

5.89

Site Address:

Northwood Camp 490 Newport Road Cowes, PO31 8QU

Site location



Site Description:

The site is the current site of the military museum located between Cowes and Newport. The land slopes gently from the main road towards the east. The site is bounded to the south by a hedge and an ancient woodland to the east.

Stages A and B - Discounting

Environmental designations A1:

0.2ha of the eastern boundary is located in a SINC and ancient woodland buffer and has been removed from the assessment.

Discount

The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site is a brownfield site that currently holds the military museum and its grounds. There are a number of buildings and structures associated with this. There is a large industrial building and wooden huts.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary and located between Cowes and Newport where the area is more rural/agricultural. There are views across the river valley the other side. If development is considered appropriate, the impact on the wider area, coalescence and views into and out of the site will need

to be considered and reflected in any design principles.

Potential biodiversity impact: 0.2ha of the eastern boundary is located in a SINC and ancient woodland buffer and has been removed from the assessment. With the exception of the ancient woodland buffer there are no TPOs on the site. Given the proximity to the adjacent woodland and the nature of some of the buildings appropriate biodiversity studies may be required.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by. The site is a military museum and has a military history and some earth banks.

Site access aspects: The site has good access to the main Cowes to Newport Road which is the strategic road network.

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: There are a network of public rights of way close by and there is the main Newport to Cowes cycle/multiuser track to the east along the river. The road also has pavements.

Access to services/ facilities: The site is not close to facilities but is located between Cowes and Newport that have a full range of facilities.

Access to open spaces: There are open space provisions in both Cowes and Newport but the site does have access to the wider countryside.

Air quality sensitivities: None known **Agricultural land class:** The classification is Grade 3

Mineral resources?: The majority of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment?: The site is a current tourism site

Potential constraints to delivery: There is more one landowner. The land has a long lease until (2033) to the military museum. The owner has set out that there could be opportunities for some mixed use development in negotiation with the museum.

Infrastructure capacity aspects: The site has some utilities but extensions would need to be factored in

Potential compatibility impacts: The site is used as a military museum with military vehicles including a tank run.

Brief planning history: Lawful development certificate for use of part of the bungalow as a dwellinghouse, 490 Newport Road, Cowes, refused 03 November 2016 (LDC/09560/J/P/01043/16).

Overarching policy context: The site is located outside the settlement boundary.

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is located in between Cowes and Newport where there are concerns over settlement coalescence. Furthermore, the site is an operating tourism site and there are concerns over the compatibility with the existing use and any potential incorporation of residential uses.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years.

Put forward for: The site has been put forward for general housing, mixed development (housing led) and non-housing development.

Conversion?: This would need to be determined

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS360

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

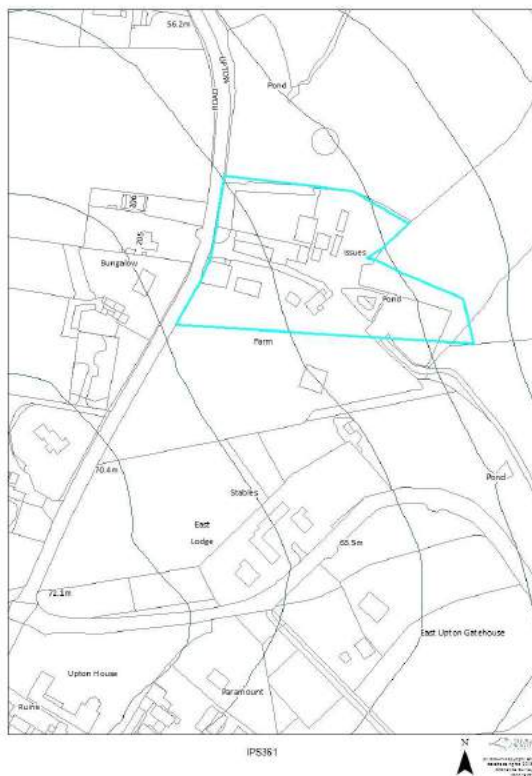
Site is suitable for BFR if ticked

SHLAA Ref No: IPS361

Site Area: 0.08

Site Address: Farm area at Aldermoor Farm, Upton Road, Ryde, IoW PO33 3LA

Site location



Site Description: The site comprises of a mix of farm buildings and amenity land. The buildings are mostly brick with a mix of corrugated sheets and slates.

Stages A and B - Discounting

- | | | |
|--------------------------------------|---|-----------------------------------|
| Environmental designations A1: | The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|---|
| Proximity to settlement: | The site is located outside the settlement boundary. |
| It is brownfield/greenfield: | The site is a mix of building, mostly relating to agriculture but there is some brownfield element. |
| Potential landscape impact: | The site is not located in an AONB. It is outside the settlement boundary with views back towards Ryde and to the surrounding countryside. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. |
| Potential biodiversity impact: | The site is not located in an environmental designation. There are no TPOs or larger trees on the site. There are a number of farm buildings that may house bats. Appropriate biodiversity studies are likely to be required including consideration of the site's proximity within the 3km radius of Briddlesford Copse. |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS361

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access onto Upton Road is from the existing farm yard access. The site is not near to the strategic road network
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:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	Whilst Ryde has a wide range of facilities and services the site is outside of the settlement area with no footpaths to nearby Haylands.
Access to open spaces:	There are some public open space facilities on the edge of Ryde in the Haylands area but there are no footpaths to them.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	There is one landowner. Access is required to the septic tank.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary. There will be some services on site to serve the existing buildings but additional utility services may need to be factored in
Potential compatibility impacts:	The site is outside the settlement boundary beyond the built up area.
Brief planning history:	Retention of caravans "C & D" used as sleeping accommodation for volunteers in connection with WWOOF scheme, Aldermoor Farm, - Refusal, 15 January 2014, (TCP/10899/G/P/01890/12). Prior approval for alterations and conversion of agricultural barn to form residential unit, Aldermoor Farm, - Refusal, 14 June 2016 (TCP/10899/H/P/00270/16). Conversion of former farm buildings to form two houses (one with ancillary office space), Aldermoor Farm, - Refusal, 13 March 2018 (TCP/10899/J/P/00072/18)
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded the site is not suitable. It is too far south from the existing settlement boundary and other development. There are no footpaths for pedestrian accessibility in the area with narrow roads. Whilst permission has been granted further to the north this included a green ecology and landscape buffer to the south of the site.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is for sale and being marketed with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for mixed development (housing led)
Conversion?:	This would need to be determined
Rural exception?:	<input type="checkbox"/> No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded the site is not suitable and therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Site is partly brownfield. Class Q may be appropriate. Potential in 10-15 years depending on context of area.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

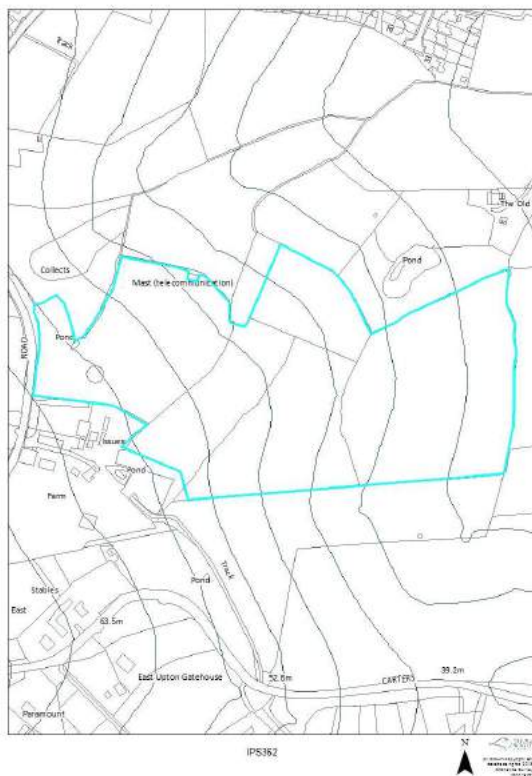
Site is suitable for BFR if ticked

SHLAA Ref No: IPS362

Site Area: 6.87

Site Address: Land at Aldermoor Farm, Upton Road, Ryde, IoW PO33 3LA

Site location



Site Description: The site comprises of a series of agricultural fields that are bounded by hedgerows and trees. The site is gently sloping away from the road.

Stages A and B - Discounting

- | | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|--|
| Proximity to settlement: | The site is located outside the settlement boundary. |
| It is brownfield/greenfield: | The site is greenfield. It is unclear if there are buildings or structures located on the site |
| Potential landscape impact: | The site is not located in an AONB. It is outside the settlement boundary with views back towards Ryde and to the surrounding countryside. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. |
| Potential biodiversity impact: | The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees to the boundaries that need to be considered as well as a pond. Appropriate biodiversity studies are likely to be required including consideration of the site's proximity within the 3km radius of Briddlesford Copse. |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS362

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	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
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:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	Whilst Ryde has a wide range of facilities and services the site is outside of the settlement area with no footpaths to nearby Haylands.
Access to open spaces:	There are some public open space facilities on the edge of Ryde in the Haylands area but there are no footpaths to them
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	There is one landowner. Access is required to the telephone mast.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in
Potential compatibility impacts:	The site is outside the settlement boundary beyond the built up area. There is a telephone mast to the north of the site
Brief planning history:	Retention of caravans "C & D" used as sleeping accommodation for volunteers in connection with WWOOF scheme, Aldermoor Farm, - Refusal, 15 January 2014, (TCP/10899/G/P/01890/12). Prior approval for alterations and conversion of agricultural barn to form residential unit, Aldermoor Farm, - Refusal, 14 June 2016 (TCP/10899/H/P/00270/16). Conversion of former farm buildings to form two houses (one with ancillary office space), Aldermoor Farm, - Refusal, 13 March 2018 (TCP/10899/J/P/00072/18)
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded the site is not suitable. It is too far south from the existing settlement boundary and other development. There are no footpaths for pedestrian accessibility in the area with narrow roads. Whilst permission has been granted to the north this included a green ecology and landscape buffer to the south of the site

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded the site is not suitable and therefore not achievable.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

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

SHLAA Ref No:

IPS370

Site Area:

0.13

Site Address:

St Martins Road Car Park, Wroxall

Site location



Site Description:

The site is an existing car park within the village. It is a flat site bounded by mixed residential boundary to the south east and south west. It has an open boundary to the north.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary

It is brownfield/greenfield:

The site is an existing car park with no structures or buildings located on site.

Potential landscape impact:

Most of the site is located within the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings immediately close by.
Site access aspects:	The site has vehicular access onto St Martins Road.
Access to public transport:	There are bus stops in close proximity to the site. The service is Route 3 Newport to Ryde which includes Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde. The service runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village and the local roads have footpaths.
Access to services/ facilities:	Wroxall has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	There would be no loss of employment but development would result in a loss of parking.
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is within the village and adjacent to residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that this site is 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 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.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development with no reasonable prospect of development taking place in the next 5 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS370

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Need to protect car parks in these settlements.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS374

Site Area:

0.17

Site Address:

Pier View Car Park, Seaview

Site location



Site Description:

The site is an existing car park, is level with mainly open boundaries to the adjacent roads.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Seaview does not have a settlement boundary.

It is brownfield/greenfield:

The site is brownfield and an existing car park with no structures

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, close to other housing and development any impact on landscape character will be reduced.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders within the site, there are however a couple of individual amenity within the site.

Potential heritage impact:

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.

Site access aspects:

The site has a current vehicular access onto the adjacent road.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Access to public transport:	There is a bus stop in close proximity. This is along Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There 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/ facilities:	There are a number of services and facilities in Seaview but it is not a rural service centre
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="Any redevelopment will result in a loss of car parking"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is within the settlement boundary where adjoining properties benefit from connections to utility services."/>
Potential compatibility impacts:	<input type="text" value="The site is immediately adjacent to other properties which appear to benefit from connections to utility services"/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary and in the wider rural area. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that this site is 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."/>

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is not immediately available for development but is likely within years with a reasonable prospect of development taking place within 5 -10 years. Once commenced could be achieved within 1 year."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that as this site is not suitable it is not achievable."/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions"/>
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS374

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS379

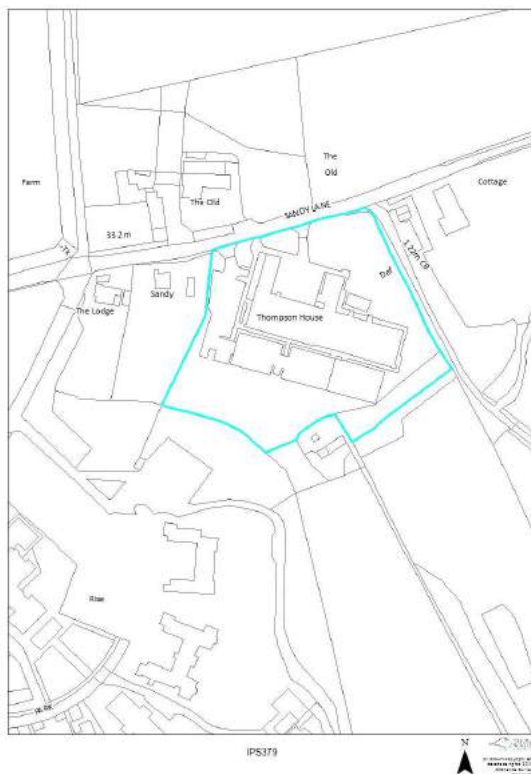
Site Area:

0.96

Site Address:

Thompson House, Sandy Lane, Newport.

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

 Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

 Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

 Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area

It is brownfield/greenfield:

The site is a large block of council offices and comprises both single and two storey elements with associated parking and entrances

Potential landscape impact:

The site is not located in an AONB but is immediately adjacent to it. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There is a single TPO tree to

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS379

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.

Potential heritage impact:	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.
Site access aspects:	The site has two accesses on to Sandy Lane, one wider and one narrower with restricted visibility.
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:	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/ 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 spaces:	There are no public open space facilities but the site has access to the countryside
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	Any redevelopment would required relocation of the existing facility
Potential constraints to delivery:	There is one landowner. DoE consent may be required.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is located in the wider rural area where there is no direct access to services and facilities
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. It is a brownfield site
Steering group's conclusion:	The steering group concluded that the site is 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. Furthermore, there is no justification for housing in this area.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS379

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel had mixed views regarding the steering group's conclusions making the following comments: Some agreed not suitable. However, some set out that due to the proximity to Whitecroft it could be re-developed. Brownfield site/existing site but wrong location.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS388

Site Area:

1.56

Site Address:

Land south of Kemming Road Whitwell

Site location



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.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area and is more rural and agricultural in context and feel. The site gently slopes down to the south west. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access to the site is 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.
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:	There are bus stops along Heathfield Road and the Freshwater to Newport bus service runs regularly.
Access to services/ facilities:	Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC)
Access to open spaces:	There are only small areas of recreation/open space within Whitwell
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	Whilst there is some residential in the area, the site is on the edge where the area is more rural in context.
Brief planning history:	No recent planning history.
Overarching policy context:	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.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over access issues and the restricted visibility associated with the corner and road. Furthermore, there are concerns over the impact and proximity to the neighbours to the north of considering a smaller site.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS388

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS389

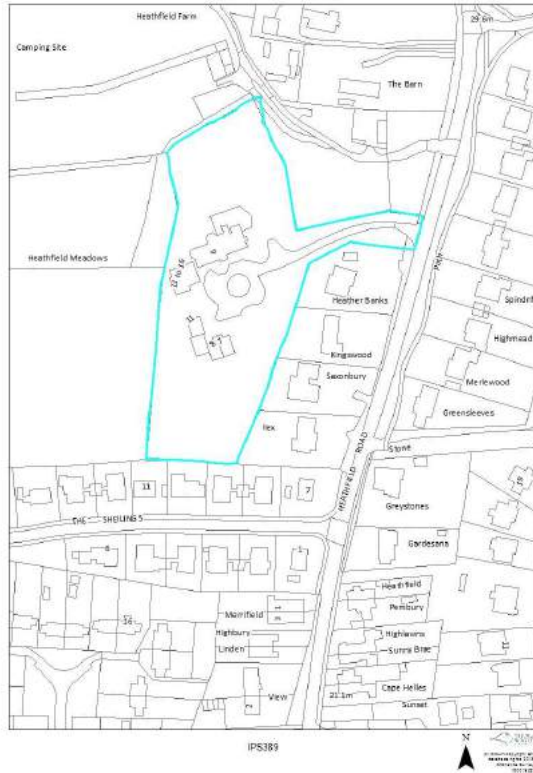
Site Area:

0.9

Site Address:

Heathfield Meadows, Freshwater

Site location



Site Description:

The site is an existing site that has a number of houses and flats built out across it. It is surrounded by trees many of which are protected, There is currently one access in from Heathfield Road.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary.

It is brownfield/greenfield:

There are a number of houses and flats built out across the site.

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, among other housing, surrounded by trees, any impact on landscape character will be minimal.

Potential biodiversity impact:

The site is not located in any environmental designations. There are a significant number of trees with TPOs across the site. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. Relevant surveys are likely to be required.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site access aspects:	<input type="text" value="The site has an existing access onto Heathfield Road."/>
Access to public transport:	<input type="text" value="There are bus stops along Heathfield Road and the Freshwater to Newport bus service runs regularly."/>
Access to pedestrian/ cycle:	<input type="text" value="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/ facilities:	<input type="text" value="Freshwater has a wide range of services and facilities."/>
Access to open spaces:	<input type="text" value="Golden Hill Fort and recreation area is just to the east."/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site has some utilities but may require extensions to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged."/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located 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"/>
Steering group's conclusion:	<input type="text" value="The steering concluded that the site is not suitable beyond the existing permissions given. There are a significant number of protected trees across the site that reduces any developable area. The main building and its setting also reduce the area available."/>

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="This would need to be clarified."/>
Rural exception?:	<input type="text" value="Not applicable."/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that as the site is not suitable it is not achievable."/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS391

Site Area:

39

Site Address:

Durrants Farm, Colemans Lane, Porchfield

Site location



Site Description:

The site is a fairly level agricultural farm with solar farm to the north and north east. The site is bounded by dense vegetation and hedges interspersed with trees. There are a number of high amenity trees across the site.

Stages A and B - Discounting

Environmental designations A1:

1.35ha of the site is an ancient woodland known as Durrants Copse.

Discount

The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

3.6ha to the south of the site is located in FZ 2 and 3.

Discount

The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

There is the main farm complex in the middle of the site and the north has a solar panels

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and agricultural. If development is considered

	appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	1.35ha of the site is ancient woodland known as Durrants Copse. The site is also bounded by mature hedgerows interspersed with high amenity trees. The farm complex also has buildings that may house bats. Appropriate surveys across the site are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is an existing access onto Colemans Lane, there may be potential for further accesses given the size of the site.
Access to public transport:	There are bus stops to the south of the site, this is on route 7 serving Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way running along the western edge within the boundary of the site (CB8). There are no nearby cycle links and the roads do not benefit from pavements
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities close by but the site has access to the countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3 & 4
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but will require extensions to be factored in
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	Demolition of farmhouse, replacement farmhouse, Durrants Farm, Colemans Lane, Porchfield, conditional approval 10 May 2016 (TCP/25191/S/P/00397/16). Demolition of existing farmhouse, proposed replacement farmhouse, Durrants Farm, Colemans Lane, Porchfield, refused 02 June 2017 (TCP/25191/S/P/00443/17)
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is beyond the settlement boundary in the wider rural area and is too isolated and remote from services and facilities. There are further concerns over the impact on landscape character. Additionally, the roads to the site are narrow and fast and there is concern over the junction at Whitehouse Road and Colemans Lane.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	This would need to be clarified.
Conversion?:	Not applicable
Rural exception?:	Not applicable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS391

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions..

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS397

Site Area:

0.5

Site Address:

Bettesworth Lodge, Lower Bettesworth Road, Ryde, Isle of Wight Po33 3EL

Site location



Site Description:

The site is a residential plot and the immediate land behind. The site has a post war bungalow located within it and the land behind is an orchard.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The front part of the site is within the settlement boundary and the southern portion of the site is outside but immediately adjacent.

It is brownfield/greenfield:

The site has a residential bungalow located on the site.

Potential landscape impact:

The site is not located in an AONB. 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 or trees and greenery in the vicinity.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders on the site but there are some trees within and it is within the 3km radius of Briddlesford Copse. Further studies may be required.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site access aspects:	Lower Bettsworth Road is an unmade road and improvements would be required. Furthermore the house would have to be demolished to gain access.
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:	The wider area is served by public rights of way and cycle links. The immediate area does not benefit from pavements.
Access to services/ facilities:	Ryde has a full range of services and facilities
Access to open spaces:	Oakwood recreation area is immediately to the south of the site.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The site is urban."/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The submitter has advised that access issues can be resolved if the adjacent 2 properties and the Lodge work together. At this stage the other two properties have not come forward.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No recent planning history.
Overarching policy context:	The site is part in and part immediately adjacent to the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is 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.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable. May potentially be a windfall site if access can be achieved and design appropriate but limited numbers 3-4
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Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS398

Site Area:

Site Address:

Land adjacent to Greenwood Villas, Greenwood Lane Brading

Site location



Site Description:

The site is a large site on the outskirts of Brading and is agricultural in use. The site is bounded by hedgerows and slopes gently to the south with views across to Sandown.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

5.4ha is located in FZ 2 and 3 and has been discounted from the assessment below.

Discount

The remainder of site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area, although a small area to the north east corner is immediately adjacent to the settlement boundary.

It is brownfield/greenfield:

The site is greenfield and there are no significant buildings or structures located on the site.

Potential landscape impact:

The northern section of the site is located in an AONB, the southern section is not. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could

potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB.

Potential biodiversity impact: The site is not located in an environmental designation. There are no 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. The site is bounded by hedgerows and the southern section of the site is located in a biodiversity enhancement area.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects: 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.

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: 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/ facilities: Brading has a number of local facilities in line with it being classified as a rural service centre

Access to open spaces: There are some public open space facilities nearby.

Air quality sensitivities: **Agricultural land class:**

Mineral resources?: Most of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context: The site is located outside the settlement boundary, although a small area to the north east corner is immediately adjacent to the settlement boundary. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. Residential development should be located within or immediately adjacent to the settlement boundary and result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area.

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is beyond the settlement boundary and too far out from services and facilities. Furthermore, when looking at the land beyond the flood risk areas, any developable area is isolated and is out of context from the area. Additionally there are also concerns over access and settlement coalescence.

Site suitable if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS398

Stage D - Assessment - Availability



Site available if ticked

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	The site has been put forward for general housing, mixed development (housing led) and non-housing development.
Conversion?:	Not applicable
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
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Indicative yield:	<input type="text" value="0"/>
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Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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Site could be considered for allocation if ticked

The site is considered:	<input type="text" value="Currently not developable"/>
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Site is suitable for BFR if ticked

SHLAA Ref No:

IPS399

Site Area:

1.02

Site Address:

Land behind 87 Gunville Road, Newport

Site location



Site Description:

The land relates to a series of extended residential gardens and/or paddocks to the rear of a row of houses in Gunville. The site is bounded by hedges and trees with some mixed residential boundaries. There is a slight downhill incline to the land from west to east.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

 Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

 Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

 Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, close to other housing and development any impact on landscape character will be reduced.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no 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 protected woodland. Given the amount of trees, relevant tree and biodiversity studies are likely to be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	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.
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:	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/ facilities:	Gunville has a number of services and facilities but the site is also on the outskirts of Newport.
Access to open spaces:	The site is not located close to any recognised open/recreation space but has access to the wider countryside via a network of public rights of way.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is situated within the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is suitable, it is located within the settlement boundary and close to other residential development.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1-2 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that whilst the site may be suitable it may not be achievable or deliverable due to the number of landowners. If the smaller site came forward, that is land behind & at 87 Gunville Road, this may achieve a small number depending on layout, impact and access.

Indicative yield:

 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA. If the landownership aspect can be overcome the site could be considered deliverable or developable.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS404

SHLAA Ref No:

IPS404

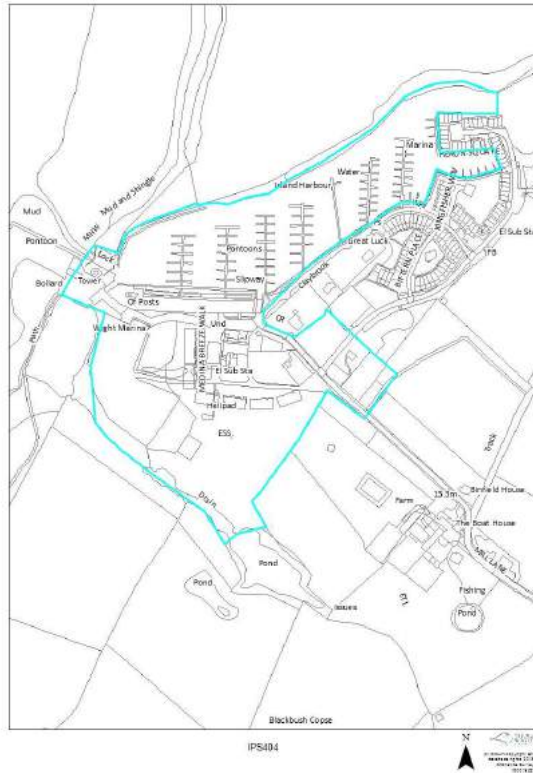
Site Area:

10

Site Address:

Island Harbour, Mill Lane, Fairlee Road, Newport

Site location



Site Description:

Island Harbour is a marina based leisure facility accommodating holiday homes, leisure uses (restaurant) and marine commercial activity. The site includes the marina and water based aspects.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

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 designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

6.55ha of the site is located either on water or in the flood zones and has therefore been discounted from this process.

Discount

The remaining 3.45ha is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site has various structures and buildings located across it including a single storey restaurant, holiday lets, harbour offices and boat yard

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more marine, yachting based. If development is

	considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles
Potential biodiversity impact:	The site is bounded by a number of biodiversity designations and buffer zones with a small portion to the north east and south west located within. It is also within a biodiversity enhancement area. 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 along the south western boundary that may have biodiversity elements and the River Medina is to the north.
Potential heritage impact:	The site is not located in a conservation area but is located close to East Medina House a Grade II listed building. As the site affects or is near to a listed building, any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	A new junction between Mill Lane and Fairlee Road is committed.
Access to public transport:	There is a bus stop along Fairlee Road about 500m to the south. This serves routes 5 and 9 with regular service to East Cowes, Ryde and Newport.
Access to pedestrian/ cycle:	There is a public right of way through the site (N121) and there are cycle routes near by. The immediate access lane does not have a pavement.
Access to services/ facilities:	Newport has a full ranges of services and facilities, although Island Harbour is some distance away from these.
Access to open spaces:	There are no public open space facilities close by but the site has good access to the river and countryside via a network of public rights of way.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	The site is not an employment site but does have employment uses within, these can be retained
Potential constraints to delivery:	It is unclear as to the number of landowners. There may be restrictions from previous consents.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is a mixed use site with holiday let and marine uses. There is some residential close by.
Brief planning history:	The site was granted planning permission in 2010 for 118 holiday units (94 flats and 24 houses) together with new commercial and leisure based uses including restaurant, small retail, industrial and bar facilities. The planning permission is partly built out and the first 25 units are available for let. The submission sets out that "...the completion of the site is dependent on the availability of funds. Currently it is extremely difficult to secure funding on holiday let only schemes of this scale".
Overarching policy context:	The site is located outside the settlement boundary and in part a brownfield site. It is also a tourism site with tourism accommodation.
Steering group's conclusion:	The steering group concluded that this site is not suitable. The site is too remote from services and there is concern over loss of tourist accommodation.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Put forward for:

Conversion?:

Rural exception?:

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

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS407

SHLAA Ref No:

IPS407

Site Area:

0.37

Site Address:

Land at Buckbury Farm, Buckbury Lane, Newport

Site location



Site Description:

The site is a grassed area with substantial hedges to all boundaries. The site gently slopes to the south west and has a farm gate to Buckbury Lane.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the north eastern boundary on the other side of the unmade road.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. The site itself slopes to the south west although screened by existing vegetation. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of larger trees individual and groupings to the hedgerow

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

boundaries that may need to be considered. The site is also immediately adjacent to a wooded area to the south west.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with the steering group's conclusions making the following comments: Not deliverable due to access road and multiple ownership aspects.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions, this site and the sites in close proximity (IPS138b & IPS016) were re-considered. Discussions were held with Island Roads who advised that it is unlikely to be achievable due to costs of improvements required against number of homes. Further concerns were raised by ecology officers in relation to the hedge removal in this area. Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No: IPS408

Site Area: 0.259

Site Address: Land adjacent to Winchester House, Lake

Site location



Site Description: The site is an existing council car park, with an unmade surface and no formal parking spaces

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located in the settlement boundary.
It is brownfield/greenfield:	The site is an existing council car park, with an unmade surface and no formal parking spaces.
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, close to other housing and development any impact on landscape character will be reduced. The site is though located on a cliff top and any development should take account of views into the site from the sea.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders within the site but there are some larger trees, one in particular to the front of the site. It is also adjacent to a SINC.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site access aspects:	<input type="text" value="The site is located along the strategic road network and has vehicular access onto it."/>
Access to public transport:	<input type="text" value="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:	<input type="text" value="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/ facilities:	<input type="text" value="The site is in the settlement boundary of Shanklin/Lake and close to Sandown where there are a range of services and facilities."/>
Access to open spaces:	<input type="text" value="There are a number of public open space facilities nearby."/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area"/>
Is there a loss to employment?:	<input type="text" value="Redevelopment could result in a loss of parking"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner. There is a right of access to a café at the rear of the site and Winchester House has an established access across and to the front of the car park."/>
Infrastructure capacity aspects:	<input type="text" value="The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, whilst no compatibility issues are envisaged, the car park serves the adjacent footpath."/>
Brief planning history:	<input type="text" value="No recent planning history"/>
Overarching policy context:	<input type="text" value="The site is within the settlement boundary."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. There is concern over the loss of car parking in this area given the proximity to the coast and associated public footpath. Furthermore, there is concern over the visual impact and the orientation of any development given the need to retain existing vehicular and pedestrian rights of way across the site."/>

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1-2 years"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that as the site is not suitable it is not achievable"/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="Not all the SHLAA panel agreed with the steering group's conclusions. The following comments were made: Possible to get a more efficient use of car park but still provide some houses. Could come forward in combination with Winchester House."/>
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS409

Site Area:

Site Address:

Cheverton Copse Holiday Park, Scotchells Brook, Sandown PO36 0JP

Site location



Site Description:

The site is to the west and south west of an existing holiday park and is currently a football field and an unused area of grass and scrub.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINCC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is beyond the settlement boundary located adjacent to tourism uses and close to a small local airfield. The site rises gently from the south, if development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

There are no TPOs on the site but there are a number of large trees individual and groupings along hedge boundaries, as well as scrubby areas that need to be considered. Appropriate surveys/studies may need to be undertaken.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site could have access through the site. The site is access via Scotchells Brook Lane which is a private unmade road. This leads onto the strategic road network.
Access to public transport:	The site is close to bus route 8 serving Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are a network of public rights of way in close proximity to the site including NC22b and the wider area has access to cycle links.
Access to services/ facilities:	Nearby Lake and Sandown have a wider range of facilities and services.
Access to open spaces:	Nearby Lake and Sandown have access to open space facilities and the site has good access to the open countryside
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	The site forms part of the land adjacent to a tourism use
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to a tourism use which appears to benefit from connections to utility services
Potential compatibility impacts:	The site is located in close proximity to Sandown Airport - consideration will need to be given to the existing uses in this location.
Brief planning history:	Full and outline planning permission for a mix of tourism uses including a pitch and putt course - P/00407/16 , approved 07/12/17
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded the site is not suitable for residential. The site is located beyond the settlement boundary with no pedestrian connectivity. There are also compatibility concerns with the current nearby uses. Furthermore, there is concern over the access to the site from the strategic road network, noting that the current junction has poor visibility.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded as the site is not suitable it is not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	he SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS409

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

Isle of Wight Council 2018 SHLAA Site Assessments

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS024

SHLAA Ref No:

IPS024

Site Area:

0.03

Site Address:

7 Green Street, Newport, Isle of Wight, PO30 2AN

Site location



Site Description:

The site is a single residential dwelling that is double fronted and 2 storey with garden to the rear. There is no onsite parking.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

The site is a small site and is unclear how 5 dwellings can be achieved on site.

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group concluded that the site is not suitable. It is too small to accommodate 5 dwellings without compromising the character of the area.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS024

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

SHLAA Ref No:

IPS026

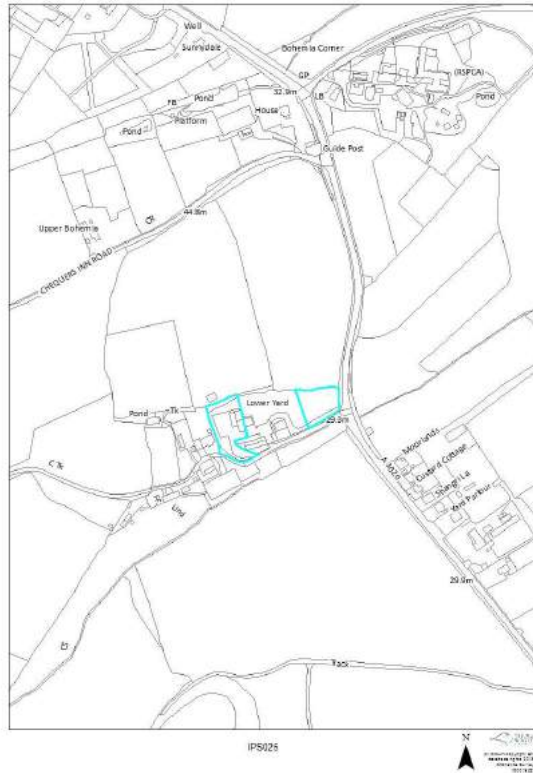
Site Area:

0.3

Site Address:

Lower Yard Farm, Newport Road, Godshill, PO38 3LY

Site location



Site Description:

The site is split into two smaller parcels, the first an area of amenity land and the second wooden barns in good condition. The second parcel also includes brick built barn with some parking. The site is adjacent to Allendale Equestrian Centre.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

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.

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group concluded that the site is not suitable. The site is in an unsustainable location. Furthermore the site comprises of two smaller parcels which separately are below the minimum threshold, when taking account of their individual sizes and the constraints they would not achieve 5 dwellings.

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

SHLAA Ref No:

IPS028

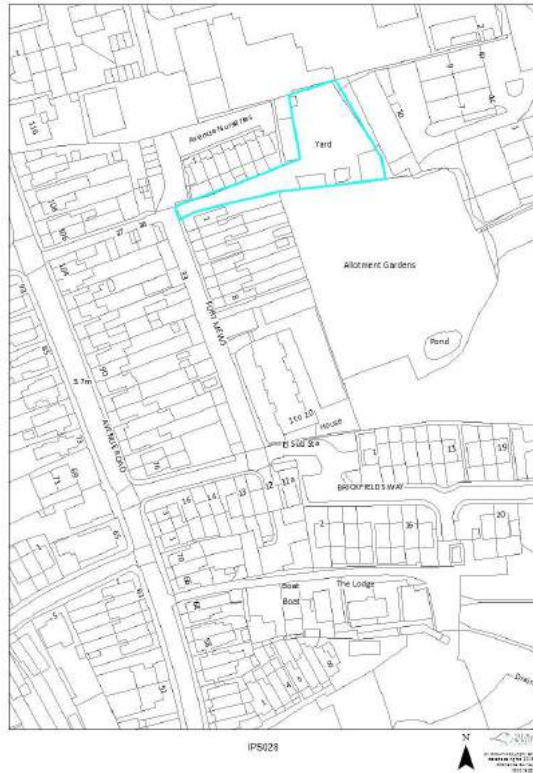
Site Area:

0.12

Site Address:

Fort Mews, Sandown, Isle of Wight, PO36 8BH

Site location



Site Description:

The site is a car body repair facility in Sandown. There is a brick building with a corrugated roof and is accessed via a drive to the south of a terrace of houses.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

 Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

 Discount

Flood zones/agricultural class/size:

The entire site is located in both flood zones 2 and 3 and therefore does not pass Stage B.

 Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group agreed that the site does not meet the Stage B assessment criteria and is therefore not suitable.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.

Put forward for:

The site has been put forward for general housing, mixed development (housing led) and affordable housing.

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS028

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded the site could be redeveloped for employment uses but is not suitable for residential.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

SHLAA Ref No:

IPS031

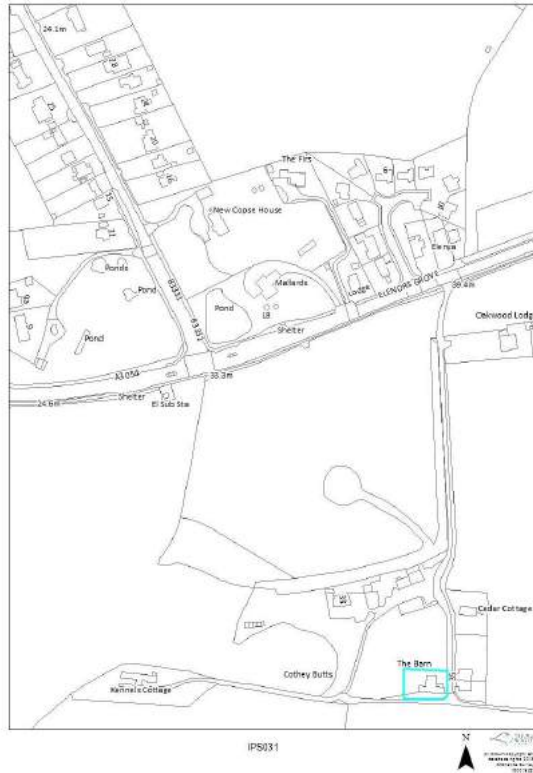
Site Area:

0.07

Site Address:

The Barn, Cothey Butts, Fishbourne, Isle of Wight, PO33 4HD

Site location



Site Description:

The site is a small site and has a timber clad building used as workshop unit on site. The site itself is flat with no hard boundaries.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

The site is below the 0.25ha threshold for SHLAA and located in the wider rural area. Given the location and context of the site and area it is considered that the site is too small to achieve 5 dwellings.

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group concluded that the site is not suitable. The site is below the 0.25ha threshold for SHLAA and located in the wider rural area. Given the location and context of the site and area it is considered that the site is too small to achieve 5 dwellings. Therefore the site does not pass Stage B.

Site suitable if ticked

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

Stage D - Assessment - Availability

Site available if ticked

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

SHLAA Ref No:

IPS040

Site Area:

0.9

Site Address:

Westbrook Yard, Main Road, Ningwood, Shalfleet, Isle of Wight, PO30 4NS

Site location



Site Description:

The site is a brownfield site outside of Shalfleet. The site comprises of a number of buildings that are a mix of single storey block brick and metal/tin buildings. The site is bounded by hedges and trees with a boarded fence around the existing vehicular access.

Stages A and B - Discounting

Environmental designations A1:

0.15 ha to the north of the site is located in an Ancient Woodland, SINC and associated buffers.

Discount

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 designations A2:

The site is located within Hamstead Heritage Coast and therefore is discounted at Stage A.

Discount

Flood zones/agricultural class/size:

Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group confirmed that the site is not suitable as it is located within the Heritage Coast which is an absolute constraint.

Site suitable if ticked

Stage D - Assessment - Availability

Site available if ticked

Availability:

The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: IPS040

Put forward for: The site has been put forward for general housing and mixed development (housing led)

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: *Not near a settlement and should check previous appeal decisions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

SHLAA Ref No:

IPS050

Site Area:

0.3

Site Address:

Land to the rear Albert Cottage Hotel, East Cowes, Isle of Wight

Site location



Site Description:

The site is located within the grounds of a listed building and is accessed via the listed hotel's access. The area has a number of large protected trees and is level. There is a large stone wall to the boundary.

Stages A and B - Discounting

Environmental designations A1:

The site is wholly located in a SINC.

Discount

Environmental designations A2:

The site is located within a Historic Park and Garden - Osborne House

Discount

Flood zones/agricultural class/size:

Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group agreed that the site did not meet the tests to pass Stage A and is therefore not suitable.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year

Put forward for:

The site has been put forward for general housing.

Conversion?:

Not applicable

Rural exception?:

Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

SHLAA Ref No:

IPS059

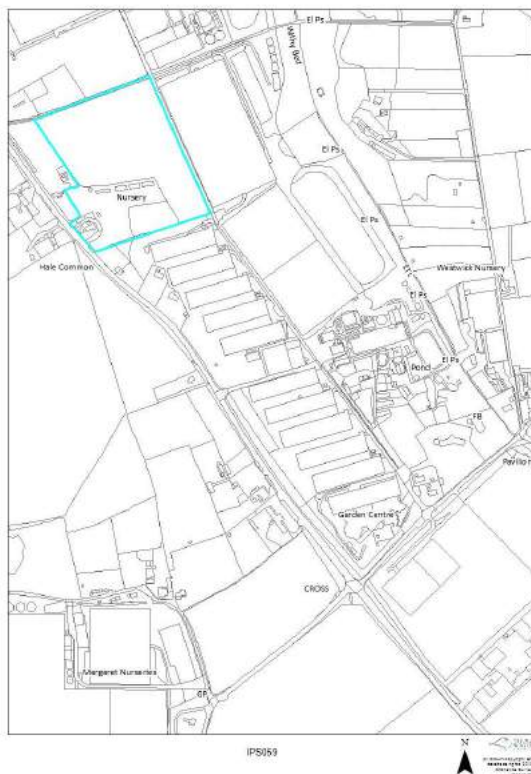
Site Area:

3.9

Site Address:

The Hollands, Hale Common, Arreton, Isle of Wight, PO30 3AR

Site location



Site Description:

The site is a former nursery and contains a number of buildings throughout the site including the farmhouse, stone barns, a chapel building and former polytunnels. The site is fairly flat and is bounded by a mix of hedgerows.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located on Grade 2 agricultural land and is classified very good quality land. As such the site does not meet the criteria to move to the next stage.

Discount

Should there be no alternative sites and if there is a need for sites in Hale Common this site will be reviewed

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group concluded that the site is not suitable and agree that high grade agricultural land should be protected. If following further investigation it is considered there is a need for additional housing in Hale Common and this site will be reviewed.

Site suitable if ticked

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS059

Stage D - Assessment - Availability



Site available if ticked

Availability: The site is immediately available and is for sale and being marketed with a reasonable prospect of development taking place within 5 years.

Put forward for: The site has been put forward for general housing.

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield: 0



Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: In this area there is a requirement for greenhouses. Could this site be a possibility for agricultural workers in association with the adjacent site. If reviewed should first be considered for rural employment/expansion of adjacent use.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

SHLAA Ref No:

IPS075b

Site Area:

Site Address:

Land behind Cheeks Farm, Merstone, Newport, PO30 3DE

Site location



Site Description:

The site is a mix of rural employment, derelict buildings and a small area of land to the rear of the site. The site includes some new build and a three-storey empty building, a derelict barn and car parking areas. The site is bounded by open wooden fencing, hedges, stonewall and a boarded fence to the neighbour

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

 Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

 Discount

Flood zones/agricultural class/size:

The site is located in FZ1.

 Discount

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.

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group concluded that the brownfield element referred to in IPS075a is suitable for redevelopment as per those conclusions. However, the rest of the

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS075b

site is located on Grade 2 agricultural land and is not suitable and agree that high grade agricultural land should be protected. If following further investigation it is considered there is a need for additional housing in Merstone this site may be reassessed. At this stage it does not Pass Stage B.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is immediately available owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5 years.

Put forward for: The site has been put forward for general housing, mixed development (housing led) and non-housing development.

Conversion?: This would need to be determined

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that only the brownfield element is suitable as per IPS075a. Please refer to IPS075a for yield and timings.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

SHLAA Ref No:

IPS083

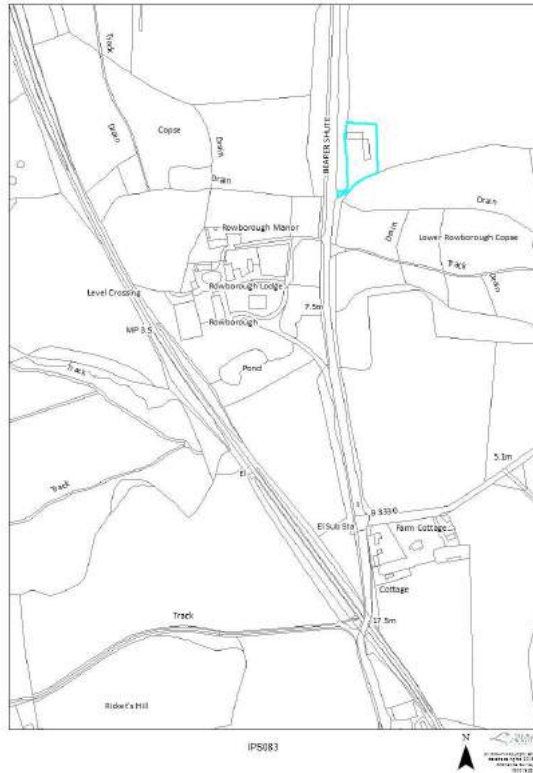
Site Area:

0.22

Site Address:

Buildings at Lower Rowborough, Beaper Shute, Brading, Isle of Wight, PO36 0AZ

Site location



Site Description:

The site is along the strategic road network and is set behind a hedge interspersed with trees. There are trees to the south boundary that form part of the ancient woodland

Stages A and B - Discounting

Environmental designations A1:

0.06ha to the south of the site is located in a ancient woodland and SINC buffer and has been removed from the assessment

Discount

The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

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.

Stage C - Assessment - Suitability

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS083

Steering group's conclusion:

The steering group concluded that the site is not suitable. It falls below the minimum threshold but also the site is beyond the settlement boundary in the wider rural area and is too far out and disconnected from services and facilities. There is also concern over access.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is immediately available with a reasonable prospect of development taking place within 5 years.

Put forward for:

The site has been put forward for general housing and mixed development (housing led)

Conversion?:

This would need to be determined

Rural exception?:

This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is not suitable or achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered:

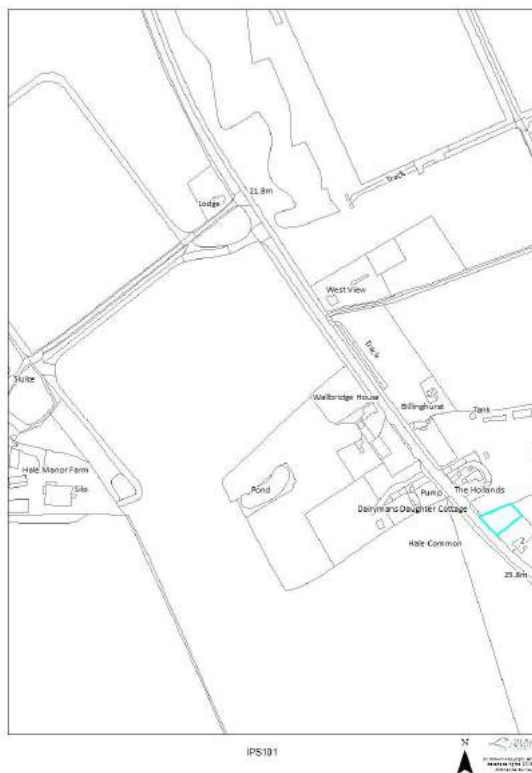
Currently not suitable

SHLAA Ref No: IPS101

Site Area: 0.05

Site Address: Land Adjacent to Rose Cottage, Hale Common, Newport, Isle of Wight
PO30 3AR

Site location



Site Description: The site is a small area of flat amenity land adjacent to Rose cottage. There is a caravan and shed on site. To the front of the site there are a number of trees and shrubs, to the other boundaries there is a small fence.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The site is located on Grade 2 agricultural land and is classified very good quality land. As such the site does not meet the criteria to move to the next stage.</p> <p>Furthermore, the site is below the minimum threshold for site size and given the context of the area would not achieve the minimum number of dwellings.</p>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group concluded that the site is not suitable and agree that high grade agricultural land should be protected. Furthermore, the site is below the minimum threshold for site size and given the context of the area would not achieve the minimum number of dwellings.

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

SHLAA Ref No:

IPS108

Site Area:

0.8

Site Address:

Land at Shalfleet Manor Farm, Shalfleet Manor Shalfleet

Site location



Site Description:

The site is a grassed area of the wider grounds of Shalfleet Manor. The site is level with hedges to the boundaries and a post and rail fence with a tree line to the drive. The area has an hexagonal group of trees in the centre.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

 Discount

Environmental designations A2:

The site is located within Hamstead Heritage Coast.

 Discount

Flood zones/agricultural class/size:

 Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group confirmed that the site is not suitable as it is located within the Heritage Coast.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1.5 years

Put forward for:

The site has been put forward for general housing.

Conversion?:

Not applicable

Rural exception?:

Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: Not all the SHLAA panel agreed with the steering group's conclusions. The following comments were made: Potential for sensitive growth for Shalfleet with low key development. Shalfleet could be an area for growth. Potential development to assist the growth of the village.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

SHLAA Ref No:

IPS113

Site Area:

1.39

Site Address:

Bungalow and land rear of 31 St Johns Wood Road Ryde PO33 2HN

Site location



Site Description:

The site is mostly an area of scrub to the north and is fairly flat with a bungalow to the southeast. There is a watercourse running through the site that runs north east to south west. The site is immediately adjacent to the railway line that runs to the north of the site.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in both Flood zones 2 and 3.

Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group agreed that the site does not meet the Stage B assessment criteria and is therefore not suitable for residential.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 year.

Put forward for:

The site has been put forward for general housing and mixed development (housing led).

Conversion?:

No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and is therefore not achievable but noted that the site could be redeveloped for employment uses if appropriate.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS124

SHLAA Ref No:

IPS124

Site Area:

3.76

Site Address:

Land to South of Forest Road PO30 5NB

Site location



Site Description:

The site is an agricultural field along Forest Road. The field is bounded by hedgerows. It has a public right of way to the east and west. The site is fairly flat to the west, then rises to a hump in the middle then slopes back down to the east, slightly lower than the road in places.

Stages A and B - Discounting

Environmental designations A1:

The entire site is located in a SINC. It therefore does not meet the tests for Stage A and is discounted.

Discount

Environmental designations A2:

Discount

Flood zones/agricultural class/size:

Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group confirmed that as the site is wholly within a SINC it did not meet the test to pass Stage A and is therefore not suitable.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years

Put forward for:

The site has been put forward for general housing

Conversion?:

Not applicable

Rural exception?:

Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group confirmed that as the site is not suitable it is not achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment

The site is considered: Currently not suitable

SHLAA Ref No: IPS129

Site Area: 1.3

Site Address: Land to the South of Forest Road (2) PO30 5NB

Site location



Site Description: The site is a field in behind and to the side of a bungalow. The area extends behind the nearby garden centre agricultural field along Forest Road. The field is bounded by hedgerows. It has a public right of way to the east and west. The site is fairly flat to the west, then rises to a hump in the middle then slopes back down to the east, slightly lower than the road in places.

Stages A and B - Discounting

- Environmental designations A1: The entire site is located in a SINC. It therefore does not meet the tests for Stage A and is discounted. Discount
- Environmental designations A2: Discount
- Flood zones/agricultural class/size: Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group confirmed that as the site is wholly within a SINC it did not meet the test to pass Stage A and is therefore not suitable.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

- Availability: The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
- Put forward for: The site has been put forward for general housing.
- Conversion?: Not applicable
- Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group confirmed that as the site is not suitable it is not achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment

The site is considered: Currently not suitable

SHLAA Ref No:

IPS133

Site Area:

1.14

Site Address:

Land at Morton Common, east of Morton Road, Brading, Sandown, Isle of Wight.

Site location



Site Description:

The site is an area of level common land to the rear of residential properties. The site is bounded by hedges and scrub and the railway to the east and accessed via the pump station.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in Flood Zones 2 and 3 (SFRA). Consequently the site does not meet the assessment criteria to pass stage B.

Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group agreed that the site does not meet the Stage B assessment criteria and is therefore not suitable for residential.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years

Put forward for:

The site has been put forward for general housing.

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS133

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded as the site is not suitable it is not achievable

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Access is poor.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

SHLAA Ref No: IPS138a

Site Area: 1.4

Site Address: Land on the south-west side of Buckbury Lane and north-east of the new Pan Meadows development, Newport.

Site location



Site Description: The site is a couple of fields with a watercourse running through the centre. The site is bounded by hedges and trees within some larger trees in the site. The site is in a dip and is slightly sloping from north east to south west.

Stages A and B - Discounting

- Environmental designations A1: The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. Discount
- Environmental designations A2: The site is not located within any environmental designations including heritage coast, historic park or garden, open space. Discount
- Flood zones/agricultural class/size: The entire site is located in FZ 2 and 3 and has therefore been discounted from the assessment Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group agreed that the site does not meet the Stage B assessment criteria and is therefore not suitable for residential.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is not immediately available for development, and is unlikely within 5 years, once commenced could be achieved within 3 years.

Put forward for: The site has been put forward for general housing.

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS138a

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

SHLAA Ref No: IPS140

Site Area: 1.3

Site Address: Former Sewage Works on land adjoining Kingston Copse being part of GKN Aerospace Osborne Works East Cowes/Whippingham

Site location



Site Description: The site is an area of scrub land located adjacent to a new development. The site is bounded by a high hedge and close board timber fence.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. Discount

Environmental designations A2: The site is located in an area that has been set aside as biodiversity mitigation. The Habitats Regulations Assessment for the Isle of Wight Core Strategy Appropriate Assessment Report April 2011 set out the site was offered as part mitigation for the Kingston development and that there is no other suitable site in the vicinity. Discount

Flood zones/agricultural class/size: Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group concluded that the site is not suitable and is discounted at Stage A of the assessment. This is because the site already contributes towards green infrastructure mitigation in connection with approved developments at Kingston Meadows housing developments. In this case, the green infrastructure has been set aside to offset any increased disturbance impacts upon the European sites.

Site suitable if ticked

Stage D - Assessment - Availability



Site available if ticked

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for: This would need to be determined

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield: 0



Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

SHLAA Ref No:

IPS146

Site Area:

0.14

Site Address:

Land Between Vicarage Lane & Quay Lane Brading
Isle of Wight
PO36 0AT

Site location



Site Description:

The site is a small field just inside the settlement of Brading. The site is bounded by a high hedge and trees to Quay Lane and trees and fencing to the other boundaries. The site is fairly level and on the end of a row of detached houses.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

The site is a small site, given the context of the area the site is considered too small to achieve 5 dwellings.

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group concluded that the site is not suitable. It is too small to accommodate 5 dwellings but could be considered as part of the larger IPS145a site.

Site suitable if ticked

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS146

Stage D - Assessment - Availability



Site available if ticked

Availability:

The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.

Put forward for:

The site has been put forward for general housing

Conversion?:

No

Rural exception?:

No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded the site is not suitable and therefore not achievable.

Indicative yield:

0



Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable in isolation as it has been discounted at Stages A or B of the assessment. If it forms part of the larger site reference IPS145a then there is potential in line with the conclusion of that site.

The site is considered:

Currently not suitable

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS170

SHLAA Ref No:

IPS170

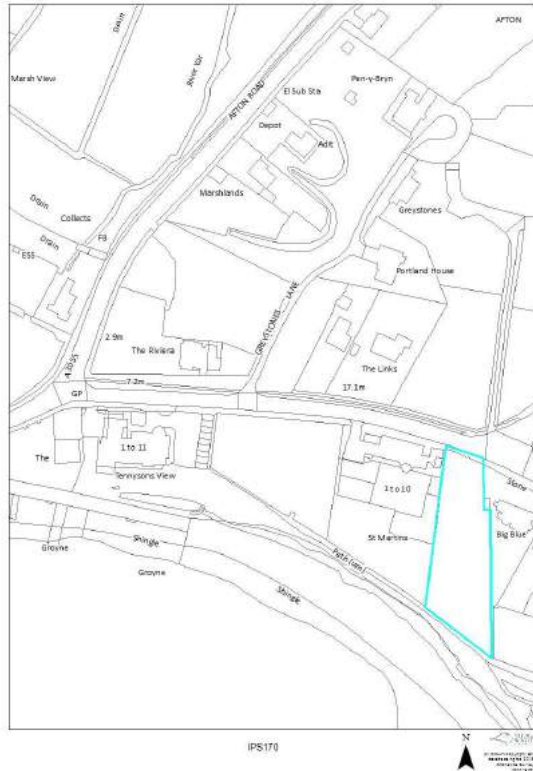
Site Area:

0.2

Site Address:

Land between St Martins & Dundas West, Afton Down, Freshwater

Site location



Site Description:

The site is an area of grassland with no defined use set between two houses along the Tennyson Heritage Coast. The site is bounded to the front by a hedgerow and has post and wire fencing to other boundaries. There is no defined boundary to the east. The site slopes from west upwards to the east.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is located within Tennyson Heritage Coast and therefore is discounted at Stage A.

Discount

Flood zones/agricultural class/size:

Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group confirmed that the site is not suitable as it is located within the Heritage Coast and does not pass Stage A.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for:

The site has been put forward for general housing

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS170

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

SHLAA Ref No:

IPS185

Site Area:

0.15

Site Address:

5 Warren Point, Medham Farm, Cowes

Site location



Site Description:

The site is at the end of a 'gated development' outside of Cowes. It is a small site located to the front of an existing property. The site is bounded by open fences with the land sloping gently towards the River Medina and a public right of way to the south.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

The site is a small site and is below the minimum threshold for site size and given the context of the area would not achieve the minimum number of 5 dwellings.

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group concluded that the site is not suitable as the site is below the minimum threshold for site size and given the context of the area would not achieve the minimum number of dwellings.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

SHLAA Ref No:

IPS202

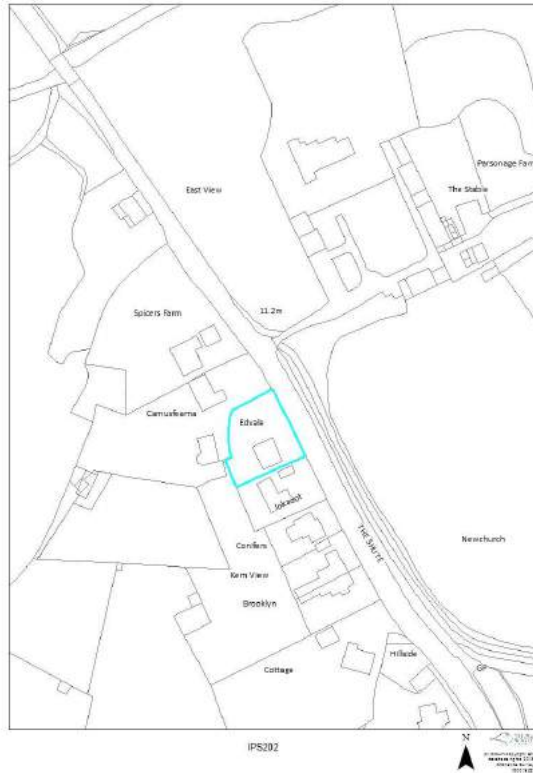
Site Area:

0.06

Site Address:

Edvale, The Shute, Newchurch

Site location



Site Description:

The site is a detached residential property and its garden set on a fairly level plot with access on to the main road. It is bounded by a low fence and stone wall to the west and south.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINCC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

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.

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group concluded that the site is not suitable. The site is below the minimum site size threshold and is considered too small to accommodate 5 dwellings without compromising the character of the area.

Site suitable if ticked

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

Stage D - Assessment - Availability

Site available if ticked

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

SHLAA Ref No:

IPS212

Site Area:

0.56

Site Address:

Land rear of The Copse, Eddington Road, Seaview

Site location



Site Description:

The site is split by a track with a grazing area one side and a small holding/treed area to the other. There are a number of trees within the site and it is bounded by hedges. The site is fairly flat and access is onto Eddington Road.

Stages A and B - Discounting

Environmental designations A1:

0.35ha of the site is located within an ancient woodland and buffer. This has been removed from the assessment and the developable area has been reduced from 0.56ha to 0.21 accordingly.
A further 0.04ha is located in a SINC buffer. The remainder of the area is not in any environmental designations.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

In terms of site size, once the ancient woodland, SINC buffer and access have been deducted from the site, the developable area is approximately 0.1ha. Given the context of the area this is considered too small to be able to deliver the minimum dwellings for SHLAA.

Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group confirmed that given the site constraints, the potential developable area is too small given the context of the surrounding area and development pattern and therefore does not meet the test for Stage B.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for: The site has been put forward for general housing

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Too small considering woodland.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS240

SHLAA Ref No:

IPS240

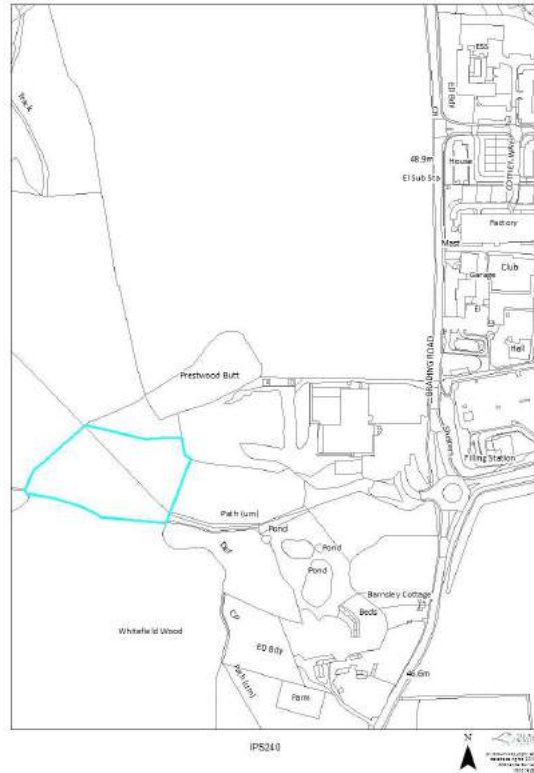
Site Area:

1.37

Site Address:

Land at Bartletts Green Farm, Brading Road, Ryde

Site location



Site Description:

The site is an area of scrub land and trees with trees along the existing boundaries. The site slopes slightly to the west

Stages A and B - Discounting

Environmental designations A1:

The entire site is located in a SINC. It therefore does not meet the tests for Stage A and is discounted.

Discount

Environmental designations A2:

Discount

Flood zones/agricultural class/size:

Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group confirmed that as the site is wholly within a SINC it did not meet the test to pass Stage A and is therefore not suitable.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed

Put forward for:

The site has been put forward for general housing.

Conversion?:

No

Rural exception?:

No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS240

Steering group's conclusions: The steering group confirmed that as the site is not suitable it is not achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

SHLAA Ref No:

IPS245

Site Area:

0.02

Site Address:

Land adjacent 29 Church Road, Shanklin

Site location



Site Description:

The site is located outside of Shanklin and is a small wooded site that drops down from the road.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

 Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

 Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

 Discount

The site is 0.02ha with the eastern extent of the site being in a TPO group, this and the context of the site and location results in the site being too small to achieve 5 dwellings.

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group concluded that the site is not suitable. It is too small to accommodate 5 dwellings without compromising the character of the area and the protected trees and does not meet the assessment criteria of Stage B.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:

The landowner/agent has confirmed the site is available but has not indicated when it might be

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS245

brought forward or developed

Put forward for: The site has been put forward for general housing

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable or achievable

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

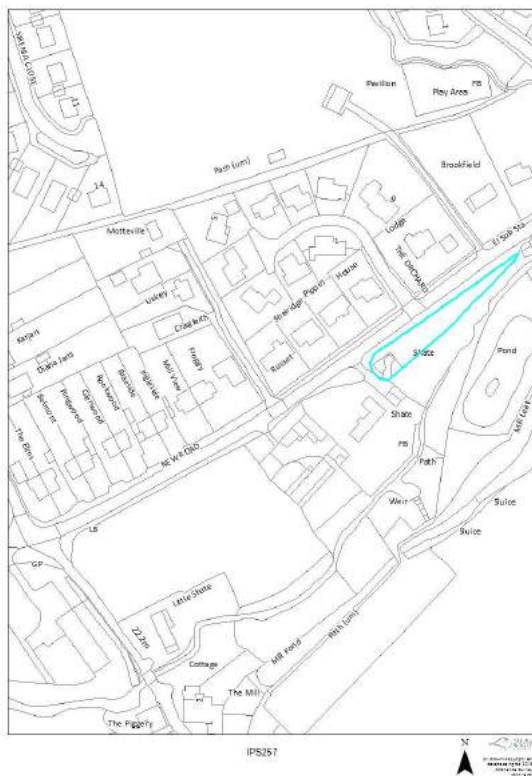
The site is considered: Currently not suitable

SHLAA Ref No: IPS257

Site Area: 0.07

Site Address: Adjacent New Road (1), Brighstone

Site location



Site Description: The site is part of a field and contains stone barns with a mix of slate and corrugated roofs. It is a flat field and is bounded by a mix of hedges and trees and a wire fence to New Road.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINCC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The council's SFRA 2115 scenario shows the site to be in FZ1. However, the EA maps show the site to be in FZ 2 and 3.</p> <p>The site has been assessed at this stage but confirmation will need to be sought on the flood risk.</p> <p>The site is not Grade 1 or 2 agricultural land.</p> <p>Confirmation from EA, the site is in FZ 2 and 3 and as such does not meet the assessment criteria</p>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is too small, too narrow to develop for 5 or more dwellings. Furthermore, the site is full of trees and there are also potential for ecology concerns.

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

SHLAA Ref No:

IPS258

Site Area:

0.7

Site Address:

Adjacent New Road (2), Brighstone

Site location



Site Description:

The site comprises of a grassed area, part covered by small trees and shrubs. The site is bounded to the road by hedges and trees.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The 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.

Discount

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.

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group concluded that the site is suitable but subject to no flood risk. The site is located outside but immediately adjacent to the settlement boundary. There is potential for a small sensitively designed scheme but would need to be frontage development with an appropriate buffer to the listed

building.

Update: The site is located within Flood 2 and 3 and is therefore does not meet the assessment criteria.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for: The site has been put forward for general housing.

Conversion?: Yes barns

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable subject to confirming flood risk. Potential for a small sensitively designed scheme about 6-10 units but would need to be frontage development or other sensitive scheme with an appropriate buffer to the listed building. Update: The site is located within Flood 2 and 3 and is therefore does not meet the assessment criteria. - Agreed by panel.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions, it was confirmed that the site is in FZ2 and 3 and therefore does not meet the tests of Stage B. It is therefore concluded that whilst the site has been assessed the site is currently not suitable and is discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

SHLAA Ref No:

IPS277

Site Area:

0.4

Site Address:

Land at 6 Northview Harbors lake Lane, Newchurch

Site location



Site Description:

The site comprises of a domestic garden and amenity/grazing land. The boundary to the road is a dense hedgerow with trees and all other boundaries are hedges. The site is fairly level but slopes to the west.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located on Grade 2 agricultural land and is classified very good quality land. As such the site does not meet the criteria to move to the next stage.

Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group confirmed that high grade agricultural land should be protected. Furthermore, the site is too isolated and there are concerns over the visual impact in the wider landscape.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS277

Put forward for: The site has been put forward for general housing.

Conversion?: No

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded the site is not suitable and not achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment

The site is considered: Currently not suitable

SHLAA Ref No:

IPS279

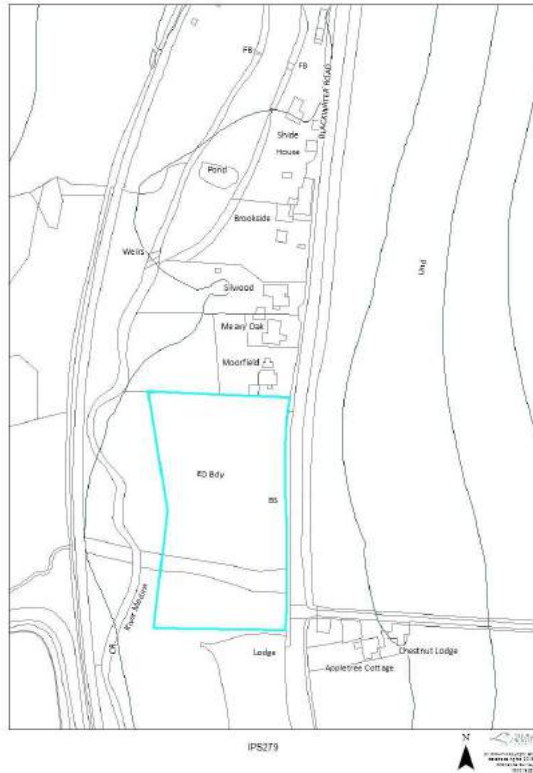
Site Area:

0.93

Site Address:

Sommerville, (next to 'Moorfield') Blackwater Road, Newport, PO30 3BD

Site location



Site Description:

The site is an area of scrub land with trees. The site slopes down from east to west towards the River Medina. It is bounded by hedges and trees with a fence adjacent to neighbouring residential.

Stages A and B - Discounting

Environmental designations A1:

0.69 ha is located in a SINC and has been removed from the assessment.

Discount

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.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Part of the site is located within the open space audit as a green corridor though the extent and accessibility needs to be confirmed.

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

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.

Stage C - Assessment - Suitability

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS279

Steering group's conclusion:

The steering group confirmed that the site is not suitable. Once the area within the SINC has been removed, the site falls below the minimum threshold and is too small to accommodate 5 dwellings without compromising the character of the area and the protected trees and SINC.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year

Put forward for:

The site has been put forward for general housing

Conversion?:

Not applicable

Rural exception?:

Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group confirmed that the site is not suitable and is therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered:

Currently not suitable

SHLAA Ref No:

IPS293

Site Area:

0.08

Site Address:

Land formerly part of Pear Tree Farm, Canteen Rd, Whiteley bank

Site location



Site Description:

The site is located in Whiteley Bank and is an area of level former farm land. It is bounded by trees and stone walls.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

The site is below the 0.25ha threshold for SHLAA and located in the wider rural area. Given the location and context of the site and area it is considered that the site is too small to achieve 5 dwellings.

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group concluded that the site is not suitable. The site is in an unsustainable location. Furthermore, the site size is below the minimum threshold and given the location and context would not achieve the minimum 5 dwellings.

Site suitable if ticked

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

Stage D - Assessment - Availability

Site available if ticked

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

SHLAA Ref No: IPS302

Site Area: 5.69

Site Address: Culver Parade, Sandown,

Site location



Site Description: The site currently comprises of a boating lake, car parking and areas of grassland and scrub.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

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 designations A2:

The site is not located within the heritage coast, historic park or garden.

Discount

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.

Flood zones/agricultural class/size:

The entire site is located within Flood zones 2 and 3. Consequently the site does not pass Stage B of the methodology.

Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group concluded that the site is not suitable and does not pass Stage B. The site is located in FZ 2 and 3, is part within a SINC and part open space. Given the location and the constraints the site is not suitable for further testing and is unlikely to meet the sequential or exception tests.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

SHLAA Ref No:

IPS321

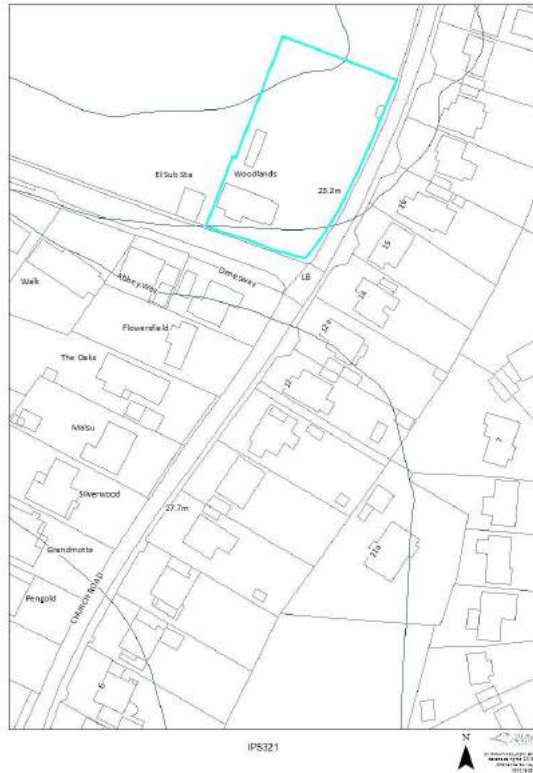
Site Area:

0.21

Site Address:

Woodlands, Quarr Road, Binstead, Ryde

Site location



Site Description:

The site is a small site and comprises a detached property within its garden. There are a number of protected trees on site and the site is immediately adjacent to a bird sanctuary.

Stages A and B - Discounting

Environmental designations A1:

0.12ha of the site is located within an ancient woodland buffer zone.

Discount

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 designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

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.

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group concluded that the site is not suitable. It is too small to accommodate 5 dwellings without compromising the protected trees and therefore does not meet the criteria to pass Stage B.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

SHLAA Ref No:

IPS327

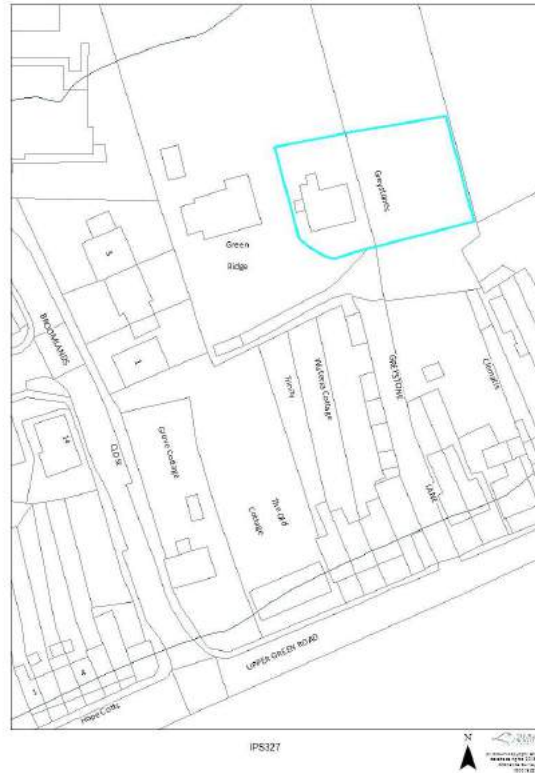
Site Area:

0.06

Site Address:

Land adjacent Greystones, Upper Green Road, St Helens

Site location



Site Description:

The level site comprises of an existing dwelling and adjacent amenity land. The house is a brick built post war bungalow and is bounded by fences and trees. The site is accessed off Greystone lane a narrow access way.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

The site is below the minimum site threshold size of 0.25ha. Given the context of the area this is considered too small to be able to deliver the minimum 5 dwellings for SHLAA.

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group confirmed that given the site size and the context of the surrounding area and development pattern the site is too small for consideration through the SHLAA process but could come forward depending on the specifics as a windfall site. Does not meet the criteria to pass stage B.

Site suitable if ticked

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

Stage D - Assessment - Availability

Site available if ticked

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS343

SHLAA Ref No:

IPS343

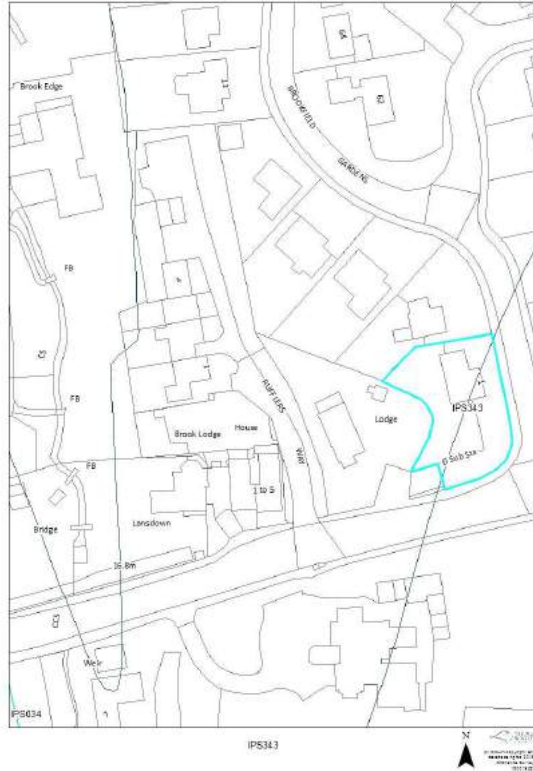
Site Area:

0.06

Site Address:

1 Brookfield Gardens, Ryde

Site location



Site Description:

The site is a small level site containing a residential property and amenity garden to the side. The site is a corner plot with trees and hedges bounding the site.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

The site is a small site and given the context of the area the site is considered too small to achieve 5 dwellings.

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group concluded that the site is not suitable. It is too small to accommodate 5 dwellings. As a result it does not pass Stage B.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is immediately available, being for sale and marketed with a reasonable prospect of development taking place within 5 years.

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS343

Put forward for: The site has been put forward for general housing.

Conversion?: Not applicable

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable or achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS344

SHLAA Ref No:

IPS344

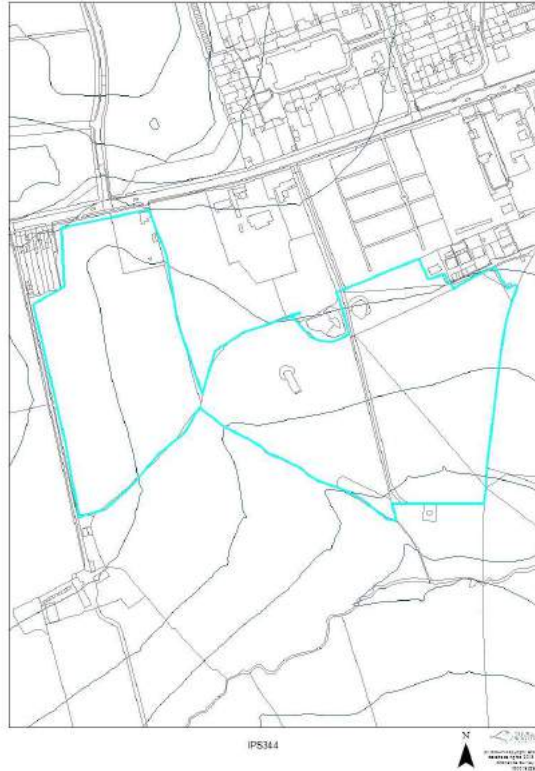
Site Area:

6.81

Site Address:

Land adjacent Heytesbury Farm, Worsley Road. Newport

Site location



Site Description:

The site is a series of smaller field parcels mainly bounded by hedges interspersed with trees. It has a public right of way to the west boundary and another dissecting the site towards the eastern edge. The site is fairly flat to the road and undulating towards the south.

Stages A and B - Discounting

Environmental designations A1:

The entire site is located in a SINC. It therefore does not meet the tests for Stage A and is discounted.

Discount

Environmental designations A2:

Discount

Flood zones/agricultural class/size:

Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group confirmed that as the site is wholly within a SINC it did not meet the test to pass Stage A and is therefore not suitable.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is immediately available, for sale and being marketed with a reasonable prospect of development taking place within 5 years.

Put forward for:

The site has been put forward for mixed development (housing led) and light industrial.

Conversion?:

Not applicable

Rural exception?:

Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

SHLAA Ref No:

IPS356

Site Area:

1.3

Site Address:

Havenstreet Recreation Ground, Havenstreet

Site location



Site Description:

The site is gently sloping in places from west to east, its current use is a recreation ground open to the public and includes open space, football pitch and play equipment. There is a hedgerow to the roadside boundary and all other boundaries.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden.

Discount

However, the site is recognised as readily accessible public open space and therefore has been discounted

Flood zones/agricultural class/size:

Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group confirmed that readily public open space should be protected and on these grounds consider that the site is not suitable for residential development. As a result the site does not pass Stage A.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS356

Put forward for: This needs to be clarified

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment

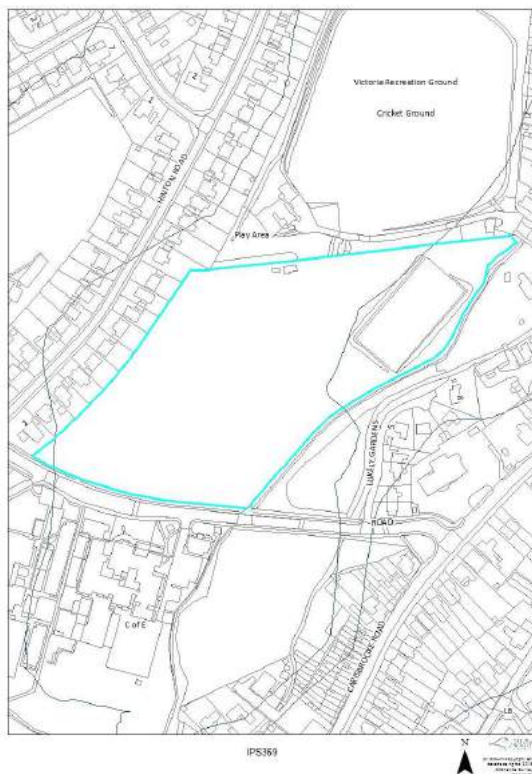
The site is considered: Currently not suitable

SHLAA Ref No: IPS369

Site Area: 3.2

Site Address: Land at Vectis Playing Field, Newport

Site location



Site Description: The site is an area of green public open space/schools sports fields bounded by a mix of hedges and trees with post and wire fencing. The site has a slight incline from north to south. There is a public right of way along the eastern edge of the site.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is part of an area of public open space known as Victoria Recreation Ground. As this site is readily accessible public open space it does not meet the assessment criteria to proceed to the next stage.

Discount

Flood zones/agricultural class/size:

Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group confirmed that as the site is readily accessible public open space it does not meet the relevant criteria to proceed and is discounted at Stage A and is therefore not suitable.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is not immediately available for development, likely to come forward in years 6-10. Once commenced could be achieved within 2 years.

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

Put forward for:

Conversion?:

Rural exception?:

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:

SHLAA Ref No:

IPS372

Site Area:

1.49

Site Address:

Extension to Shanklin Cemetery

Site location



Site Description:

The site is located within the wider cemetery grounds and is a non-designated nature reserve with interpretation boards and walk. It is fairly level and slopes gently to the east and has views across the wider area and is bounded by a mix of hedges, shrubs, fencing and residential boundaries.

Stages A and B - Discounting

Environmental designations A1:

The site is a non designated nature reserve and therefore is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is designated as a churchyard and cemetery and has legitimate public access. The area is linked with quiet contemplation and the promotion of wildlife conservation and biodiversity. The site is therefore considered to be readily accessible open space and has been discounted as it does not meet the assessment criteria to proceed to the next stage. Furthermore, the site has been proposed as local green space.

Discount

Flood zones/agricultural class/size:

Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group confirmed that as the site is readily accessible public open space it does not meet the relevant criteria to proceed and is discounted at Stage A and is therefore not suitable.

Site suitable if ticked

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS372

Stage D - Assessment - Availability



Site available if ticked

Availability: The site is not immediately available for development with no reasonable prospect of development taking place in the next 5 years.

Put forward for: The site has been put forward for general housing and non-housing development

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable

Indicative yield:

0



Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Poor access and the possible need for cemetery in the future.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment

The site is considered: Currently not suitable

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS378

SHLAA Ref No:

IPS378

Site Area:

0.49

Site Address:

Land off Jeals Lane, Sandown

Site location



Site Description:

The site is an area of green public open space bounded by a mix of hedges and trees. The site slopes down from the north west corner of the site. There is a public right of way along the western edge within the site.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is an area of public open space known as Foxes Path and the Ridgeway. As this site is readily accessible public open space it does not meet the assessment criteria to proceed to the next stage.

Discount

Flood zones/agricultural class/size:

Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group confirmed that as the site is readily accessible public open space it does not meet the relevant criteria to proceed and is discounted at Stage A and is therefore not suitable.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

Put forward for:

Conversion?:

Rural exception?:

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:

Isle of Wight Council 2018 SHLAA Site Assessments

SHLAA Site Assessments - Deliverable SHLAA Ref No:

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description: The site is mostly level but rises gently to the north and currently used for agricultural uses. The site is located on the edge of Freshwater. The boundaries to all sides are mature hedgerows. There are some mixed residential boundaries the south.

Stages A and B - Discounting

Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside but immediately adjacent to the current settlement boundary.

It is brownfield/greenfield: The site is greenfield, used for agriculture. There are no buildings/structures on site.

Potential landscape impact: The site is not located in an AONB but given the sites proximity to the monument and country park, any development will need to take account of landscape impact especially relating to views from outside the site area to and from the monument.

Potential biodiversity impact: The site is immediately adjacent to Golden Hill SINC to the north and north west. Given the proximity to the SINC and the hedgerows bounding the site ecological surveys will

	be required. There are no TPO's on the site
Potential heritage impact:	The site is immediately adjacent to the wider Golden Hill Fort country park area. Golden Hill Fort is a Scheduled Ancient Monument and Grade I listed building. Any development would need to take account of the setting of the Monument and wider historical area. Given the proximity of the site to Golden Hill Fort there may be archaeological investigations to undertake.
Site access aspects:	Access could be achieved on to Copse Lane, this would require some hedgerow removal. There are currently no footpaths along the east boundary of the site at Copse Lane.
Access to public transport:	There are bus stops to the east along Copse Lane
Access to pedestrian/ cycle:	There are no pedestrian or cycle links adjacent to the site but the wider area has a number of public rights of way and cycle paths.
Access to services/ facilities:	Freshwater has good access to a number of services and facilities.
Access to open spaces:	Golden Hill Fort, country park and nature reserves are to the north west of the site.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The land is classified as Grade 3"/>
Mineral resources?:	There is a small section to the north east of the site that is located in the mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site has residential development to the south but will need to give consideration to any location of potential development and appropriate buffers given the proximity of the Monument.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of the Freshwater where there are a good range of services and facilities. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is suitable in part, the site is well located, immediately adjacent to settlement boundary. Access appears achievable via current consented site to the south. Concerns over additional development to the north of the existing built form due to levels.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for general housing or mixed development - housing led.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS010

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable in part. Comments and yields references to sites IPS010 and IPS090. IPS010 would not be suitable in isolation.

Indicative yield: 10

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA Panel agreed with the steering group's conclusions making the following additional comments: Site could achieve 15 or so units - current permission selling well.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site in part is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation with adjacent sites.

The site is considered: Deliverable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS038

SHLAA Ref No:

IPS038

Site Area:

7.42

Site Address:

The Bungalow and land, Baring Road, Cowes. PO318JW

Site location



Site Description:

The site is a farm yard and its wider fields. The site is flattish to the road and then slopes to the west. There are a number of trees within the site

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is outside but immediately adjacent to the settlement boundary of Cowes which runs along the eastern boundary.

It is brownfield/greenfield:

The site is a farm yard and immediate surrounding land

Potential landscape impact:

The site is not located in an AONB. The eastern boundary is located along Baring Road that has development on the eastern side of the road. The site gently slopes from the east down to the west boundary, beyond this the land slopes to the Jordan Valley. Therefore any development will need potential buffers.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders within the site but there are a number of single trees and groups within the site.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS038

Site access aspects:	The site can be accessed from Baring Road or Tuttons Hill.			
Access to public transport:	Cowes benefits from a regular bus service to Newport and there are bus stops on Tuttons Hill, Place Road and along Baring Road.			
Access to pedestrian/ cycle:	There are no defined public rights of way close to the site but the town and seafront are accessible by foot.			
Access to services/ facilities:	Cowes has a good range of services and facilities			
Access to open spaces:	The open space audit identifies a couple of recreation areas to the east along Park Road.			
Air quality sensitivities:	<table><tr><td>None known</td><td>Agricultural land class:</td><td>The classification is Grade 3 to the south west corner and the rest is classified as urban</td></tr></table>	None known	Agricultural land class:	The classification is Grade 3 to the south west corner and the rest is classified as urban
None known	Agricultural land class:	The classification is Grade 3 to the south west corner and the rest is classified as urban		
Mineral resources?:	The western half of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.			
Is there a loss to employment?:	No			
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.			
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services			
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.			
Brief planning history:	No recent planning history.			
Overarching policy context:	The site is outside but immediately adjacent to the settlement boundary of Cowes. Gurnard has an adopted neighbourhood plan. It sets out that Gurnard Parish is to remain a separate and distinct village and that housing development will generally be small scale to meet the identified housing needs of residents and their families. The Housing Needs Survey estimates a small additional housing requirement (19) additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health. The Plan also set out the need to safeguard and enhance Gurnard's valued landscape, open spaces and biodiversity for the benefit of the local community and visitors. In particular it noted that the Jordan Valley (LCA 7) plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an 'important high quality landscape'. The Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.			
Steering group's conclusion:	The steering group concluded that the site is suitable in part for some frontage development but set back a little from the road edge. Any development should reduce the built form on site and bring any existing development closer to the road and away from the valley. This is in line with conclusions on IPS352. The lower/middle edges of the valley should be kept free of development to protect the gap and retain the integrity of the Jordan Valley.			

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

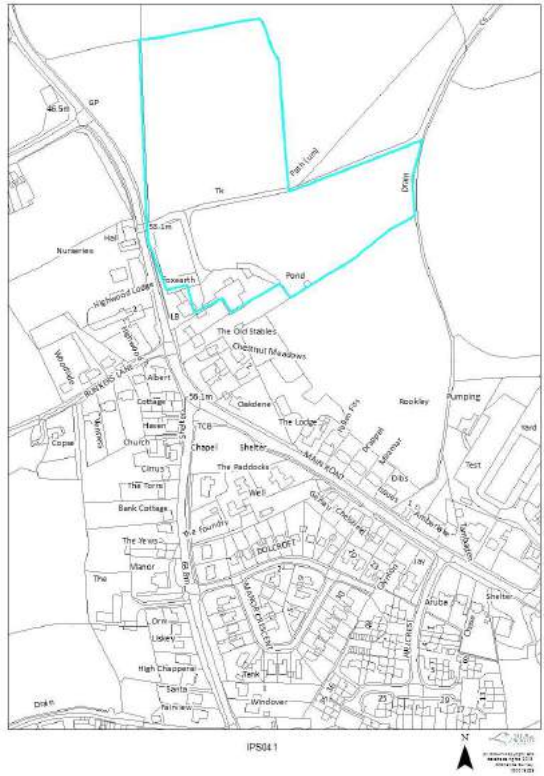
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is a larger site on the edge of Rookley. To the front part of the site is a metal clad barn/industrial building with hardstanding and open fields beyond. The site is bounded by a picket fence to the road, low hedge with trees to the north, trees to the south and a mix of trees and vegetation to the east. The site slopes down from the road and up towards the east and a ridge.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary.
- It is brownfield/greenfield: The site has some brownfield aspects including the building to the front, the rest of the site is greenfield.
- Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
- Potential biodiversity impact: The site is not located in an environmental designation. There are no TPOs on the site

	but there are a number of large trees individual and groupings that need to be considered. There is also a pond to the south west corner. Appropriate surveys/studies may be required.
Potential heritage impact:	The site is not located in a conservation area but there is a locally listed building to the east of the site. This is the former meeting hall. Consideration must be given to its conservation including its setting.
Site access aspects:	There is access from the site on to the strategic road network. Visibility to the north is restricted as the road goes down and bends but less restricted to the south. A current consent includes compliant access and visibility spays.
Access to public transport:	There is a bus stop close by, this is along Route 3, this serves Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way to the south west (GL1) , there are no dedicated cycle links close by, but the road has a footpath to the west. There is a bridleway that crosses the site.
Access to services/ facilities:	Rookley has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. There is a drain along the south east boundary. The land rises to the east.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	TCP/32848 - P/01392/16 - Demolition of industrial building proposed development of 21 residential units, associated highway access and supporting infrastructure, public open space landscaping and attenuation pond - approved 26/5/17.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary
Steering group's conclusion:	The steering group concluded that the site is suitable for some development. The site is located outside but immediately adjacent to the settlement boundary of the RSC. They advised that the size should be contained to that of the current planning permission, this is due to concerns over the landscape impacts across the wider site.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years. Phasing Q2 of 2018, other phases not subject to consent in 2019 onwards.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	<input type="text" value="No"/>

Rural exception?:

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

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:

Potential biodiversity impact:

Potential heritage impact:

	building and adjacent to Northwood cemetery as such any development will need to consider the context and character of the area
Site access aspects:	The site is accessed off Newport Road.
Access to public transport:	The site is served by Route 1 Cowes to Newport.
Access to pedestrian/ cycle:	Public rights of way to north, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.
Access to services/ facilities:	Cowes is well served by local facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	An application for demolition of bungalow; proposed residential development comprising 28 dwellings, 3 blocks of flats comprising of 72 units, 1 block of assisted living accommodation comprising of 44 units, 1 staff unit and 1 guest unit (total of 146 units); associated parking; new vehicular access and landscaping. Current application not yet determined (P/00356/18/TCP/13624/A)
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is in a sustainable location close to existing facilities in areas between development. There is potential for development across the site.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 4-5 years.
Put forward for:	The site has been put forward for general housing, mixed development (housing led).
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Subject to design potential for approx. 100 dwelling. Potential for site to come forward in years 6-10.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: *This site would be a good use of brownfield space, though concerns over drainage as flooding may be an issue. *Timescale is more likely 3-6 years. Following a declaration of interest the agent advised planning application is to be submitted.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA and the brownfield land register, deliverable and could be considered for potential allocation.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description: The site is located within Newport and is currently a car sales and MOT garage. It is a relatively flat site with trees to the east boundary.

Stages A and B - Discounting

Environmental designations A1: Discount
 The site is 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 designations A2: Discount
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Flood zones/agricultural class/size: Discount
 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.

Stage C - Assessment - Suitability

Proximity to settlement:

It is brownfield/greenfield:

Potential landscape impact:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders within the site, however there are trees to the eastern boundary. This boundary also form part of a SINC buffer and is located along a green corridor. Appropriate surveys may be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is an existing access onto Medina Avenue.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 38 Newport Gunville Carisbrooke Whitepit Lane Newport. This runs Mon to Sat up to every 30 mins Sundays up to every 30 mins
Access to pedestrian/ cycle:	There is a public right of way to the east and south of the site. There is a pavement running alongside the road and the wider area and cycle paths.
Access to services/ facilities:	Newport has a full range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	whilst not an allocated employment site, the redevelopment would lead to a loss of employment on this site
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Due to historic uses, some contamination investigation may be required.
Infrastructure capacity aspects:	The site has the benefit of some utilities
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that the site is suitable. It is located in the settlement boundary and is a brownfield site. Given the previous uses of the site, potential sources of contamination should be investigated and remediated.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available but will be within 6-10 years. Once commenced could be achieved within 1 year
Put forward for:	The site has been put forward for general housing and mixed development (housing led).
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Development should be 2 storey and located as frontage development. Proposals should include biodiversity enhancement to the east. Could come forward in years 1-5. Final yield 10-12.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: *Site could trigger onsite affordable housing provision, this may cause viability issues, as site has commercial value over housing yield. *Any development should be frontage only and contextual to the area.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Site could be considered for allocation if ticked

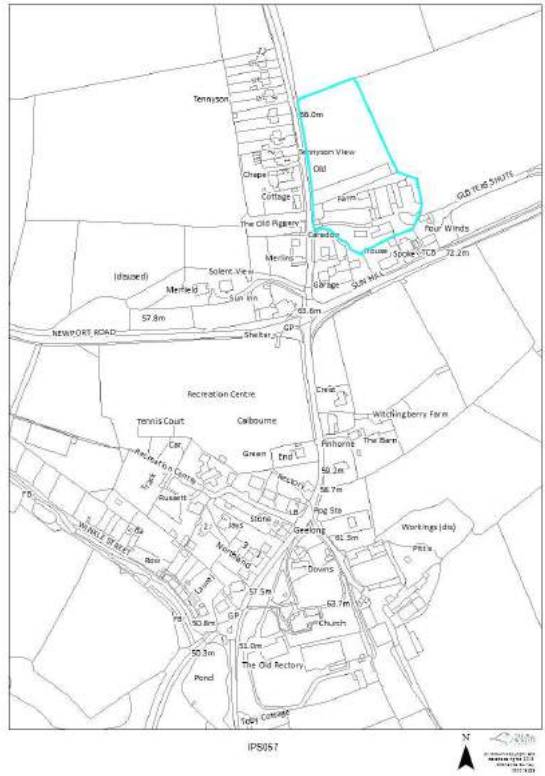
Site is suitable for BFR if ticked

SHLAA Ref No:

Site Area:

Site Address:

Site location



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.

Stages A and B - Discounting

- Environmental designations A1:** Discount

The site is 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 designations A2:** Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size:** Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement:**
- It is brownfield/greenfield:**
- Potential landscape impact:**
- Potential biodiversity impact:**

but there are a number of large trees individual and groupings that need to be considered. Some of the buildings may have the potential to house bats and appropriate surveys may be required.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Agreed that some growth in this area would be suitable and potentially allow young people to stay in the village. This is a good opportunity for affordable housing.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:
- Potential heritage impact:

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS065

Site access aspects:	The site can be accessed from Berry Hill.
Access to public transport:	The school is located close to Route 3. Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde. This service runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes.
Access to pedestrian/ cycle:	There are network of public rights of way within the area. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	There are a number of services and facilities in close proximity
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The top north west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Consideration of any relevant DoE aspects will need to be given.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	Proposed siting of mobile for use in connection with alternative education provision facilities conditional approval 22nd November 2012 (TCP/17364/V/P/01449/12)
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable. There is potential for development but need to consider the playing fields to ascertain whether they can be utilised/redeveloped. As the site is on the edge of the settlement density should reflect this.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development. Likely to be available in years 6-10.
Put forward for:	The site has been put forward for general housing.
Conversion?:	<input type="text"/> No
Rural exception?:	<input type="text"/> No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable . Final yield 25-30, could be achievable in years 6-10.
Indicative yield:	<input type="text"/> 25-30 <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Should be a higher yield, need to think about mitigation and Sport England implications.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

- Site could be considered for allocation if ticked

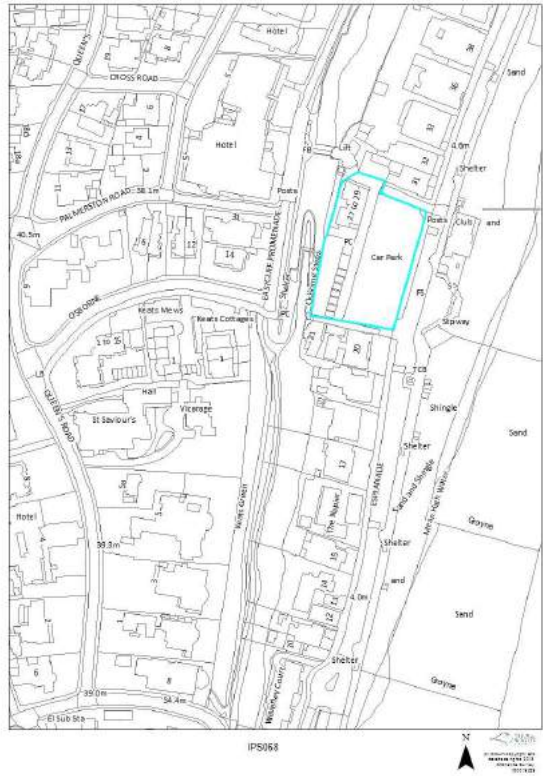
- Site is suitable for BFR if ticked

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description: The site is a car park to the front and an empty and disused hotel to the rear. The site is accessed on the seafront road and has views out to sea. The east of the site is set against and at the bottom of a cliff and the public elevator (tourist attraction) to the top is to the north at the rear.

Stages A and B - Discounting

- Environmental designations A1: Discount

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.
- Environmental designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement:
- It is brownfield/greenfield:
- Potential landscape impact:
- Potential biodiversity impact:

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS068

Potential heritage impact:	The site is within a conservation area, as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The site is also located close to a locally listed property as such consideration must be given to its conservation including its setting.
Site access aspects:	The site can be accessed from the car park off the main sea front road.
Access to public transport:	Shanklin is served by Island buses routes 2 and 3 located close to the site.
Access to pedestrian/ cycle:	There is a public right of way to the south and east and there are pavements in this area. The wider area has cycle links to Newport.
Access to services/ facilities:	Shanklin has a wide range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby and the seafront is opposite the site.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The site is classified as urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="The hotel is closed"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Car parking at the site can be reworked.
Infrastructure capacity aspects:	The site had connections to utilities historically and there is no reason to think they couldn't again.
Potential compatibility impacts:	The site is in a tourism area, residential is compatible.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that the site is suitable for development. The site is brownfield and within the settlement boundary. Car parking could still be provided on site albeit re-provisioned.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	The site has been put forward for mixed development (housing led).
Conversion?:	Would depend on the site but likely to be more appropriate to redevelop.
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. They advised that development could be to the front of the site with parking to the rear. Depending on the design the parking could be multi-storey. Could come forward in years 1-5.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Appropriate site but may be used for holiday use. Appropriate for mixed use - could include retail along the front, hotel, flats and multi-storey parking to the
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rear.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA and the brownfield register, taking account that any loss of parking will need to be re-provided. Consider it to be deliverable and for potential allocation.

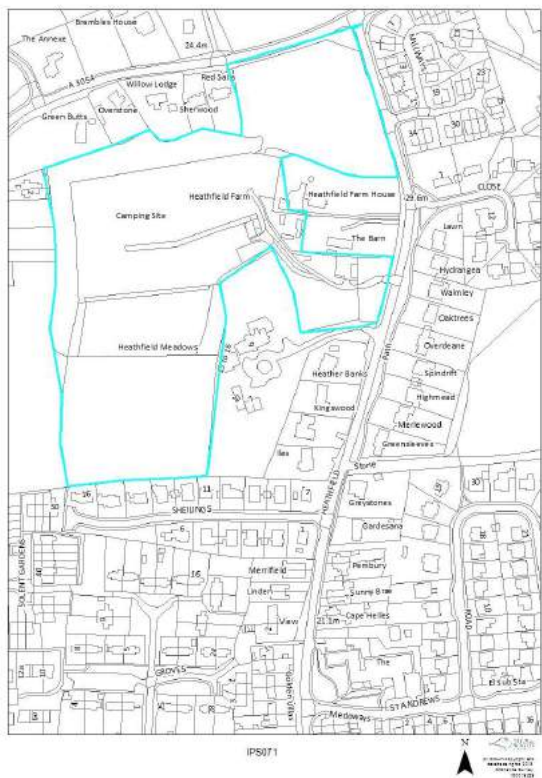
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

	meadow within the site but on the eastern boundary. Appropriate surveys are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed from the current camping access. The strategic road network is just to the north of the site.
Access to public transport:	There are bus stops along Heathfield Road and the Freshwater to Newport bus service runs regularly.
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Freshwater has a wide range of services and facilities.
Access to open spaces:	Golden Hill Fort and recreation area is just to the east.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="The camp site facility will be lost"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged."/>
Brief planning history:	<input type="text" value="Various relating to camping business."/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary. There would be a loss of tourism should the site be developed for residential. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable, it is immediately adjacent to the settlement boundary. There is a bus service and recreation facilities close by."/>

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5 years"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is suitable and achievable. Every effort"/>
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

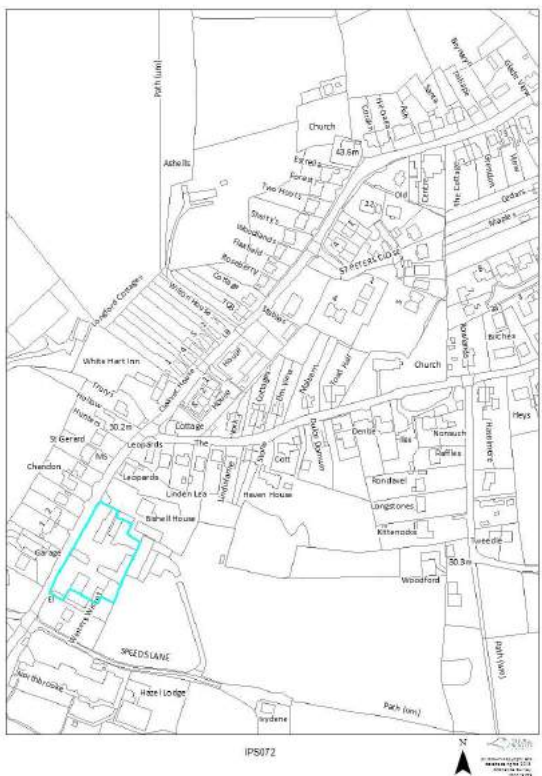
Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

Site Address: Car sales area on the east side of the Main Road
Havenstreet Garage, Main Road, Havenstreet, Ryde, Isle of Wight
PO33 4DR

Site location



Site Description: The site is an existing car dealership garage and showroom along the main Havenstreet road. The site is level with a number of single storey structures and buildings on it.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: Havenstreet does not have a settlement boundary.
- It is brownfield/greenfield: The site is level with a number of single storey structures and buildings on it.
- Potential landscape impact: The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal. Consideration will though need to be given to the nearby houses in regards to shading and overlooking.
- Potential biodiversity impact: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no tree preservation orders or larger trees within the site.

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential heritage impact:	The site is not in a conservation area but there is a listed building to the north. As such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site has current road frontage
Access to public transport:	Whilst there is a bus stop close by, Southern Vectis are no longer running this service.
Access to pedestrian/ cycle:	The area has access to public rights of way but no dedicated cycle ways and the immediate road does not have a pavement.
Access to services/ facilities:	Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.
Access to open spaces:	There are some public open space facilities nearby
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4."/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	Whilst the site is not an employment site, some employment will be lost as a result of any development
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The site has had previous uses that may require relevant pollution/contamination investigation.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged consideration will need to be given to the proximity of the garage opposite..
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area but a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that whilst there is no settlement boundary within Havenstreet a small amount of development to serve local needs may be acceptable. Furthermore, the site is a brownfield site and some additional residential development could facilitate a sustainable settlement and may facilitate additional services including reinstatement of the bus.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1.5 years
Put forward for:	The site has been put forward for general housing
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is achievable, it has the potential to deliver between 5-10 in years 1-5
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS072

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Appropriate brownfield site. The yield may be too high at 10.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA and the brownfield land register. They consider it deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

Site Address:

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:

Potential biodiversity impact:

Potential heritage impact:

	listed building. Should the site be acceptable, consideration will need to be given to the special character features of the adjacent building as well as the setting and the conservation area.
Site access aspects:	The site can be accessed from Carter street.
Access to public transport:	Sandown is well served by public transport including Southern Vectis routes, 2 3 and 8.
Access to pedestrian/ cycle:	Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport
Access to services/ facilities:	The site is in the settlement boundary of Sandown where there are a range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	It is understood that the care home closed earlier this year
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No recent planning history.
Overarching policy context:	The site is within the settlement boundary and a brownfield site.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is within the development boundary and no longer in use. The site is suitable for conversion or redevelopment depending on design.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is for sale and being marketed with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year
Put forward for:	The site has been put forward for general housing.
Conversion?:	Potential
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. If the site is to be redeveloped any development should be set back from the Carter Street boundary due to the setting of the church. Yield approx. 12.
Indicative yield:	<input type="text" value="12"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Single owner and appropriate brownfield site.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS074

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA and the brownfield land register. They consider it deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

- Site could be considered for allocation if ticked

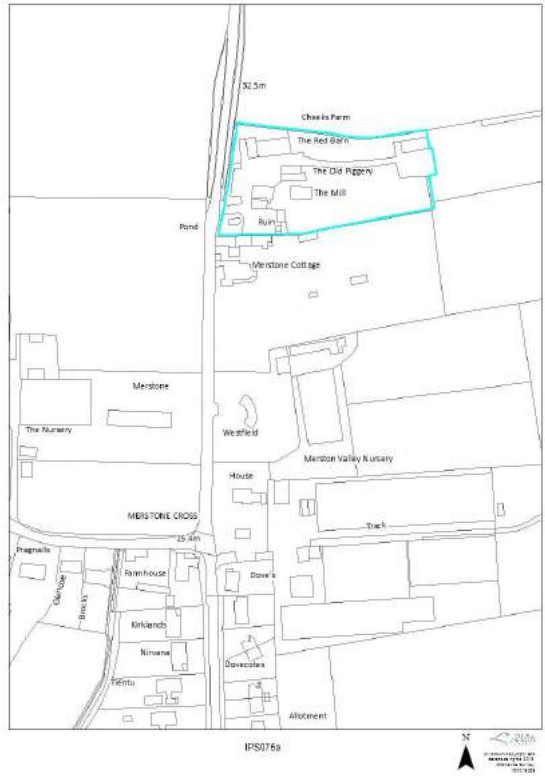
- Site is suitable for BFR if ticked

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description: The site is a mix of rural employment, derelict buildings. The site includes some new build and a three-storey empty building, a derelict barn and car parking areas. The site is bounded by open wooden fencing, hedges, stonewall and a boarded fence to the neighbour.

Stages A and B - Discounting

- Environmental designations A1:** The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. Discount
- Environmental designations A2:** The site is not located within any environmental designations including heritage coast, historic park or garden, open space Discount
- Flood zones/agricultural class/size:** The site is located in FZ1. Discount

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.

Stage C - Assessment - Suitability

- Proximity to settlement:** The site is located outside the settlement boundary and is located in the wider rural area
- It is brownfield/greenfield:** The site is a mix of rural employment, derelict buildings. The site includes some new build and a three-storey empty building, a derelict barn and car parking areas
- Potential landscape impact:** The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered

	appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site has a number of empty building and barn that may require bat surveys.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	There is access of Merstone Lane, the access has been improved but visibility is still restricted and the lane is quite narrow
Access to public transport:	There is a bus stop close by. This is along Route 2 serving Newport Merstone Godshill Shanklin Sandown Brading Tesco Ryde and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes.
Access to pedestrian/ cycle:	There is a public right of way to the south (A1) and there is a cycle track near by. The immediate roads do not benefit from pavements
Access to services/ facilities:	Merstone has no services or facilities, there is some rural employment.
Access to open spaces:	There is limited public open space facilities but the site has good access to the countryside
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 2"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	The site has some rural employment that could be lost.
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	Existing employment uses will need to be considered if residential is incorporated.
Brief planning history:	Various relating to conversions and alterations of buildings to residential and new units.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area, is brownfield and includes employment uses. Grade 2 Agricultural land.
Steering group's conclusion:	The steering group concluded that the site is suitable for some residential located in the brownfield area. The site is close to existing residential and is not beyond the built up area. Consideration should be given to the existing employment uses and any compatibility aspects as well as increased use of and need for safe access.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5 years.
Put forward for:	The site has been put forward for general housing, mixed development (housing led) and non-housing development.
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Final numbers
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would be dependent on mix, retention of employment, location of development and access aspects. Could come forward in years 1-5.

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description: The site comprises of part of the old former Sandham Middle School site. The buildings have been demolished and there area is now vacant. Part of the site is covered by scrub and is bounded my a mix of metal and timber fencing interspersed with hedges.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
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.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located part within (south section) and part out (north section) of the current settlement boundary.
- It is brownfield/greenfield: The site is the former built part of a school and part grounds.
- Potential landscape impact: The site is not located in an AONB. Given the location of the site, near other housing and development any impact on landscape character will be minimal. Consideration will need to be given to impact on nearby neighbours where relevant.
- Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The site can be access from the existing road network to the school, which is narrow in places and may need upgrading.
Access to public transport:	Sandown is well served by public transport including Southern Vectis routes, 2 3 and 8.
Access to pedestrian/ cycle:	There are a number of public rights of way in close proximity including SS35, the area is also well served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.
Access to services/ facilities:	The site is in the settlement boundary of Sandown where there are a range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4."/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The former school is designated as education in the council's open space audit but it is not readily accessible and the school site is no longer in use. DoE aspects may need to be considered.
Infrastructure capacity aspects:	The site is part within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Prior notification for proposed demolition of school buildings/ blocks, Sandham County Middle School, Perowne Way, Sandown approved 9November 2016 (P/01340/16/TCP/27588/B).
Overarching policy context:	The site is located part within (south section) and part out (north section) of the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is no longer in use, on and at the edge of the settlement boundary and has potential for a mix of housing types. Development could be undertaken in the areas not subject to flood risk. Areas that are more at risk could be green and open space or biodiversity enhancements.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 to 2 years
Put forward for:	<input type="text" value="the site has been put forward for general housing"/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable for a mix of housing types. Could come forward in years 1-5 as not in use.
Indicative yield:	<input type="text" value="84"/> <input checked="" type="checkbox"/> 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

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:
- Potential biodiversity impact:

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS078

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is an existing access onto Medina Avenue.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 38 Newport Gunville Carisbrooke Whitepit Lane Newport. This runs Mon to Sat up to every 30 mins Sundays up to every 30 mins. The bus station is also in close proximity.
Access to pedestrian/ cycle:	There is a public right of way to the east of the site. There is a pavement running alongside the road and the wider area has cycle paths.
Access to services/ facilities:	Newport has a full range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is urban
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	Whilst not an allocated employment site, the redevelopment would lead to a loss of employment on this site
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Due to historic uses, some contamination investigation may be required.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services. The site has the benefit of some utilities.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Demolition of building; construction of seven houses (revised scheme), 23 Medina Avenue, Newport, Pending, (TCP/12937/G/P/00393/18)
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that the site is suitable. It is located in the settlement boundary and is a brownfield site. Sources of contamination may need to be investigated and remediated. Proposals should steer clear of the flood zone with careful consideration of access.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable. Development could be 2-2.5 storey and located as frontage development replicating the nearby pattern of development. Could come forward in years 1-5. Final yield 5-10

Indicative yield: 5-10

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA and the brownfield land register. They consider it deliverable and could be considered for potential allocation.

The site is considered:

- Site could be considered for allocation if ticked

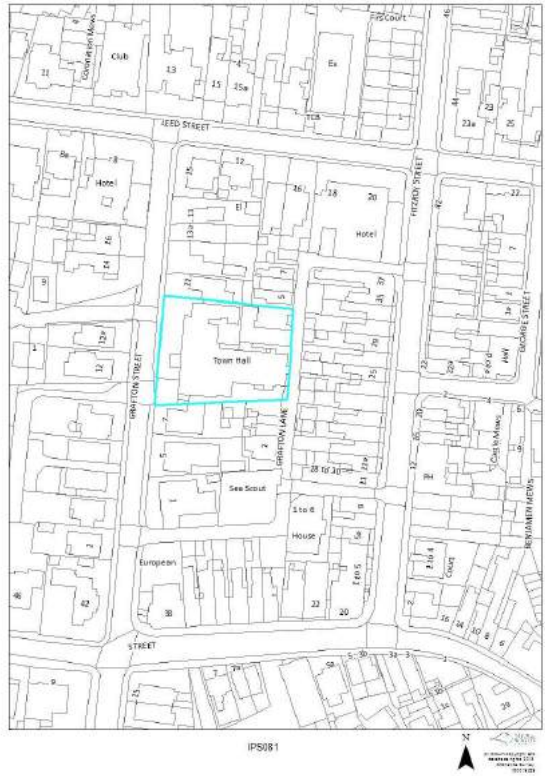
- Site is suitable for BFR if ticked

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:

Potential biodiversity impact:

Potential heritage impact:

	preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site can be accessed from the local road network including Grafton Street.
Access to public transport:	Sandown is well served by public transport including Southern Vectis routes, 2 3 and 8.
Access to pedestrian/ cycle:	Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.
Access to services/ facilities:	The site is in the settlement boundary of Sandown where there are a range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	<input type="text" value="No, the building is empty"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is within the settlement boundary where adjoining properties benefit from connections to utility services."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged"/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is situated within the settlement boundary and a confirmed brownfield site."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable. The site is located in the settlement boundary and is suitable for conversion and appropriate for redevelopment."/>

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available and is for sale with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="Yes, the site is a conversion opportunity"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is suitable and achievable . It is suitable for conversion. The site could be brought forward in years 1-5 and could have a yield of 14."/>
Indicative yield:	<input type="text" value="14"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions on suitability but made the following comments: The building should be de-listed and demolished. Not viable as a conversion and due to listing. Therefore not deliverable when considering end values in relation to costs. Demolish and replace with affordable housing."/>
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS081

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site taking account of the comments but consider that the site still has potential for residential. Therefore they consider it suitable for the purposes of SHLAA and the brownfield land register concluding it to be deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

Site could be considered for allocation if ticked

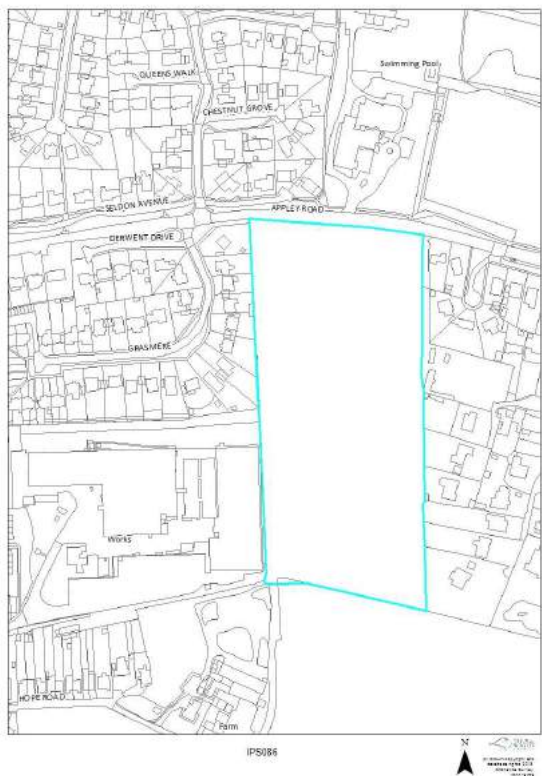
Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

	number of hedgerows and trees across the site. Appropriate biodiversity surveys are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	An access road would be required off Appley Road
Access to public transport:	There are bus stops close to the site and Ryde has a number of buses that serve the wider area
Access to pedestrian/ cycle:	There are no PROWs or dedicated cycle paths close to the site but there are some in the wider area.
Access to services/ facilities:	Ryde has a range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The eastern edge of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable. It is adjacent to the settlement boundary close to bus services.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available is for sale and being marketed, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1-2 years.
Put forward for:	The site has been put forward for general housing, mixed development (housing led) and other development.
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. The site as a whole has potential for development along with the wider site (IPS150). Final yield would be dependent on the layout of the wider site and access options. Could come forward in year 6-10.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following
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additional comments: Historical permission associated with site. Following declaration of interests further comments were made in relation to number of units per year (possibility for 50+) and mineral aspects have been considered.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

Potential heritage impact:	The site is located to the south of the wider Golden Hill Fort country park area. Golden Hill Fort is a Scheduled Ancient Monument and Grade I listed building. Any development would need to take account of the setting of the Monument. Given the proximity of the site to Golden Hill Fort there may be archaeological investigations to undertake.
Site access aspects:	Access could be achieved from the newly developing site to the south and through Regina Road. The exact location would depend on the houses and the trees or through a wider site if applicable.
Access to public transport:	There are bus stops to the east along Copse Lane at the end of Regina Road.
Access to pedestrian/ cycle:	There are no pedestrian or cycle links adjacent to the site but the wider area has a number of public rights of way and cycle paths.
Access to services/ facilities:	Freshwater has good access to a number of services and facilities.
Access to open spaces:	Golden Hill Fort, country park and nature reserves are to the north west of the site.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The land is classified as Grade 3."/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site has residential development to the south and east but will need to give consideration to location of potential development given the proximity of the Monument.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of the Freshwater where there are a good range of services and facilities. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is suitable. It is well located, immediately adjacent to settlement boundary. Access appears achievable via current consented site to the south. Concerns raised over additional development to the north of the existing built form due to levels.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable. Comments and yields references to sites IPS010 and IPS090.

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Appropriate for semis and detached bungalows.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:

Potential biodiversity impact:

Potential heritage impact:

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS091

Site access aspects:	An access onto the road would have to be provided. The main road to the north (225m) is the strategic road network.
Access to public transport:	The northern edge of the site is approximately 250 m away from the bus stop. This is Route 8 that serves Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. The service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the north with links to the wider countryside. There is no pavement along the road at this point but is to the north just beyond the site. There are no cycle paths.
Access to services/ facilities:	There is a convenience store with post office in Apse Heath.
Access to open spaces:	There is limited public open space provision nearby.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	<input type="text"/> There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	<input type="text"/> The site is close to other properties which appear to benefit from connections to utility services, but will need to be extended.
Potential compatibility impacts:	<input type="text"/> The site is on the edge of the built up area located in the wider rural area.
Brief planning history:	<input type="text"/> No apparent planning history.
Overarching policy context:	<input type="text"/> Apse Heath does not have a settlement boundary and therefore the site is in the wider rural area.
Steering group's conclusion:	<input type="text"/> The steering group concluded that the site is not suitable. Whilst there is a local shop with post office and car park the site is too far south and draws out development in the rural area. There is also concern over the potential landscape impact in continuing development south.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text"/> The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	<input type="text"/> The site has been put forward for general housing.
Conversion?:	<input type="text"/> Not applicable
Rural exception?:	<input type="text"/> This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text"/> The steering group concluded that the site is not suitable and therefore not achievable.
Indicative yield:	<input type="text"/> 8-16 <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text"/> The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: Part of the site could be frontage housing. Impact on economic prosperity and need for fringe rural sites. Potential for 5-6 houses in a limited area at the northern edge of the site.
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Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the discussions and concluded that the site is in part suitable (northern end) for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is located at the end of Alvington Road at the beginning of the farm track and the public right of way. Upgrades would be required.
Access to public transport:	The nearest bus stop is along Gunville Road approximately 120m away along the public rights of way.
Access to pedestrian/ cycle:	There are network of public rights of way immediately adjacent to the site but there are no dedicated cycle paths in close proximity
Access to services/ facilities:	Gunville has a number of services and facilities but the site is also on the outskirts of Newport.
Access to open spaces:	The site is not located close to any recognised open/recreation space but has access to the wider countryside via a network of public rights of way.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="the classification is Grade 3 to the west and urban to the east of the site."/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is beyond the built up area.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is immediately adjacent to the settlement boundary and is in part suitable subject to access. The northern triangle has potential for some development though there are concerns as to the traffic impact along Alvington Road and the ability for the road to cope with increased traffic. The south triangle is not considered suitable due to landscape impact.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the northern section of the site is suitable and achievable subject to traffic impacts. Final yield will be dependent on traffic.
Indicative yield:	<input type="text" value="5"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the northern part of the site is suitable for the purposes of SHLAA, deliverable but due to particular aspects of the site it is not being put forward for allocation consideration.

The site is considered:

- Site could be considered for allocation if ticked

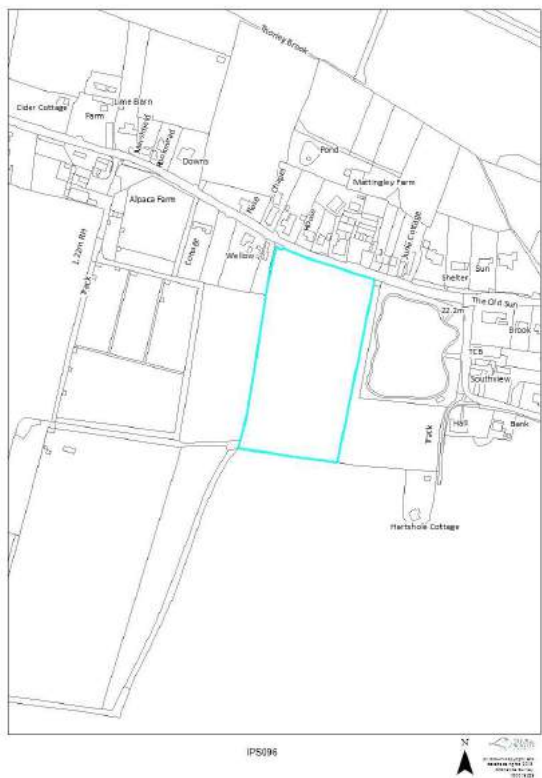
- Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:
- Potential heritage impact:
- Site access aspects:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Access to public transport:	There is a bus stop near by the area is served by Route 7. Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes in general but runs every hour through Wellow.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the area including one running north to south along the west of the site (S18). There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Wellow does not have many services, although the café does sell some limited produce.
Access to open spaces:	Millennium Field recreation area is located immediately to the east.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services, however, connections to existing utility services will need to be factored in. There is no main drainage in the area and this will need to be considered.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Planning history appears to relate to adjacent commercial use.
Overarching policy context:	Wellow does not have a settlement boundary
Steering group's conclusion:	The steering group concluded that the site is in part suitable. Whilst there is no settlement boundary within Wellow a small amount of development to serve local need may be acceptable due to its location. The Café does sell some produce and the bus service is fairly regular. Small area of frontage development is possible.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is achievable. Potential for a small area of high quality frontage development is possible. A final yield of 5-7 in years 1-5
Indicative yield:	<input type="text" value="15"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Appropriate site and can be accessed. Could be affordable housing – similar to the Bembridge scheme for local people. Consider site carefully, frontage to be in keeping or frame open space.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process, further consideration has been given to the site's suitability and yield. It is considered that the site yield could increase to provide up to 15 dwellings with development framing the village green as well as road frontage. Conclude site is deliverable and could be considered for allocation.

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There does appear to be a pond and a watercourse within the site. Whilst some of the area is wooded, there are no tree preservation orders within the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	Access can be achieved on to Brock Copse Road and potentially Palmers Road, although this relates to an unmade/private section.
Access to public transport:	There are a number of bus stops along Palmers Road and along the SRN. The SRN is served by Route 9 serving Newport Fairlee/Staplers Wootton Binstead Ryde and runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes
Access to pedestrian/ cycle:	There is a public right of way (95) slightly opposite Brocks Copse Road. Some distance from the cycle network.
Access to services/ facilities:	Wootton this a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	Wootton recreation ground is to the south east of the site.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The land is classified Grade 3"/>
Mineral resources?:	Over half of the site to the west is within the minerals safeguarding area.
Is there a loss to employment?:	<input type="text" value="Potential loss of some employment"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues"/>
Infrastructure capacity aspects:	<input type="text" value="The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged."/>
Brief planning history:	<input type="text" value="Prior approval for change of use from agricultural building to one residential unit with associated building operations, Palmers Farm, Brocks Copse Road, Wootton Bridge, conditional approval 31 January 2017 (TCP/29905/E/P/01603/16)"/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the settlement boundary with good access to facilities."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable The site is suitable for some small scale development taking account of the woodland, ponds and other site constraints. Development should be kept to the east of the ponds and track to protect the mineral safeguarding area and wider landscape."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3-5 years"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing and mix development - housing led"/>
Conversion?:	<input type="text" value="Some of the existing buildings may be able to be converted."/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is suitable and achievable. The site should protect the woodland and consider biodiversity enhancement in the woodland and ponds. Potential for 30-40 dwellings in years 1-5."/>
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comment. Question as to whether Brocks Copse Road is a suitable access. Following a declaration of interest it was advised that that borehole testing had been undertaken in relation to the MSA.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

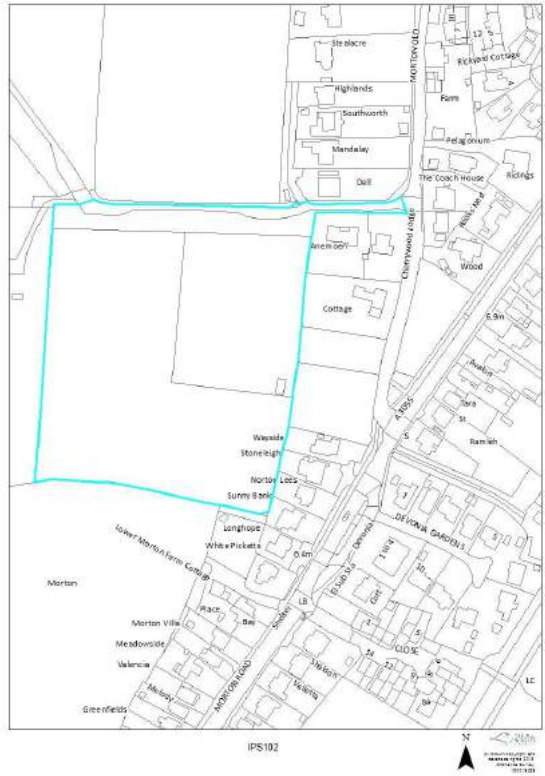
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site.
Potential heritage impact:	The site is located in very close proximity to a Scheduled Ancient Monument that is also listed. The cottage to the east is also locally listed. If applicable an archaeological investigation is likely to be required before any development.
Site access aspects:	The site is accessed via Morton Road, however any development would require an upgrading to the existing highway entrance. The strategic road network is located in close proximity to the east.
Access to public transport:	There are bus stops just to the south of the site
Access to pedestrian/ cycle:	There is a public right of way to the north of the site.
Access to services/ facilities:	Brading has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	There is a village green located to the south of the site along the main road, however, the site is also located within the ground of the wider historical area.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The site is classified as Grade 3."/>
Mineral resources?:	There is an area to the west within the site that is located within the minerals safeguarding area.
Is there a loss to employment?:	<input type="text" value="No loss of employment"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants."/>
Infrastructure capacity aspects:	<input type="text" value="The site is immediately adjacent to the settlement boundary where adjoining properties are understood to benefit from connections to utility services."/>
Potential compatibility impacts:	<input type="text" value="The site is located in close proximity to a schedule ancient monument."/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is outside but immediately adjacent to the settlement boundary. Given the sensitive nature of the site, any development is likely to be enabling development to facilitate the longevity of the Roman Villa. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable for enabling development only, noting that the site would not be suitable for general housing in this area due to the sensitive nature of the site."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="Within the medium term up to 5 years. Potential developer on board"/>
Put forward for:	<input type="text" value="No"/>
Conversion?:	<input type="text" value="No"/>

Rural exception?:

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:

Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is located between Pier Road and Solent View Road. It is currently a field for grazing donkeys that slopes from west to south east. The boundary to the residential to the south is a mix of scrub and trees to the east is a fence and to the north are protected trees.

Stages A and B - Discounting

- Environmental designations A1: Discount
 0.5ha to the north of the site is located in an ancient woodland buffer.
 The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.
- Environmental designations A2: Discount
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
 The site is located in FZ1 and is not class 1 or 2 agricultural land

Stage C - Assessment - Suitability

- Proximity to settlement:
- It is brownfield/greenfield:
- Potential landscape impact:
- Potential biodiversity impact:

	of the site is not located in any designations. There are no TPOs on the site but there are a number of trees. Relevant biodiversity studies may be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site currently has pedestrian access to the east and west onto Solent View Road. The submission sets out that there is a right of access from Solent View Road and subject to relevant permission access may be able to be achieved onto Pier Road
Access to public transport:	There is a bus stop in close proximity. This is along Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the south and east of the site. There is no dedicated cycle link and the immediate roads do not benefit from pavements.
Access to services/ facilities:	There are some services in Seaview but it is not a rural service centre
Access to open spaces:	There is some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class:
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.
Steering group's conclusion:	The steering group concluded that the site is suitable for some development, although acknowledge that there may be potential access issues. A single row of dwellings could be achieved towards the south of the site to ensure a buffer to the trees.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1-2 years.
Put forward for:	The site has been put forward for general housing
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable subject to access. Years 1-5. Final yield would be dependent on access potentially 10-12.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Deliverable SHLAA Ref No:

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

Site Address: Land rear of High Street, Whitwell
BETWEEN 'ST MICHAELS' & SHUTE COTTAGE

Site location



Site Description: The site is located in Whitwell between High Street and the dismantled railway behind and adjacent to other residential development. It is a fairly level site that rises to the east. It is currently used as a grazing paddock for a horse. The south area of the site is grass and is part of the public right of way.

Stages A and B - Discounting

- Environmental designations A1: Discount

The site is 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 designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount

The south west edge of the site is located in FZ2 and 3. The flood zone relates to the stream. This area will need to be removed from the developable area.

The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land..

Stage C - Assessment - Suitability

- Proximity to settlement: Whitwell does not currently have a settlement boundary.
- It is brownfield/greenfield: The site is a greenfield site, there are some structures on it relating to the keeping of a horse. Whilst they have requested the site be considered as a brownfield site it does not meet the tests as it has not been previously developed.
- Potential landscape impact: The site is not located in an AONB but is separated from it by the adjacent dismantled

railway. The boundaries to the site are varied mix of hedges, post and wire fencing, scrubby trees and a stream.
Part of the site used to be a village green. If development is considered appropriate consideration will need to be given to the adjacent residential uses and proximity in terms of views/privacy etc.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site. There is a stream and there may be some biodiversity related impacts.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects: The site has two narrow accesses off the High Street that are located between existing houses. There is a stream that runs across the site and any access road would need to cross this stream. Potential to consider access from Meadow Close.

Access to public transport: There are bus stops to the along the high Street north of the site.

Access to pedestrian/ cycle: There is a public footpath (N14) across the southern edge of the site through one of the potential vehicular accesses. There are no defined cycle links close by

Access to services/ facilities: Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC).

Access to open spaces: There are only small areas of recreation/open space within Whitwell

Air quality sensitivities: Agricultural land class:

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment?:

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site is immediately adjacent to other properties which appear to benefit from connections to utility services

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history: No apparent planning history.

Overarching policy context: Whitwell does not currently have a settlement boundary but does have some services and is located close to Niton a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.

Steering group's conclusion: The steering group concluded that the site is suitable. It relates well to the built form and development is likely to meet an identified local need. Access could be a restriction due to stream and width of access required. Development could be undertaken in the areas not subject to flood risk. Areas that are more at risk could be green and open space or biodiversity enhancements.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years

Put forward for: The site has been put forward for general housing. The submission has suggested that a shop and/or playground could form part of a development.

Conversion?:

Rural exception?:

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:

Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description:

Stages A and B - Discounting

Environmental designations A1:	<input type="text" value="The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG."/>	<input type="checkbox"/> Discount
Environmental designations A2:	<input type="text" value="3.1ha 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, open space."/>	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<input type="text" value="The site is located in FZ1 and is not class 1 or 2 agricultural land."/>	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	<input type="text" value="The site is located outside and not immediately adjacent to the current settlement boundary"/>
It is brownfield/greenfield:	<input type="text" value="The site is greenfield and there are no buildings located on the site. There is some play equipment to the area near the road."/>
Potential landscape impact:	<input type="text" value="The site is not located in an AONB. The land is fairly flat with far reaching views across to the south. There are residential properties to the north and west but the site is on the edge of the area with a semi-rural feel having lots of trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area and"/>

	views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees to the boundary that may need to be considered. There may be biodiversity interests on the site and relevant studies may be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The site could gain access through the development at Boulder Mead or onto the main road to Yarmouth.
Access to public transport:	Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a bus stop close by, this serves Route 7 Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to services/ facilities:	The site is at some distance from the services and facilities within Yarmouth.
Access to open spaces:	Part of the site is a play area and recreation ground.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The remainder of the site beyond the public open space is located close to existing residential, no compatibility issues are envisaged
Brief planning history:	P/00336/15 - Outline for residential development of 22 units (including an Abbeyfield block) (revised scheme) - Granted planning permission 3rd December 2015
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Yarmouth and Thorley have a Community Plan SPD (2009) that considers the need to investigate affordable housing need.
Steering group's conclusion:	The steering group concluded that the site is suitable for development to the rear of Bouldnor Mead in line with the existing permission but not to the playing field. Yarmouth is a RSC and constrained due to flood risk, therefore some development in this area is appropriate.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

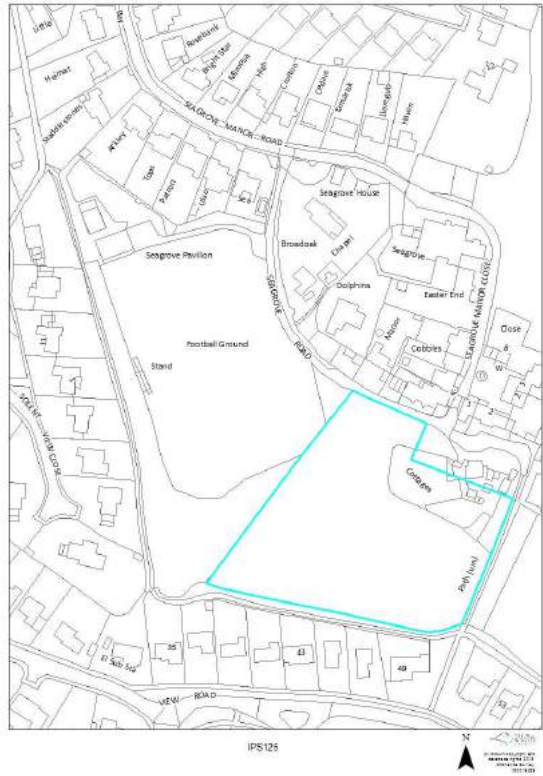
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site comprises of grassed meadows and enclosed garden allotment area. The site is slightly sloping from east to west and bounded by fencing with a few trees. The site is adjacent to the football club and is a grassed area between housing that affords views down to the Solent.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.
- Environmental designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement:
- It is brownfield/greenfield:
- Potential landscape impact:
- Potential biodiversity impact:
- Potential heritage impact:

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS125

Site access aspects:	The site is accessed off of Seagrove Farm Road, a private road that serves 11 properties and the football club.
Access to public transport:	There is a bus stop in close proximity. This is along Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins.
Access to pedestrian/ cycle:	There is a public right of way to the south of the site. There is no dedicated cycle link and the immediate roads do not benefit from pavements.
Access to services/ facilities:	There are some services in Seaview but it is not a rural service centre
Access to open spaces:	There is some public open space facilities nearby.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	<input type="text"/> There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	<input type="text"/> The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	<input type="text"/> The site is close to existing residential and a football ground
Brief planning history:	<input type="text"/> No apparent planning history.
Overarching policy context:	<input type="text"/> The site is located outside the settlement boundary. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.
Steering group's conclusion:	<input type="text"/> The steering group concluded that the site is suitable for some development. It is located close to other residential development, although acknowledge that there may be potential access issues due to the nature of the lane that need to be overcome.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text"/> The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	<input type="text"/> The site has been put forward for general housing.
Conversion?:	<input type="text"/> No
Rural exception?:	<input type="text"/> No

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text"/> The site is achievable subject to access, is likely to require some buffering to the football ground. Years 1-5. Final yield would be dependent on access potentially 10-15
Indicative yield:	<input type="text"/> 10-15 <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text"/> The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Question timescales, yield appears too low and suggest possibly 10-15.
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Stage G - SHLAA Conclusion

Final conclusions:	<input type="text"/> Following the panel discussions and the overall SHLAA assessment process the steering group
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SHLAA Site Assessments - Deliverable SHLAA Ref No:

concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS126

SHLAA Ref No:

IPS126

Site Area:

1.07

Site Address:

Taylor Road, Carisbrooke PO30 5QU

Site location



Site Description:

The site is an area of green space that is opposite Carisbrooke High School.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

The green space is not currently designated as open or readily accessible.

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site although there are some younger tree plantings.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by

Site access aspects:

There is access on to Taylor's Road, but a formal access would need to be constructed.

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Access to public transport:	There are bus stops to the east of the site. Route 39 Newport Sylvan Drive Riverway Halberry Lane Newport runs Mon - Fri every hour from 0930 until 1330 and Route 38 -Newport Gunville Carisbrooke Whitepit Lane Newport runs Mon to Sat up to every 30 mins Sundays up to every 30 mins
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by but the immediate roads do benefit from footpaths.
Access to services/ facilities:	Newport has a full range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	An application for outline for 28 flats in three 2/3 storey blocks and 8 houses adjacent Carisbrooke High School, Newport- Not determined (TCP/2059S/N/10504)
Overarching policy context:	The site is within the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable for development. It is located in the settlement boundary and close to services, although acknowledge that there may be potential access issues that need to be overcome.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers, with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable subject to access. Years 1-5. Final yield 35.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments. Potential yield could increase to 50.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.
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SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS126

The site is considered:

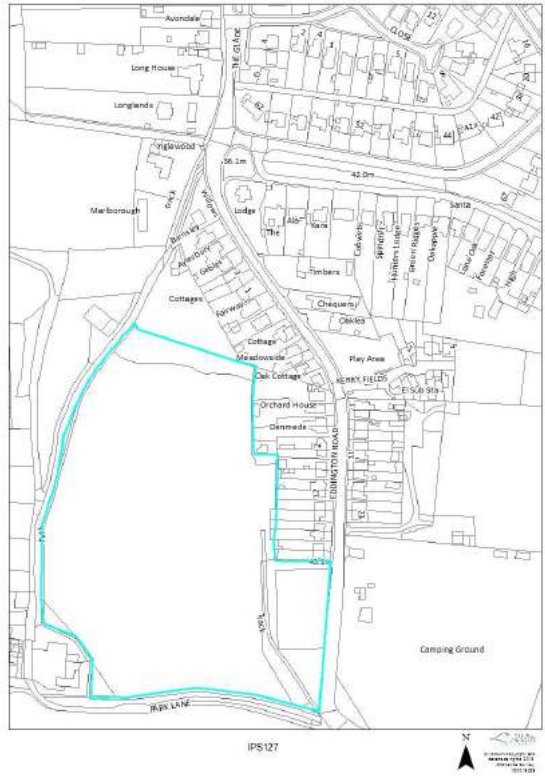
Deliverable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is used as paddocks and is bounded to the north by trees and a mature hedge to the west, residential boundaries to the east and a high hedge bounding Eddington Road. The site slopes down to the rear of the site

Stages A and B - Discounting

- Environmental designations A1: Discount

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 designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement:
- It is brownfield/greenfield:
- Potential landscape impact:
- Potential biodiversity impact:

	been removed from the assessment. There are no other designations or TPOs on the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is currently no vehicular access to the site from Eddington Road but this could be achieved. There is a narrow access onto Park Lane.
Access to public transport:	There are bus stops close to the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Nettlestone is not a rural service centre but does have a convenience store and a primary school
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	<input type="text" value="Not known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	There is a small area to the south east that is located in a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.
Steering group's conclusion:	The steering group concluded that the site is suitable for some development and is located close to other residential. Will need a buffer to the west and north.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years.
Put forward for:	The site has been put forward for general housing with an element of affordable.
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Could come forward in years 1-5. Final yield approximately 25-30 depending on final layout and buffers.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Yield appears little low, potential for affordable housing/social element and small element of mixed use or starter units.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

- Site could be considered for allocation if ticked

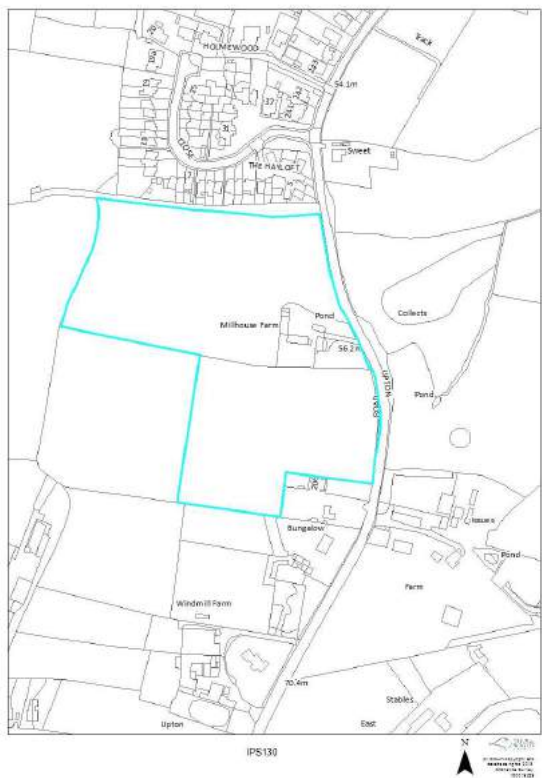
- Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed from Upton Road. It is away from the strategic road network
Access to public transport:	There is a bus stop to the north about 100m from the north edge of the site. This is Route 37 and serves Ryde Haylands Binstead Ryde and runs Mon to Sat up to every 60 mins.
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	Whilst Ryde has a wide range of facilities and services the site is outside of the settlement area with no footpaths to nearby Haylands.
Access to open spaces:	There are some public open space facilities on the edge of Ryde in the Haylands area but there are no footpaths to them
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban to the north and Grade 3 to the south"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the northern part of the site is suitable given its location adjacent to the settlement boundary. No development should be to the south of the northern field's hedge boundary in line with the dwelling already located. A landscape buffer to the south/hedge should be incorporated. A footpath should be included.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the northern part of the site is suitable and achievable. Final yield would be dependent on the layout and landscape buffers to the south.
Indicative yield:	<input type="text" value="80"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The following comments were made by the members of the panel: The whole site is suitable though south of the houses is not. Following a declaration interest, the agent will be going
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ahead with a planning application to include footpath with a yield of 75 and a solution for buses.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel’s comments and previous discussions. It was concluded that the whole site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Site could be considered for allocation if ticked

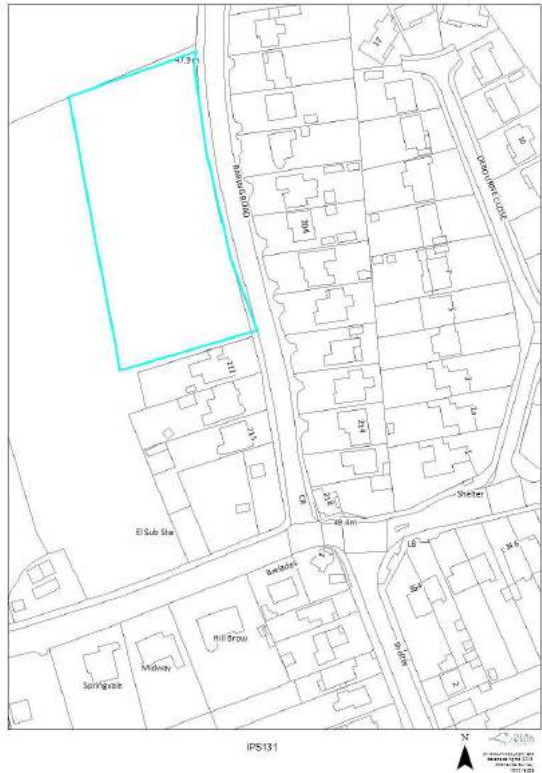
Site is suitable for BFR if ticked

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description: The site is part of a larger field system on the edge of Cowes. The boundary to Baring Road (the eastern boundary) is a fence with a scrubby hedge intertwined. There is an open field to the west and a post/wire fence to the north. The south boundary is a residential boundary.

Stages A and B - Discounting

- Environmental designations A1: Discount

The site is 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 designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement:
- It is brownfield/greenfield:
- Potential landscape impact:
- Potential biodiversity impact:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access could be achieved along Baring Road.
Access to public transport:	Cowes benefits from a regular bus service to Newport and there are bus stops on Tuttons Hill, Place Road and along Baring Road
Access to pedestrian/ cycle:	There are no defined public rights of way close to the site but the town and seafront are accessible by foot.
Access to services/ facilities:	Cowes has a good range of service and facilities.
Access to open spaces:	The open space audit identifies a couple of recreation areas to the east along Park Road.
Air quality sensitivities:	<input type="text" value="None Known"/> Agricultural land class: <input type="text" value="The land is classified as urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is outside but immediately adjacent to the settlement boundary of Cowes where there are a good range of services and facilities with bus stops to Newport being close by. Gurnard has an adopted neighbourhood plan. It sets out that Gurnard Parish is to remain a separate and distinct village and that housing development will generally be small scale to meet the identified housing needs of residents and their families. The Housing Needs Survey estimates a small additional housing requirement (19) additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health. The Plan also set out the need to safeguard and enhance Gurnard's valued landscape, open spaces and biodiversity for the benefit of the local community and visitors. In particular it noted that the Jordan Valley (LCA 7) plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an 'important high quality landscape'. The Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is outside but immediately adjacent to the settlement boundary of Cowes, development along the road frontage could be acceptable taking account of Gurnard Neighbourhood Plan.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

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:

	<input type="text" value="landscape impact from views into the site from the north."/>
Potential biodiversity impact:	The site is not located in any environmental designations. However, it has been recently surveyed and it was noted that there is good quality grassland to the north of the site and it would be preferable to keep this and include a buffer to the watercourse. As this area is in the FZ this could be achievable. 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.
Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	The strategic road network is along Morton Common to the east. Access could be a single point from the south along Perowne Way and / or Brock Close. There is good visibility at the junction with Perowne Way. The existing access roads are narrow. The road junction between Perowne Way and Morton Road may need upgrading to increase capacity.
Access to public transport:	<input type="text" value="There are bus stops along Perowne Way. Sandown is served by buses to Newport and Ryde."/>
Access to pedestrian/ cycle:	<input type="text" value="There is a public right of way (SS38a) that runs along the river on the north of the site and the cycle network is to the west of the site."/>
Access to services/ facilities:	<input type="text" value="There is a local shop along Perowne Way and Sandown town centre has a good range of services and facilities."/>
Access to open spaces:	<input type="text" value="The open space audit identifies a number of recreational facilities close by including Foxes Path and the Ridgeway."/>
Air quality sensitivities:	<input type="text" value="None Known"/> Agricultural land class: <input type="text" value="The classification is Grade 4."/>
Mineral resources?:	<input type="text" value="There is an area to the north west corner that is within the minerals safeguarding area."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues. There are power lines across the site."/>
Infrastructure capacity aspects:	<input type="text" value="The site is immediately adjacent to other properties which appear to benefit from connections to utility services"/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged, however the site visit noted high voltage lines across the site and may affect the layout should development be acceptable in this location."/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the settlement boundary of Sandown where there are a full range of services and facilities."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable. The site is located immediately adjacent to the settlement boundary of Sandown. Potential to consider options for mixed use at a small scale. Need to incorporate green areas to the river. Development could be undertaken in the areas not subject to flood risk. Areas that are more at risk could be green and open space or biodiversity enhancements."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5 years."/>
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SHLAA Site Assessments - Deliverable SHLAA Ref No:

Put forward for:	<input type="text" value="The site has been put forward for general housing. Although the form sets out there is a possibility of including an element of independent living accommodation."/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is suitable and achievable. Any development would need to be outside of the flood risk area. Multiple options for access. Potential to consider options for mixed use at a small scale and biodiversity enhancement to the north. Development not to exceed northern limit."/>
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Subject to access. End values may be low, so landowners need to be realistic. Potential/cost of cabling underground? There are good buffers to the north. General housing and affordable."/>
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Stage G - SHLAA Conclusion

Final conclusions:	<input type="text" value="Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation with adjacent site IPS217."/>
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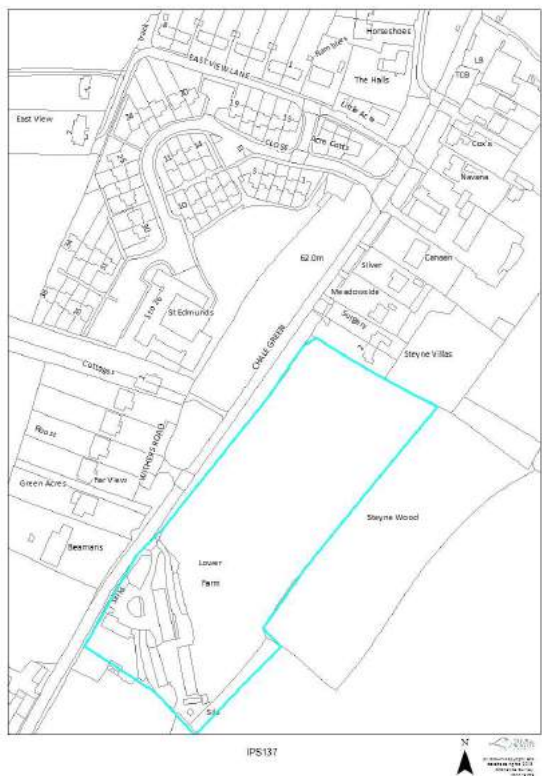
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is an agricultural field that runs alongside the main road through Chale Green. The site also includes the associated farmhouse and buildings to the south. There is a hedge to the road and to the residential to the north, trees to the south east and a post and wire fence separates the field to the farmhouse and access.

Stages A and B - Discounting

- Environmental designations A1: Discount

The site is 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 site is however immediately adjacent to an ancient woodland and the associated buffer extends into the submitted site on the eastern boundary. This area would need to be removed from the developable area but could be used as biodiversity enhancement
- Environmental designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space
- Flood zones/agricultural class/size: Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: Chale Green does not have a settlement boundary. The site is however located close to other residential development and is close to the general stores and bus stop.
- It is brownfield/greenfield: The site forms two sections the field and the farmhouse.
- Potential landscape impact: The site is located in the AONB. As the site is outside and not immediately adjacent to

	the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders on the site. The site is however immediately adjacent to an ancient woodland and the associated buffer extends into the submitted site on the eastern boundary. This area would need to be removed from the developable area but could be used as biodiversity enhancement.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed from the farmhouse access to the south of the field. Any access to the north of this would have to consider the landscape verge which is not within the site's ownership.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 6 -Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor. The service runs Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	There are network of public rights of way within the village but no dedicated cycle paths in close proximity
Access to services/ facilities:	Chale Green has a small shop just to the north of the site.
Access to open spaces:	There is limited public open space provision near by. There is a landscape verge to the west of the site that is described as common land.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There are two landowners and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged. There are power poles that cross the site diagonally in the south
Brief planning history:	No recent planning history.
Overarching policy context:	Chale Green does not have a settlement boundary. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located in close proximity to a general stores, and suitable for a small sensitively designed scheme.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	The site has been put forward for general housing.

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Conversion?:

Rural exception?:

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

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:

	<input type="text" value="design principles."/>
Potential biodiversity impact:	The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there is an area TPO to the north and there are a number of large trees individual and groupings within the site that need to be considered. There is also a water course to the north boundary of the site. Relevant biodiversity/arboricultural studies are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access is would need to be onto Buckbury Lane which is unmade and narrow in places. The submitted forms set out that an access could be achieved similar to that of the adjacent site to the north west under P/01141/15.
Access to public transport:	The nearest bus stop is along Long Lane. This is Route 8 which serves Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. The service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the south west. The wider area has cycle links to Newport.
Access to services/ facilities:	Newport has a full range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No relevant planning history.
Overarching policy context:	The site is located outside but adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site may be suitable for one or two dwellings due to the site limitations. There are concerns over increased access along Buckbury Lane and due to the flood risk any increased development would lead to a contrived layout.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1.5 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable for one or two dwellings only, achievable in years 1-5.
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SHLAA Site Assessments - Deliverable SHLAA Ref No:

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

Site Address:

Site location



Site Description:

Stages A and B - Discounting

- Environmental designations A1: Discount

The site is 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 designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount

A small section to the south east corner of the site is located in FZ 2 and 3. It is unlikely this will impact on the developable area.

The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land

Stage C - Assessment - Suitability

- Proximity to settlement:
- It is brownfield/greenfield:
- Potential landscape impact:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There is a small area TPO to the south west of the site and some on the north eastern boundary. There are a number of hedgerows and trees across the site as well as a watercourse. Appropriate biodiversity surveys are likely to be required including bat surveys for the farm buildings.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access to the site is from Bullen Road and Hope Road. Given the extent of the site, more accesses may be likely.
Access to public transport:	There are bus stops close to the site and Ryde has a number of buses that serve the wider area
Access to pedestrian/ cycle:	There are PROWs and/ or dedicated cycle paths in the wider area.
Access to services/ facilities:	Ryde has a wide range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is predominantly Grade 3 with some urban to the west"/>
Mineral resources?:	The middle section from north to south is a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="Loss of farm and associated aspects"/>
Potential constraints to delivery:	<input type="text" value="There is more one landowner but there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site has some services within and is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services. Extensions to existing utility services and capacity surveys will need to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged"/>
Brief planning history:	<input type="text" value="Proposed residential development of 80 dwellings and associated access roads, public open space, attenuation ponds and infrastructure, land south of Westridge Farm and to rear of 10 to 38 Circular Road, off Hope Road, Ryde, conditional approval 30 May 2017 (TCP/11098/A/P/00760/16)"/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the current settlement boundary which is along the west boundary."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable. The site is adjacent to the settlement boundary and has potential for a fully developed site that could include an appropriate mix of uses and some open space and landscape buffers."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available, is under option and owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 10 years"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing and mixed development (housing led)"/>
Conversion?:	<input type="text" value="Potentially depending on the nature of the buildings within the farm complex."/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:
- Potential heritage impact:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Site access aspects:	<input type="text" value="Access would require some hedge removal along Newport Road."/>
Access to public transport:	<input type="text" value="The site is well served by the Cowes to Newport bus services."/>
Access to pedestrian/ cycle:	<input type="text" value="There are public rights of way and cycle paths in the wider area. There is a footpath across the road but not on the site side."/>
Access to services/ facilities:	<input type="text" value="Northwood has a number of facilities and Cowes is in close proximity."/>
Access to open spaces:	<input type="text" value="There is limited public open space provision nearby"/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	<input type="text" value="There is an area along the western boundary and to the south of the site that is located within the minerals safeguarding area. This will need to be considered further should the site be considered appropriate."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="It is unclear as to the number of landowners, no known covenants or legal issues have been raised."/>
Infrastructure capacity aspects:	<input type="text" value="The site is not adjacent to other properties as such extensions to existing utility services will need to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential to the northern part of the site. There are power line that run across the field."/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside but adjacent to the current settlement boundary which is adjacent to the north east boundary."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable for some limited development to the north of the submitted site. The developable area should only extend to the level of the dwellings on the opposite side of the road."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="This would need to be clarified."/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is in part suitable and therefore achievable. Only the northern section of the site should be considered to ensure no settlement coalescence. Final yield would depend on access and design. Final yield 5-10 in years 6-10."/>
Indicative yield:	<input type="text" value="5-10"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

Final conclusions:	<input type="text" value="Following the panel discussions and the overall SHLAA assessment process the steering group"/>
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SHLAA Site Assessments - Deliverable SHLAA Ref No:

concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

- Site could be considered for allocation if ticked

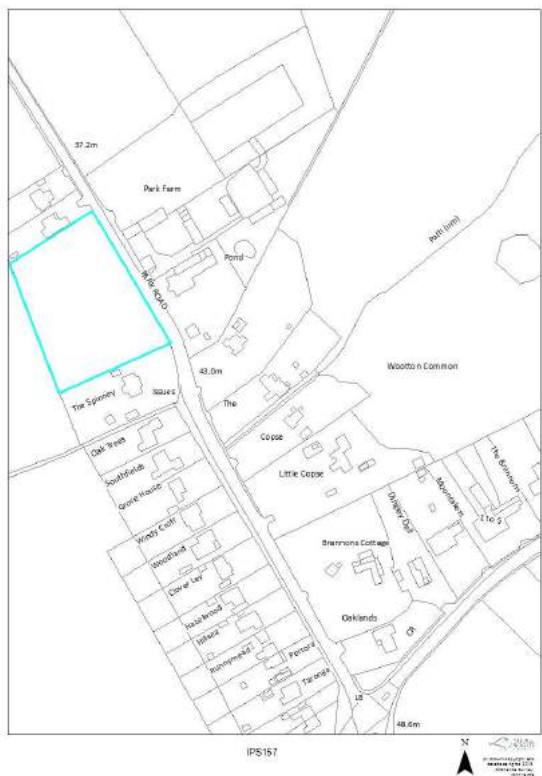
- Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed from Park Road.
Access to public transport:	There is a bus stop within walking distance to the main road. This is Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde and runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes
Access to pedestrian/ cycle:	There is a public right of way and a cycle link to the north along the old dismantled railway.
Access to services/ facilities:	Wootton has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	There is limited public open space provision nearby but good links to the wider countryside
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering concluded that the site is suitable. It is immediately adjacent to the settlement boundary and is essentially an infill plot, with development to the south, north and east. Development should be a single row of houses to follow existing pattern of linear development.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Final yield 5 in years 1-5
Indicative yield:	<input type="text" value="5"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions"/>
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

- Site could be considered for allocation if ticked

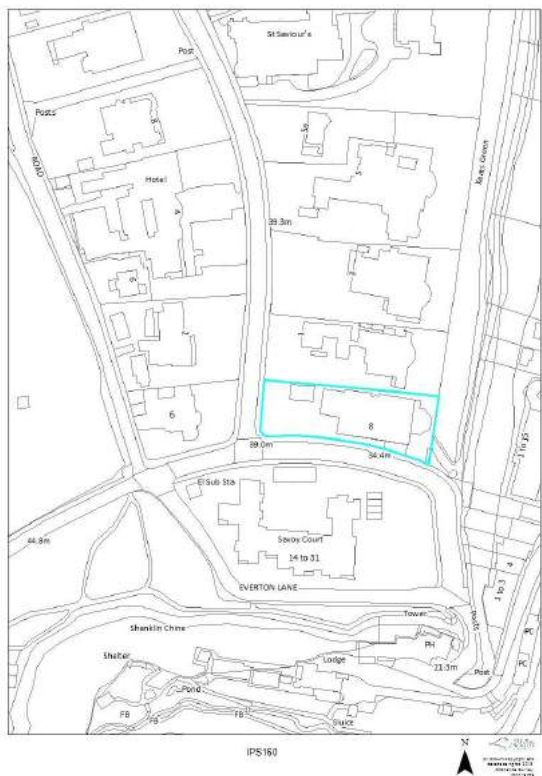
- Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:
- Potential heritage impact:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Site access aspects:	The site can be accessed from Chine Avenue.
Access to public transport:	Shanklin is served by bus routes 2 and 3, with regular service between Newport and Ryde.
Access to pedestrian/ cycle:	There is a public right of way to the coast and beach. The roads have pavements and the wider area has cycle links to Newport.
Access to services/ facilities:	Shanklin has a wide range of services and facilities
Access to open spaces:	Keats Green is immediately to the east.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="Loss of hotel"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site has existing services and utilities."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged."/>
Brief planning history:	<input type="text" value="Demolition of hotel; proposed mixed use redevelopment consisting of 2/3/4 storey building to provide 11 residential units and 3 holiday units; associated access, parking and landscaping, Bay House Hotel, 8 Chine Avenue, Shanklin, conditional approval 06 December 2017 (TCP/10693/R/P/00802/17)"/>
Overarching policy context:	<input type="text" value="The site is within the settlement boundary"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable for redevelopment. It is located within the settlement boundary and is reuse of a brownfield site."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing and mixed development (housing led)."/>
Conversion?:	<input type="text" value="This would need to be determined"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is achievable. Final yield would be 11-14 in years 1-5"/>
Indicative yield:	<input type="text" value="11-14"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Should all be residential."/>
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Stage G - SHLAA Conclusion

Final conclusions:	<input type="text" value="Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation."/>
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SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS160

The site is considered:

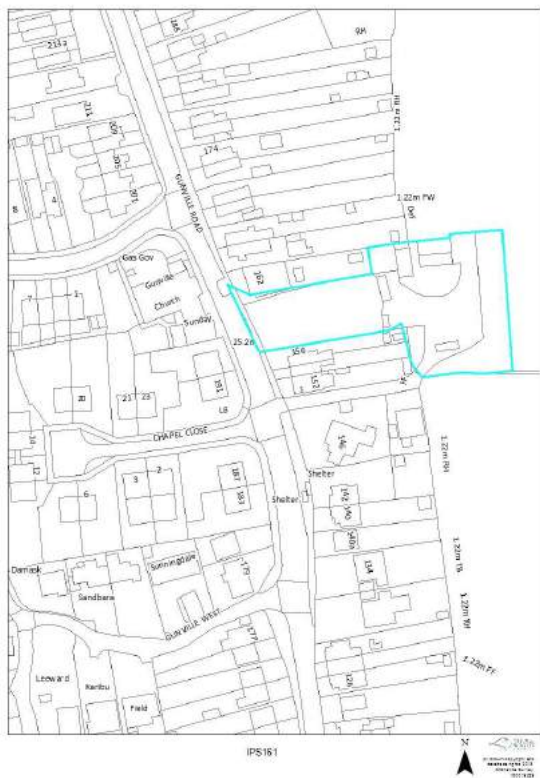
Deliverable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is level, located in the centre of Gunville and is in part a derelict site between a shop and a residential property. The site extends behind beyond the current building line. There are a couple of old metal buildings to the rear. The front of the site is bounded by metal fencing. IPS161 also forms part of the western extent of IPS233.

Stages A and B - Discounting

- Environmental designations A1:** Discount

The site is 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 designations A2:** Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space
- Flood zones/agricultural class/size:** Discount

The site is in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement:** The front part of the site is within the settlement boundary and the eastern portion of the site is outside but immediately adjacent.
- It is brownfield/greenfield:** The site is a mix of brownfield and greenfield. There are a few metal buildings located to the rear portion of the site. The developable area has been submitted as 0.2 hectares.
- Potential landscape impact:** The site is not located in an AONB. The site is level and located between a shop and residential with a church opposite. Given the location of the site, close to other housing and development any impact on landscape character will be reduced.
- Potential biodiversity impact:** The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS161

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. The site is opposite of a church/place of worship.
Site access aspects:	The submitted proforma sets out that there are access rights to the land and that the front of the site has direct access to the road. The form sets out that a highway access has been prepared and should be compliant with highway requirements.
Access to public transport:	There are bus stops along Gunville Road just to the south of the site.
Access to pedestrian/ cycle:	There are no public rights of way or cycle links near the site, however the front of the site does have a footpath running along both sides of the adjacent road.
Access to services/ facilities:	Gunville has access to a number of facilities and services and Newport town centre is accessible by bus.
Access to open spaces:	The open space audit indicated playing fields to the east, these those are connected to the school
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: A small section to the road is classified as urban and the remainder of the land is classified as Grade 3.
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No loss of employment, the nursery is redundant.
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	Given the location of the site it is considered that suitable connections can be made.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is the centre of Gunville which has access to some services and facilities. The site is part located within the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site has potential for development, it is part within the settlement boundary and has road frontage.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Final yield will depend on design and suitability of adjacent sites. Linked to IPS233. Need to check ownership and links with IPS233.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Subject to access.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

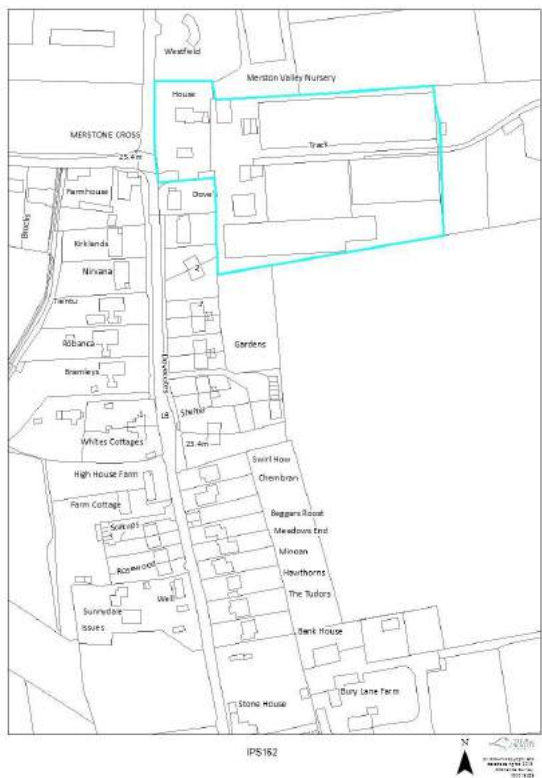
The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

Site Address:

Site location



Site Description:

Stages A and B - Discounting

- Environmental designations A1: Discount

The site is 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 designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount

The site is located in FZ1
 The site is located on Grade 2 agricultural land and is classified very good quality land. As such the site does not meet the criteria to move to the next stage.

 However, as the whole site has buildings across it, it has been assessed as a reviewed site.

Stage C - Assessment - Suitability

- Proximity to settlement:
- It is brownfield/greenfield:
- Potential landscape impact:

	buildings there is scope to improve the sites visual and amenity impact on the area.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. Furthermore, the buildings may have bats. Appropriate surveys may be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is an existing access on to Merstone Lane
Access to public transport:	There is a bus stop close by. This is along Route 2 serving Newport Merstone Godshill Shanklin Sandown Brading Tesco Ryde and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes.
Access to pedestrian/ cycle:	There is a public right of way to the south (A1), one to the west (A33) and there is a cycle track near by. The immediate roads do not benefit from pavements.
Access to services/ facilities:	Merstone has no services or facilities, there is some rural employment.
Access to open spaces:	There is limited public open space facilities but the site has good access to the countryside
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 2"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	The nursery is redundant
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues. The site has a number of glass buildings that will need to be removed. Some contamination investigations may be required.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. It is also Grade 2 Agricultural land.
Steering group's conclusion:	The steering group concluded that a pragmatic approach to the site is required. The site is in the middle of a village with residential to both sides and is on a bus route. The site has a number of commercial glasshouses and structures across the site that are redundant and not likely to be able to be reused for their intended use or viable to be able to return them to their intended use. These existing buildings have a landscape impact and redevelopment within the footprint of the built form, depending on design could be appropriate taking account the character and context of the area.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:
- Potential heritage impact:
- Site access aspects:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Access to public transport:	<input type="text" value="Sandown is served by a number of buses to both Ryde and Newport."/>
Access to pedestrian/ cycle:	<input type="text" value="Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport."/>
Access to services/ facilities:	<input type="text" value="Sandown has a wide range of services and facilities"/>
Access to open spaces:	<input type="text" value="There are a number of public open space facilities nearby."/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment?:	<input type="text" value="The hotel facility would be lost"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues"/>
Infrastructure capacity aspects:	<input type="text" value="The site has existing connections to utilities."/>
Potential compatibility impacts:	<input type="text" value="The site is adjacent to existing residential, no compatibility issues are envisaged."/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is within the settlement boundary, potential loss of holiday accommodation."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable for redevelopment. It is in the settlement limit, brownfield and close to services. In this instance the potential loss of holiday accommodation is acceptable."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available and being marketed."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing and mixed development (housing led)."/>
Conversion?:	<input type="text" value="The site could be converted or redeveloped."/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is suitable and achievable. The final yield would depend on whether it could be converted or redeveloped. It could come forward in years 1-5."/>
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Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA Panel agreed with the steering group's comments."/>
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Stage G - SHLAA Conclusion

Final conclusions:	<input type="text" value="Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation."/>
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Site could be considered for allocation if ticked

The site is considered:

IPS177

Site is suitable for BFR if ticked

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS184

SHLAA Ref No:

IPS184

Site Area:

4.93

Site Address:

Land east of Hillway Road and south of Steyne Road, Bembridge

Site location



Site Description:

The site comprises of a fairly level field divided into two by a hedge on the edge of Bembridge. It is bounded by hedges to all sides with trees interspersed. There are also a number of trees within the site.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the north eastern boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural

Potential biodiversity impact:

The site is not located in any environmental designations. There are a number of larger trees within the site and a TPO to the north west corner and south east corner. There are also hedges bounding and within the site, as such additional biodiversity studies may be required.

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has a current field access on to Steyne Road. This would need improving to provide suitable visibility splays.
Access to public transport:	There is a bus stop just outside the site. Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. The immediate roads do not have pavements.
Access to services/ facilities:	Bembridge has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban with a small area of Grade 3 to the southern portion"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential and Foreland Middle School, no compatibility issues are envisaged
Brief planning history:	An application for outline for up to 9 residential units; formation of vehicular accesses, land adjacent to Popes Cottage, Steyne Road, Bembridge, conditional approval 22 June 2017 (TCP/32327/A/P/00285/16)
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Bembridge which is a RSC. Bembridge has an adopted neighbourhood plan. It sets out that new development should be confined to small scale proposals. In terms of housing these should be within the settlement boundary or immediately adjacent to it, schemes of 1-9 and not exceeding 0.5 hectares. Development in the wider rural area should be meeting an identified rural need or re-use of buildings. Specialist housing proposals should be reflective of the housing need survey and any local need development should have a Bembridge connection.
Steering group's conclusion:	The steering group concluded that the site is suitable. It is immediately adjacent to the settlement boundary, is level with potential for suitable access options. Would need suitable buffer to the wider countryside.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years
Put forward for:	The site has been put forward for general housing, mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

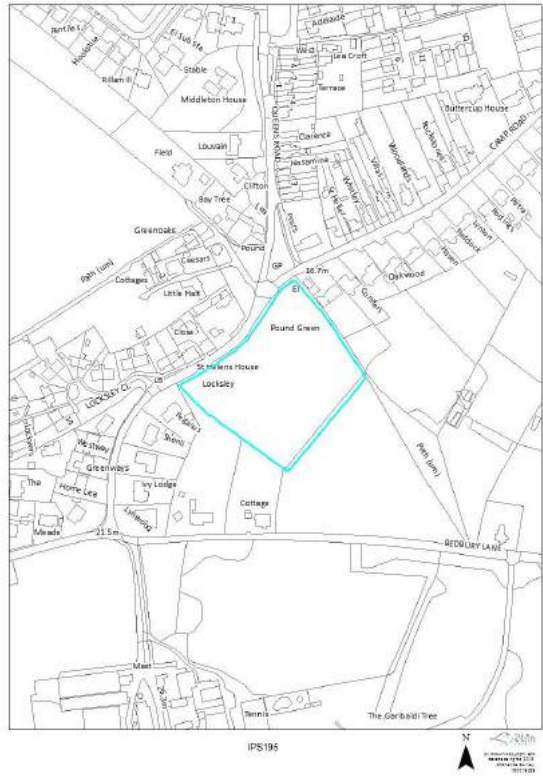
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

	boundaries.
Potential heritage impact:	The site is within a conservation area, as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The site is near to a number of listed building, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site can be accessed from the farm gate which is located close to the junction.
Access to public transport:	The site is located close to a bus stop. The Freshwater area is served by Route 7, Newport to Alum Bay. The route being Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay The service runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes.
Access to pedestrian/ cycle:	There is a public right of way that runs along the east of the site. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Freshwater has access to a good range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is in close proximity to other residential properties but given the location extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside and not immediately adjacent to the current settlement boundary. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is suitable for some frontage development. Given the location within the conservation area, design should be high quality and must pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5-10 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:

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

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:
- Potential biodiversity impact:

	<input type="text" value="is a watercourse through the site."/>
Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by. Previous Historical archaeological comments have noted that an earthwork HER 4841 potentially lies within part of the proposed area."/>
Site access aspects:	<input type="text" value="The site can be accessed off Chatfeild Road, the entrance will need to be upgrade and may require some hedgerow removal."/>
Access to public transport:	<input type="text" value="There are bus stops within the village of Niton"/>
Access to pedestrian/ cycle:	<input type="text" value="There are no public footpaths in the immediate vicinity. Parts of Chatfeild Road towards Rectory Road has a footpath to the road."/>
Access to services/ facilities:	<input type="text" value="Niton has a range of facilities in line with it being a RSC."/>
Access to open spaces:	<input type="text" value="There are some open space provisions within Niton and there is access to the wider countryside."/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues"/>
Infrastructure capacity aspects:	<input type="text" value="The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services. It is unclear as to whether drainage may be an issue."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged."/>
Brief planning history:	<input type="text" value="Outline application to provide 9 new residential units with access and layout to be established (revised plans) (readvertised) - Conditional approval but no decision issued as of yet."/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the settlement boundary of Niton which is a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable. Part of the site has planning consent. The rest of the site, to the natural boundary could come forward for additional development but later in plan period."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-5 years."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is suitable and achievable. Likely years 5-10."/>
Indicative yield:	<input type="text" value="25"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

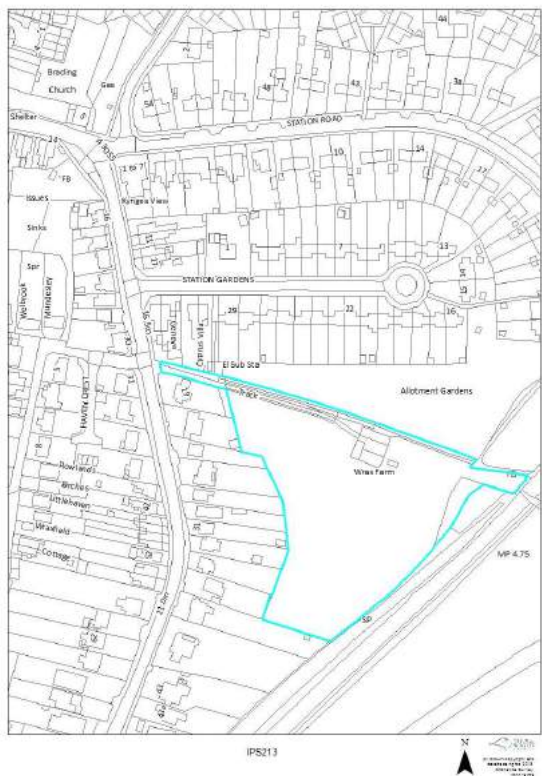
Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed along a private unmade road off the main strategic road network.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 2, Newport to Ryde. The route being Newport Merstone Godshill Shanklin Sandown Brading Tesco Ryde. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minute.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the town. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Brading has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	Brading has a number of public open space choices including the Roman Villa and Brading Down
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged. However, there is likely to be a need for a buffer along the boundary of the railway.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is immediately adjacent to the settlement boundary. There is potential for a small circular road configuration to match the shape of the site. Houses could be delivered in a small arc.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years.
Put forward for:	The site has been put forward for general housing, affordable housing, G&T accommodation and non-housing development.
Conversion?:	<input type="text" value="No"/>

Rural exception?:

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:

Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description: The site is irregular in shape and is currently in agricultural use, the area is fairly flat in areas and other slightly undulating slopes to the north and the watercourse (River Yar). The boundaries are a mix of trees, hedgerows and scrub. There are some larger trees along some of the boundaries.

Stages A and B - Discounting

- Environmental designations A1: Discount

The site is 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 designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount

The northern fringes of the site along the River Yar are located in FZ2 and 3. Furthermore there is a large area to the west portion of the site that is also located in flood zone 2 and 3.

Any resultant developable area will be reduced. This assessment is based on the area outside the flood zones.

Stage C - Assessment - Suitability

- Proximity to settlement:
- It is brownfield/greenfield:
- Potential landscape impact:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential biodiversity impact:	The site is not located in any environmental designations, however, there are a number of Tree Preservation Orders T4-T9 on the eastern boundary of the site TPO/2000/26. There may also be biodiversity impacts related to the stream.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Currently no known archaeological implications
Site access aspects:	It is unclear how the site can be accessed by vehicles, it may require access via third party land, some of which is currently designated open space. There may be a potential to provide/replace this elsewhere on site should the site be appropriate.
Access to public transport:	There are a number of bus stops to the south of the site along Perowne Way. Sandown is served by buses to Newport and Ryde.
Access to pedestrian/ cycle:	There is a public right of way that crosses the site diagonally and a cycle path to the south west of the site.
Access to services/ facilities:	Sandown has access to a good range of services and facilities.
Access to open spaces:	Open Space (Amenity Green Space) to south of the site, this may need replacing should this be the only access opportunity.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The land is classified as Grade 4."/>
Mineral resources?:	Some of the site along the northern fringes and west fringes is within a mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Although access to the site will need to be considered.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged. However, the extent of the flood risk will need to be taken into account.
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the settlement boundary."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable. The site is located immediately adjacent to the settlement boundary of Sandown. Would need to understand how access could be delivered. Any loss of open space would need to be replaced on site. Potential to consider options for mixed use at a small scale and biodiversity enhancement to the north. Development could be undertaken in the areas not subject to flood risk. Areas that are more at risk could be green and open space or biodiversity enhancements."/>

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed"/>
Put forward for:	<input type="text" value="Unknown"/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Steering group's conclusions: The steering group concluded that the site is suitable and achievable. Any development would need to be outside of the flood risk area. Development not to exceed northern limit.. May not be immediately deliverable due to access.

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments. Engage with owner regarding access, which could make it easier to deliver and liaise between adjacent landowners. Sales of 15-20 P/A, recent footpath update/ change). Potential to complete.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation with the adjacent site IPS135.

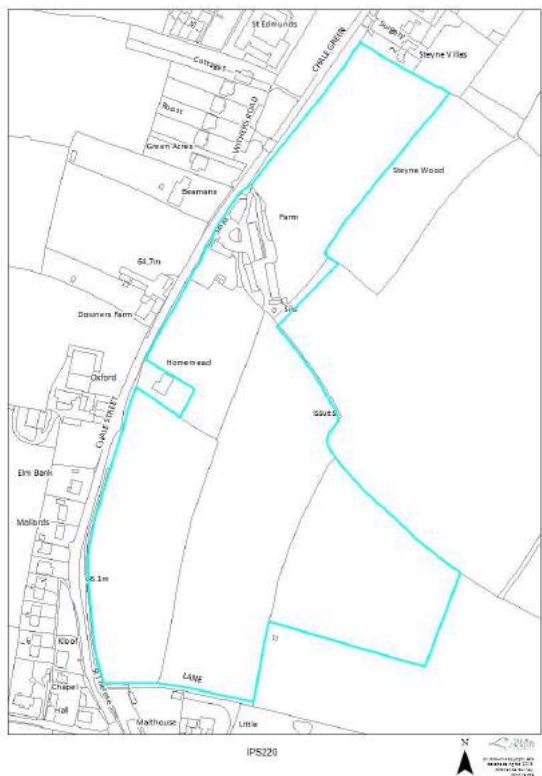
Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is a series of fields close to the main road through Chale Green. There is a mix of post and wire fencing and hedges. The internal field boundaries are small mounds with hedges and interspersed with post and wire fencing.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: Chale Green does not have a settlement boundary. The site is however located close to other residential development and is close to the general stores and bus stop.
- It is brownfield/greenfield: The site is greenfield, there are no buildings or structures located on the site
- Potential landscape impact: The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB.
- Potential biodiversity impact: The site is not located in an environmental designation. There are no TPOs on the site

but there are a number of large trees running along the verge fronting the site.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by

Site access aspects: The site can be accessed from the site onto the main road, however there is a landscape verge which runs along the length of the site and it is not clear who owns this.

Access to public transport: The site is located in close proximity to a bus stop. This is along Route 6 -Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor. The service runs Mon - Sat 5 journeys | Sundays 3 journeys

Access to pedestrian/ cycle: There are network of public rights of way within the village but no dedicated cycle paths in close proximity

Access to services/ facilities: Chale Green has a small shop just to the north of the site

Access to open spaces: There is limited public open space provision near by

Air quality sensitivities: Agricultural land class:

Mineral resources?: The top north west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment?:

Potential constraints to delivery: It is unclear as to the number of landowners, no known covenants or legal issues have been raised

Infrastructure capacity aspects: The site is adjacent to other properties which appear to benefit from connections to utility service

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged. There are power poles that cross the site from north to south .

Brief planning history: No apparent planning history.

Overarching policy context: Chale Green does not have a settlement boundary. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas.

Steering group's conclusion: The steering group concluded that the site is suitable for some development. The site is located in close proximity to a general stores, site is suitable for a small sensitively designed scheme to the northern end only. The south area should remain open due to the landscape sensitivity and openness of area.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for: The site has been put forward for general housing.

Conversion?: Not applicable

Rural exception?: This will need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is achievable. Development should fill the gap between the house to the south and the farmyard to the north. Depending on the design could gain more than frontage development by creating an attractive circular

SHLAA Site Assessments - Deliverable SHLAA Ref No:

scheme. Design should include a hedge boundary to the south to provide buffer. FY5-10 depending on design

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

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS225

SHLAA Ref No:

IPS225

Site Area:

0.9

Site Address:

Holme Farm, Church Road, Shanklin

Site location



Site Description:

The site forms part of the farmyard buildings and contains a number of stone barns and other outbuildings. The site boundaries are a mix of trees and shrubs to the west and east, high amenity trees to the north and trees to the south.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north approximately 150m away.

It is brownfield/greenfield:

There are a number of farm buildings and barns within the site.

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character

Potential biodiversity impact:

The site is not located in any environmental designations. There are 6 trees with TPOs within the site and an area TPO towards the north eastern boundaries. There is also a small area of protected woodland in the north east corner of the site. These TPOs will

need to be taken into account on determining the final developable area of the site if applicable. The site has a number of barns and outbuildings. There is a stream to the roadside boundary. These and the trees may require additional surveys.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

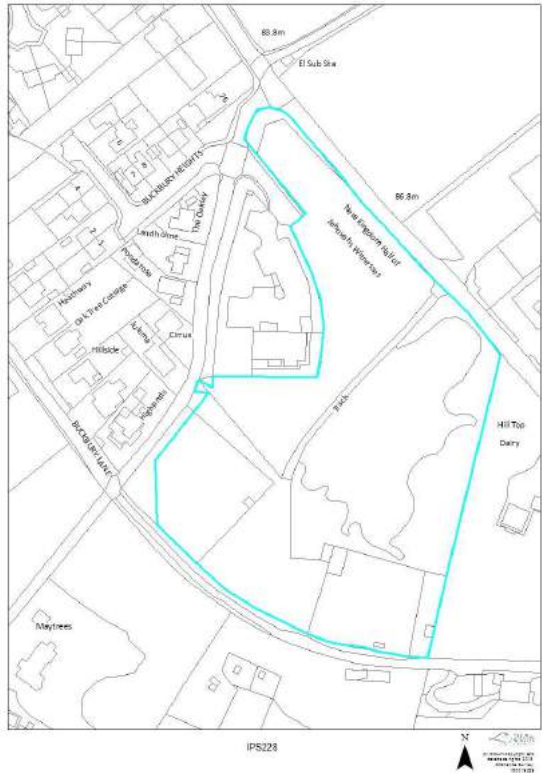
Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

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:

Potential biodiversity impact:

north and west of the site (TPO/1988/21). Appropriate studies are likely to be required.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with all the steering group's conclusions making the following comments: There is a tourism site close to the site. There is an access to the side but need to respect the Church Hall near to the site. Concern about development extending to the east, but acknowledge other development in the area. Potentially better sites. Need to refer back to the panel after the ecologist has checked the site.

Stage G - SHLAA Conclusion

Final conclusions:

The council's ecologists have considered the site and advised that there is potential for biodiversity interests but these could potentially be mitigated within the site itself. A further site visit also saw the additional access near the Jehovah's Witness Hall. The steering group reconsidered the site on this basis and concluded that some development may be suitable to the top of the site using the access by the Hall and maintaining the strong hedgerow to Long Lane. Taken back to panel who agreed. Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site in part is suitable for the purposes of SHLAA and deliverable. Due to site specifics it is not being considered for allocation.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site comprises of an open field enclosed by scrub, trees and hedgerows at the end of existing residential development along the south-west side of Buckbury Lane. To the north and east of the site is existing residential development fronting the north-east side of Buckbury Lane and an existing tree belt, protected by tree preservation order, generally follows the alignment of an existing watercourse that runs to the east and south of the site. Public footpath N35 runs alongside the western site boundary. To the west, south and southeast is open countryside.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	0.3 ha of the site is located in FZ 2 and 3 and has been discounted from the site. The remainder of the site (0.85ha) is located in FZ1 and is not class 1 or 2 agricultural land	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the north eastern boundary on the other side of the unmade road.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the

outskirts of the area where the land is more agricultural. The site slopes from the north to the south. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There is an area TPO to the south (TPO/1991/10) and a number of large trees individual and groupings within the site that need to be considered. There is also a water course to the south boundary of the site. Relevant biodiversity/arboricultural studies are likely to be required.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects: Access is would need to be onto Buckbury Lane which is unmade and narrow in places

Access to public transport: The nearest bus stop is along Long Lane. This is Route 8 which serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to pedestrian/ cycle: There is a public right of way to the west. The wider area has cycle links to Newport and surrounding areas

Access to services/ facilities: Newport has access to a full range of services and facilities

Access to open spaces: There are a number of public open space facilities nearby.

Air quality sensitivities: Agricultural land class:

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment?:

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues

Infrastructure capacity aspects: The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history: P/01141/15 – TCP/17535/P - Proposed construction of 5 detached dwellings with vehicular access and parking (revised plans, flood risk assessment and application form; tree and dormice reports received) (unit 6 removed) - Approved. Decision not released

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary.

Steering group's conclusion: The steering group concluded that the site is suitable for development as per the recent planning approval P/01141/15.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for: The site has been put forward for general housing.

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

SHLAA Site Assessments - Deliverable SHLAA Ref No:

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

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS234

SHLAA Ref No:

IPS234

Site Area:

2.44

Site Address:

Land to rear of Gunville Road, Newport

Site location



Site Description:

The site is a level field to the rear of existing residential development. The site has a mix of hedgerows and trees to the boundaries. There are residential properties to the west and a retail park to the south.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the west and south boundaries.

It is brownfield/greenfield:

The site is greenfield, there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is on the edge of the area with the eastern extent set in a gap. If development is considered appropriate, the impact on nearby houses, school, the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS234

Site access aspects:	There is potential for access off a narrow access road but this will reduce the potential of the site. It may be better to consider with adjacent sites.
Access to public transport:	There are bus stops along Gunville Road within walking distance
Access to pedestrian/ cycle:	There are no public rights of way or cycle links near the site, however the nearby roads have footpaths running along both sides.
Access to services/ facilities:	Gunville has access to a number of facilities and services and Newport town centre is accessible by bus
Access to open spaces:	The open space audit indicated playing fields to the east, these those are connected to the school
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 3
Mineral resources?:	There is a small section in the south east corner that is located in a mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	It is unclear as to the number of landowners.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is the centre of Gunville which has access to some services and facilities.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located outside but immediately adjacent to the settlement boundary. Access would currently be from an access road that is quite narrow and would need clarification.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	This would need to be clarified.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable . In terms of location the site is suitable for consideration of housing and some potential mixed use as a buffer to the current box format businesses to the south. Options should be considered for additional access to the north where other sites have come forward (IPS233). Final yields will depend on design and access provisions.
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Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group
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SHLAA Site Assessments - Deliverable SHLAA Ref No:

concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

Site Address: Land adjoining Scotland Farm and Tresslewood Care Village, Scotland Corner, Godshell

Site location



Site Description: The site is accessed off a wide track which is also a public right of way. The site comprises of various paddocks for equestrian use, the main houses and a number of storage areas. The site slopes from east to west and has some hedge boundaries but is fairly open to the north.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. [] Discount

Environmental designations A2: The site is not located within any environmental designations including heritage coast, historic park or garden, open space [x] Discount

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural land [] Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside but immediately adjacent to the current settlement boundary which is along the east boundaries.

It is brownfield/greenfield: There is a large house to the north of the site along with some old open fronted storage barns and areas of hardstanding

Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the edge of the settlement where the land is becoming more rural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation orders within the site but there are some larger trees to the boundaries.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS237

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The strategic road network is to the east of the site. The site itself is accessed from a wide public right of way. The junction to the main road is on a bend and has restricted visibility when turning into the site.
Access to public transport:	There is a bus stop close by. This is served by Route 2 - Newport Merstone Godshill Shanklin Sandown Brading Tesco Ryde - Mon - Sat up to every 30 minutes Sundays up to every 30 minutes. Route 3 - Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde - Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way along the south and south west boundary (GL). There are other rights of way close to the site and there is a cycle path link to Newport to the east. There are sporadic pavements in the area.
Access to services/ facilities:	Godshill has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	None Known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The west section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Godshill which is a RSC. Godshill Parish SPD (2015) sets out the need to demonstrate local need and/ or contribute to delivering wider community aspirations and preference for sites at Deacons Nursery, Scotland Farm, Minsley area.
Steering group's conclusion:	The steering concluded that the site is suitable. The site is located immediately adjacent to the settlement boundary and is close to services and bus stops to the wider area.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing
Conversion?:	This would need to be determined
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering concluded that the site is suitable and achievable. Final numbers would be
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dependent on achieving access as well as design and layout. The site could come forward at any stage but given there is no indication of timings consider years 6-10 is achievable.

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Potential issues over the amount of housing in certain areas and timings. Potentially suitable for housing for Tresslewood staff. Some concern about access to the site.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is an existing access on to Church road located where the speed limit changes from 30 to 60mph. There is reduced visibility due to the trees. Church Road is part of the strategic road network.
Access to public transport:	The bus stop is located in close proximity. Route 3 - Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde. This runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way within the site to the west boundary (SS8). There are no dedicated cycle paths close by. There is a pavement to the east but not west of site.
Access to services/ facilities:	Shanklin has a wide range of facilities and services.
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4"/>
Mineral resources?:	The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	<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. Telegraph pole on boundary
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is suitable for limited development as an infill. Given the context of the area, any development would be limited to 2 or 3

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is suitable and achievable. Final yield would be 2-3 in years 1-5"/>
Indicative yield:	<input type="text" value="2-3"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS247

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation

The site is considered:

Deliverable

- Site could be considered for allocation if ticked
- Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is an agricultural field that slopes slightly downwards from the south boundary to the north (adjacent to the highway). There is a wire fence to the highway boundary and a hedge to the east, south and west boundaries.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	The site is located on Grade 2 agricultural land and is classified very good quality land. As such the site does not meet the criteria to move to the next stage. Should there be no alternative sites and if there is a need for sites in Arreton this site will be reviewed	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the north and east boundaries.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.'

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, the site is bounded by hedges to the west, south and east.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is access to the site from the main road.
Access to public transport:	There is a bus stop near by. This is Route 8 serving Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde and runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are network of public rights of way close to the site and there is a nearby cycle paths to and from Newport in close proximity. One side of the road has a pavement.
Access to services/ facilities:	Arreton has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 2"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No loss of employment"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	An application for proposed development of nine houses and single storey office, associated vehicular access, parking and public open space, land between 5 Huxford and Boxtree, Main Road, Arreton. Conditional approval (TCP/04316/C/P/00362/18)
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Arreton which is a RSC.
Steering group's conclusion:	The steering group concluded that the site is not suitable and agree that high grade agricultural land should be protected. If following further investigation it is considered there is a need for additional housing in Arreton and this has been demonstrated, then a small area to the road frontage could be considered. This should be between the existing developments.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
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Indicative yield:

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

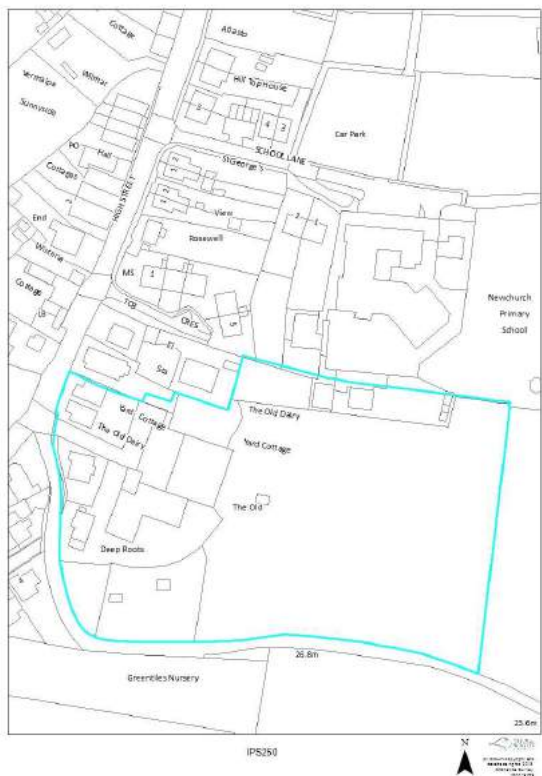
Site is suitable for BFR if ticked

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description: The site is a mix of residential and agriculture, is fairly level but elevated from the road. There are new builds to the front and various farm structures within the rest of the site and grazing land to the rear. The site is bounded by dense vegetation, established hedgerows, banks and trees.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
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.

Stage C - Assessment - Suitability

- Proximity to settlement:
- It is brownfield/greenfield:
- Potential landscape impact:

	considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. Furthermore there are a number of outbuildings that may require additional biodiversity studies.
Potential heritage impact:	The site is not located in a conservation area. There is a listed building to the west as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses
Site access aspects:	There is an existing access onto the High Street
Access to public transport:	The nearest bus stop is some distance away (approx. 2km), located at Winford Cross. This is served by Route 8 - Newport to Ryde service
Access to pedestrian/ cycle:	NC9 public right of way is to the north of the site, this is also the location of the main dedicated cycle route from Sandown to Newport. There are a number of other public rights of way to the area. There are pavements but these are sporadic and do not run the length of the road.
Access to services/ facilities:	Newchurch has a primary school, Peddlers cafe and a pub.
Access to open spaces:	There are some open space provisions within Newchurch including Field of Hope Nature Reserve
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The Western portion of the site which is predominately built on is located within Grade 2. The eastern half of the site is located on Grade 3."/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<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 other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential and a school, no compatibility issues are envisaged
Brief planning history:	Demolition of redundant buildings, 4 detached houses with parking; alterations to vehicular access (revised plans)(readvertised application), Popes Farm, High Street, Newchurch, Sandown, conditional approval 24 July 2012 (TCP/22950/A – P/01269/11)
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is suitable for some development. They acknowledged that the built area and some grassed area to the south is Grade 2 but given the existing development considered this suitable in this instance. Any development would need to be high quality, take account of views into/out of the site and incorporate appropriate landscape buffers.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be
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Put forward for:

Conversion?:

Rural exception?:

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:

Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description: The site on the edge of Newport is a largish area of scrub land and grass areas sloping from west to east and to the north. The boundaries are a mix of hedgerows, scrub and post and rail fencing. The site is located outside but immediately adjacent to the settlement boundary. To the north and west of the site are fields and to the south and east is residential.

Stages A and B - Discounting

- Environmental designations A1: Discount

The site is 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 designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space
- Flood zones/agricultural class/size: Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside but immediately adjacent to the settlement boundary. To the north and west of the site are fields and to the south and east is residential.
- It is brownfield/greenfield: The site is greenfield with no structures on site.
- Potential landscape impact: The site is not located in an AONB. The site has view across the countryside towards the mainland. Any development on site would likely be seen against the backdrop of existing development.
- Potential biodiversity impact: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse
There are 5 trees with TPOs along the western and northern boundaries. There is also

a small area of protected woodland in the north west corner of the site and a group TPO on the western fringe. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. Should development be considered suitable then a buffer to protect them will need to be included. Further biodiversity studies may be required.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by. Currently no known archaeological implications

Site access aspects: The site is currently accessed via an unadopted lane between 165 and 171 Staplers Road. This access lane is in third party ownership. According to the submission there are proposals to widen the lane (TCP/06320/C, P/00887/17). Staplers Road is a main road that has bus stops just beyond the access lane.

Access to public transport: There are bus stops close by along Staplers Road, this is along Route 9 - Newport | Fairlee/Staplers | Wootton | Binstead | Ryde. This runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes.

Access to pedestrian/ cycle: There is a public right of way in close proximity, but there are no footpaths or cycle way along the main road.

Access to services/ facilities: Newport town centre has access to a full range of services and facilities

Access to open spaces: The site has access to the countryside via a PROW but there are no play areas etc. in close proximity.

Air quality sensitivities: Agricultural land class:

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment?:

Potential constraints to delivery: The site is owned by one landowner but the access lane is owned by a third party who has permission for 3 houses (TCP/06320/C, P/00887/17). The site owner has advised that access is possible by agreement with the third party.

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Potential compatibility impacts: There is unlikely to be any compatibility issues.

Brief planning history: According to the submission there are proposal to widen the lane (TCP/06320/C, P/00887/17)

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary of the main county town where there are a full range of services and facilities.

Steering group's conclusion: The steering group concluded that the site is suitable with some potential for development. The site is located outside but immediately adjacent to the settlement boundary. However, access is currently off an unmade road, would need further consideration in terms of gaining access and any third party rights.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years

Put forward for: The site has been put forward for general housing.

Conversion?:

Rural exception?:

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:

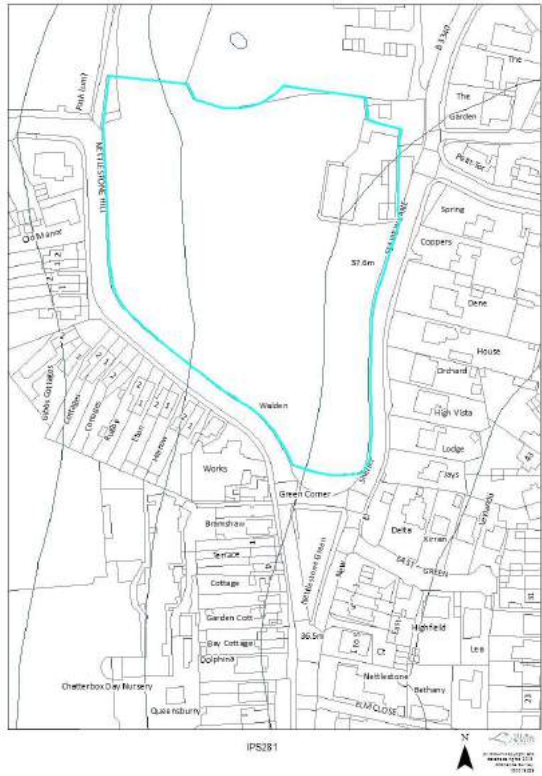
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

Potential heritage impact:	The site is not located in a conservation area. There is a listed building to the west, The Old Manor. As the site is near to a listed building any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, there are a row of character cottages to the west.
Site access aspects:	The site can be accessed from Nettlestone Hill which is narrow at present. Another access is available from Seaview Lane.
Access to public transport:	There are bus stops just outside the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Nettlestone is not a rural service centre but does have a convenience store and a primary school.
Access to open spaces:	There is a small village green area just outside the site at the southern tip.
Air quality sensitivities:	<input type="text" value="None known."/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Demolition of workshops, outline for proposed affordable, open market and sheltered care accommodation (with ancillaries); formation of vehicular access; parking, open spaces and associated infrastructure, land between Nettlestone Hill and Seaview Lane, Seaview, pending (TCP/33468/P/00496/18)
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site has potential for development, there are some services within Nettlestone and access can be achieved.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS281

Steering group's conclusions:

The steering group concluded that the site is both suitable and achievable. Development should be concentrated to the northern part of the site and provide open space to the south. FY: 20-30 depending on design and layout. Could be achieved in years 1-5

Indicative yield:

15

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Just the north of the site should be developed and have plenty of open space and re-position the bus stop. Following a declaration of interest it was advised, a planning application is imminent to include assisted living and affordable and open market housing. Been under consultation since 2015.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

to the garden area of 31 Ventnor Road. The site has scrubbed, biodiversity studies may be required.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

achieved. Smaller units of low cost rural housing, years 1-5. Final yield will be dependent on access and design. Indicative is 12.

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has access onto New Road and has reasonable visibility.
Access to public transport:	There is a bus stop close by. This is along Route 7 serving Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There are network of public rights of way in the wider area but no dedicated cycle paths in close proximity and the immediate roads do not have pavements.
Access to services/ facilities:	Totland has a range of services in line with it being a smaller regeneration area.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3 to the south and urban to the north"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	P/01454/17 - Six dwellings with associated access - pending decision.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located immediately adjacent to the settlement boundary and located close to services and facilities. The site has a current planning permission for 6.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Final yield is 6 in line with the current planning permission and could come forward in years 1-5.
Indicative yield:	<input type="text" value="6"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.
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SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS285

The site is considered:

Deliverable

- Site could be considered for allocation if ticked

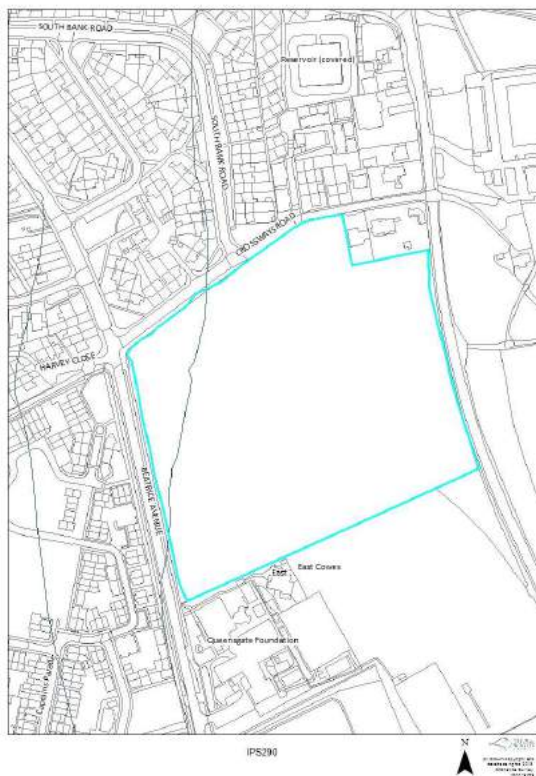
- Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

	masterplan developed.
Potential heritage impact:	Currently no known archaeological implications. The site is adjacent to an AONB and Historic Park or Garden and any development would need to consider design in the context of these designations.
Site access aspects:	The site is located along the strategic road network. There is a footpath to Beatrice Avenue. Access could be achieved along the main road. This though would need some hedgerow removal. Equally the site could be accessed from Beatrice Avenue and could have more than one access.
Access to public transport:	There are bus stops along the strategic road network, offering regular service to Newport and Ryde.
Access to pedestrian/ cycle:	There is a cycle path to the main road to the east of the site the (SRN)
Access to services/ facilities:	East Cowes has access to a number of services and facilities with the site being in close proximity to a school and employment.
Access to open spaces:	There is a multi use games area to the south as well as playing fields connected to the school.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The site is mostly classified as urban, although there is a small section to the east boundary that is classified as Grade 3."/>
Mineral resources?:	the site is not within a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants. The land is leased to local farmers. May need to consider possible contamination aspects.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties are understood to benefit from connections to utility services.
Potential compatibility impacts:	No issues known. It is understood from the submission that a masterplan has been developed.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located within the settlement boundary with good access to facilities.
Steering group's conclusion:	The steering group concluded that the site is suitable. It is located within the settlement boundary, any development should be of high quality design and layout respecting the adjacent historic park and gardens and Grade I listed building.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option, with a reasonable prospect of development taking place within 5 years.
Put forward for:	It has been put forward for housing
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Could come
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SHLAA Site Assessments - Deliverable SHLAA Ref No:

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

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:
- Potential biodiversity impact:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area or in close proximity to listed buildings. Possibly site of St Augustine's medieval leper hospital of potential national importance. Also brickworks and pond
Site access aspects:	The site can be access directly from Gunville Road.
Access to public transport:	There are bus stops along Gunville Road which are within walking distance.
Access to pedestrian/ cycle:	There are a number of public rights of way in the area, there is a pavement/footpath that runs along the site into Gunville. There are no direct cycle links paths close by.
Access to services/ facilities:	Gunville has access to a number of facilities and services and Newport town centre is accessible by bus
Access to open spaces:	The open space audit indicated playing fields to the south east, these those are connected to the school
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary but is located on the main road with a footpath and bus stops.
Steering group's conclusion:	The steering group concluded that the site is not suitable. It is acknowledged that the site is located just outside the settlement boundary and on the main road with a footpath and bus stops. However, it is considered that the site is too far north and would push development further up towards Forest Road.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years.
Put forward for:	The site has been put forward for general housing and could include onsite affordable housing.
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable. At this stage it is considered too far north but could be part of a broader area of search in the future due to the connections to Gunville.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: Close to other sites with permission.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments and concluded that the site given its location and connections is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS295

SHLAA Ref No:

IPS295

Site Area:

3.17

Site Address:

Land at Puckpool Hill, Ryde

Site location



Site Description:

The site on the edge of Ryde is a large area of scrub land and grass areas sloping gently to the east. The boundaries are a mix of scrubby hedgerows and trees. The site is located outside the settlement boundary by approximately 300m. To the north of the site is residential and a derelict holiday camp, to the east and south is woodland and west is a detached house in its own grounds.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary by approximately 300m.

It is brownfield/greenfield:

The site is greenfield with a developable area of 3.0ha.

Potential landscape impact:

The site is not located in an AONB. To the north of the site is residential and a derelict holiday camp, to the east and south is woodland and west is a detached house in its own grounds. The site is on the edge of the area where it becomes more rural in nature. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in any environmental designations but given its proximity to

woodland and the scrubby nature of the site an ecological survey is likely to be required. There are 4 TPOs on the site and it is possible that there is a pond on site. This may affect the final developable area if applicable.

Potential heritage impact: The south east tip of the site abuts Woodland Vale historic park and garden, with a number of listed buildings / structures.

Site access aspects: The site is located along a class 4 road on a gradual bend. Access could be achieved but will need upgrading and may need hedgerow/tree removal.

Access to public transport: There are bus stops just outside the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to pedestrian/ cycle: There are no footpaths along the road and no public rights of way. There is a cycle link to the south west of the site.

Access to services/ facilities: Ryde has a wide range of services and facilities

Access to open spaces: The open space audit identifies land to the west as open space (archery field)

Air quality sensitivities: Agricultural land class:

Mineral resources?: Most of the site is located within a mineral safeguarding area. Only a small section to the east is beyond this.

Is there a loss to employment?:

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site is immediately adjacent to other properties which appear to benefit from connections to utility services.

Potential compatibility impacts: Unlikely to be any issues but will need to consider possible impacts on surrounding woodland.

Brief planning history: No recent planning history.

Overarching policy context: The site is outside and not immediately adjacent to the settlement boundary. It is also adjacent to a historic park and garden.

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is set away from the settlement boundary where the area is becoming more rural in character. There is concern over the potential impact on the Woodland Vale historic park and garden.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is immediately available, is for sale and being marketed with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years

Put forward for: The site has been put forward for general housing.

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with the steering group's conclusions making the following comments: The site is largely flat close to other development, subject to visibility splays could accommodate 20-25 units. There is extant permission on Woodlands vale site. Relates well to existing built farm, recognising it's not immediately adjacent.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments and concluded that the site given its location close to existing development is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Site could be considered for allocation if ticked

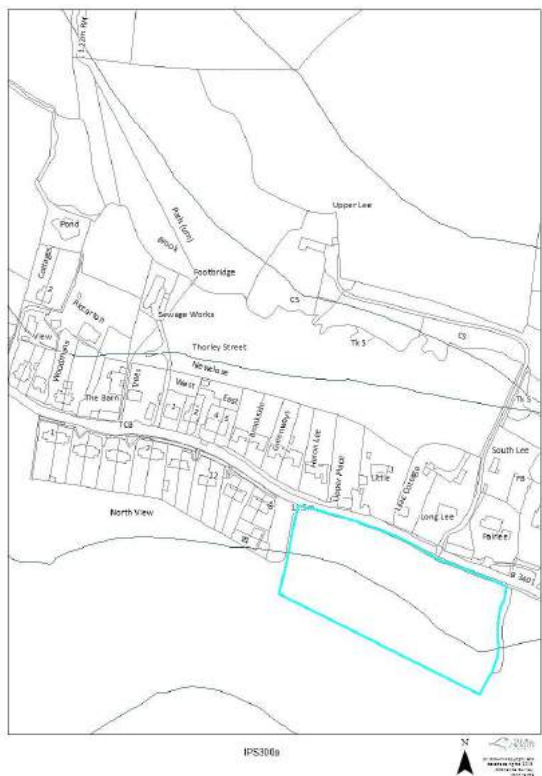
Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

Potential heritage impact:	The site is not in a conservation area. It is opposite a listed cottage. As the site affects or is near to a listed building, any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses
Site access aspects:	The site can be accessed from the Main Road through Wellow and Thorley.
Access to public transport:	There is a bus stop near by the area is served by Route 7. Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes in general but runs every hour through Wellow.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the area. There are no dedicated cycle paths in close proximity
Access to services/ facilities:	The site is not well related to services or facilities
Access to open spaces:	There are no public open space facilities close by but the site has access to the countryside via the network of public rights of way.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No loss"/>
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	Extensions to existing utility services will need to be factored in. There is no mains drainage in Thorley. There are power poles to the road boundary
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	Recent planning history relates to application, refusal and subsequent appeal for wind turbines.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Yarmouth and Thorley have a Community Plan SPD (2009) that considers the need to investigate affordable housing need.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There is no settlement boundary within Thorley and no services. The site submitted is also part of a larger site and field system. Depending on local need, there may be some potential for one or two to the west of the site adjacent to the neighbouring houses.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1-2 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	To be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with the steering group's conclusions making the following comments: Could be suitable for some limited frontage development with a buffer to the east. Only 10-15 units. One access and would need to landscape it well and a cycle path could be a possibility.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments. They consider that the site could be suitable for limited development. There is potential for some frontage development directly opposite the existing residential to the north and adjacent to the development to the west. Any development should have a landscape buffer to the east. It was therefore concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description: Site is located to south of the access lane off Moor Lane. It is a fairly flat open field. There are a mix of boundaries, fences, hedges and a hedge with trees in the western elevation. The site is situated slightly higher than the village and has uninterrupted views of the Downs.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside but immediately adjacent to the current settlement boundary which is to the east.
- It is brownfield/greenfield: The site is greenfield, there are no buildings or structures located on the site
- Potential landscape impact: The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. If appropriate a site will be expected to take account of topography, local vernacular and distinctiveness, landscape character, the 'visual' settlement envelope when viewed from both inside and outside the AONB, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site. The hedges may have some biodiversity interest.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Currently no known archaeological implications
Site access aspects:	The current access to the site is via a private road that is then accessed onto Moor Lane
Access to public transport:	There are bus stops in the village which is within walking distance. The site is located close to Route 12 that runs from Newport Shorwell Brighstone Freshwater Bay Freshwater Totland Alum Bay - Mon - Fri 5 journeys Saturdays 4 journeys
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity
Access to services/ facilities:	Brighstone has access to a number of services and facilities associated with it being a rural service centre.
Access to open spaces:	There are limited open space provisions within the area.
Air quality sensitivities:	<input type="text" value="None known."/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services. Concern though has been raised over potential drainage issues.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	P/00797/17 - for 3 dwellings - Approved for 2.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Brighstone, RSC. Brighstone has an adopted neighbourhood plan that sets out that; that housing should be small-scale (10 or less units), prioritise PDL, be within or immediately adjacent to the settlement boundary and based on meeting identified local housing need. Housing in the wider rural area of the parish should be an exception and only for a genuine local rural need which requires it to be located away from the RSC.
Steering group's conclusion:	The steering group concluded that the site is suitable for limited development. However, there is some concern over the potential harm to the character of the area in terms of landscape as the site is elevated above the nearby residential development. May be potential for small scale.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed"/>
Put forward for:	<input type="text" value="Unclear"/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="Possibly"/>

Stage E - Assessment - Achievability

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

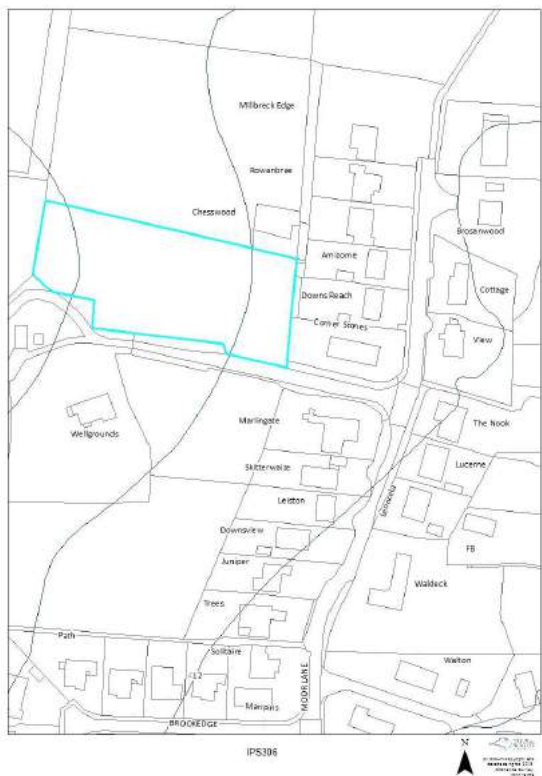
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is located to south of the access lane off Moor Lane. It is a fairly flat open field. There are a mix of boundaries, fences, hedges and a hedge with trees in the western elevation. The site is situated higher than houses along Moor Lane and the village. The site has uninterrupted views of the Downs.

Stages A and B - Discounting

- Environmental designations A1: Discount

The site is 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 designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement:
- It is brownfield/greenfield:
- Potential landscape impact:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. This site has scrubbed over.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The current access to the site is via a private road that is then accessed onto Moor Lane
Access to public transport:	There are bus stops in the village which is within walking distance. The site is located close to Route 12 that runs from Newport Shorwell Brighstone Freshwater Bay Freshwater Totland Alum Bay - Mon - Fri 5 journeys Saturdays 4 journeys
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Brighstone has access to a number of services and facilities associated with it being a rural service centre.
Access to open spaces:	There are limited open space provisions within the area.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Brighstone, RSC. Brighstone has an adopted neighbourhood plan that sets out that; that housing should be small-scale (10 or less units), prioritise PDL, be within or immediately adjacent to the settlement boundary and based on meeting identified local housing need. Housing in the wider rural area of the parish should be an exception and only for a genuine local rural need which requires it to be located away from the RSC.
Steering group's conclusion:	The steering group concluded that the site is suitable but only for limited development. There is some concern over the potential harm to the character of the area in terms of landscape impact as the site is elevated above the nearby residential development. May be potential for small scale.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed
Put forward for:	The site has been put forward for general housing
Conversion?:	Not applicable
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is achievable. Depending on the design and layout a small number of units reflective of the character of the area may be acceptable. Potential for 3 in a barn conversion/rustic housing style.
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SHLAA Site Assessments - Deliverable SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: .

Stage G - SHLAA Conclusion

Final conclusions:

Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

SHLAA Ref No:

Site Area:

Site Address: part OS Parcel 5627 off Pan Lane, east of St. Georges Way and directly south of Asda, Newport, Isle Of Wight

Site location



Site Description: The site is a field that is bounded by hedges and trees, with some substantial trees to the south west. It is gently sloping from the north sown to the south and overlooks the new Asda site.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is outside the settlement boundary which is 90m to the west
- It is brownfield/greenfield: The site is greenfield, there are a number of wooden sheds to the south west of the site.
- Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is becoming more rural/agricultural. The area has changed recently with the development of Asda. The site is elevated and slopes down to the north and has views across to Newport and over the adjacent Asda site.
- Potential biodiversity impact: The site is not located in an environmental designation. The south western side of the site is located in an area TPO - reference TPO/1951/3. Relevant studies may be required.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS309

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access to the site is from Burnthouse Lane. The current access is on a corner and may result in some visibility issues.
Access to public transport:	St Georges Way, the main road to the west is served by bus routes 2, 3 and 39 that have regular services to Newport, Sandown and Ventnor.
Access to pedestrian/ cycle:	There are public rights of way to the south, west and east with the west linking to the cycle path and the wider area. The immediate roads do not benefit from footpaths.
Access to services/ facilities:	Nearby Newport has a full range of services and facilities and Asda is just to the north of the site
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The south west quarter of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	Extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is outside the settlement boundary on the edge of the area.
Brief planning history:	Nine dwellings; formation of new vehicular access and associated roadways; landscaping (previously advertised as part OS parcel 5627 off Pan Lane)(readvertised application)(revised location), Land on the corner of St Georges Way and, Burnt House Lane, Newport, Pending, (TCP/33247/P/01228/17).
Overarching policy context:	The site is outside the settlement boundary which is 90m to the west
Steering group's conclusion:	The steering group concluded that the site is suitable given its proximity to the settlement boundary, services and bus stops. Given the sloping nature of the site any development should be low density and only a storey and half in height at the most and located on the lower half on the site leaving the higher half for biodiversity enhancement, open space and landscape buffering. It is noted that there may be access issues.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	The site has been put forward for general housing, mixed development (housing led) and other, potentially independent living accommodation
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable final yield would be dependent on landscape impact and layout design.

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

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description: The site is a large flat garden area, home and buildings relating to a cattery business. The boundaries are a mix of hedgerows and trees with some fencing to the south. The site is located outside but immediately adjacent to the settlement boundary of Wootton with residential development to the south and fields to the west. There is some scattered development to the north and east.

Stages A and B - Discounting

- Environmental designations A1: Discount

The site is 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 designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside but immediately adjacent to the current settlement boundary. Wootton being a rural service centre. The dwellings to the south are generally a mix of single and two stories, detached and not screened
- It is brownfield/greenfield: The site is part brownfield around the northern end relating to the cattery but mainly greenfield.
- Potential landscape impact: The site is not located within an AONB. The site is relatively flat. It is on the edge of the settlement towards the coast. Development may have the potential to be seen from across the valley but likely to be screened by hedges and landscaping.

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders but there are some trees within and to the boundaries.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Currently no known archaeological implications
Site access aspects:	Access can be achieved off Palmers Road. There is currently a legal right of access over the unmade and private section of Palmers Road. The strategic road network is at the start of Palmers Road just under a kilometre away.
Access to public transport:	The site is in walking distance to the bus stops on Route 9, this is the Newport to Ryde service. Running from Newport Fairlee/Staplers Wootton Binstead Ryde. It runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes
Access to pedestrian/ cycle:	There is a public right of way at the end of Church Road. Some distance from the cycle network.
Access to services/ facilities:	Wootton has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	The open space audit identifies an area of open space to the east of the site, the grounds of St Edmunds Church.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="Although the site is within the grounds of a house and cattery it is classified Grade 3."/>
Mineral resources?:	There is a small section to the north of the site that is located within a mineral safeguarding area. This is within the area that the main house is located.
Is there a loss to employment?:	<input type="text" value="Loss of cattery."/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants"/>
Infrastructure capacity aspects:	<input type="text" value="There is a power line/telegraph pole that crosses the site diagonally on the south west corner."/> <input type="text" value="The access to the site may need to be upgraded and it is unclear about drainage."/>
Potential compatibility impacts:	<input type="text" value="The site is adjacent to existing residential, no compatibility issues envisaged."/>
Brief planning history:	<input type="text" value="Planning application for 8 dwellings P/007546/17 under consideration"/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the settlement boundary with good access to facilities."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable. The site has potential for small scale development taking account of the surrounding area and context. Access considered in context of existing use of site."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1.5 years."/>
Put forward for:	<input type="text" value="No. The site has been put forward for general housing"/>
Conversion?:	<input type="text" value="Potential to convert existing house as part of the development."/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is suitable and achievable."/>
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SHLAA Site Assessments - Deliverable SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS317

SHLAA Ref No:

IPS317

Site Area:

2.09

Site Address:

Land rear of Harry Cheek Gardens, Northwood

Site location



Site Description:

The site is an open field with an area of public open space to the west. The site is bounded by hedges interspersed with trees and it slopes from the east to the west.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG

Discount

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the east boundary

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. The land gently slopes from east to the west of the site. There are residential properties to the north and east of the site but the site is on the edge of the settlement with a semi-rural feel having lots of trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area

	and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation but is located in a biodiversity enhancement area. There are a row of TPO trees to the eastern boundary and hedges to the west and east. The hedgerow to the north is interspersed with trees. Relevant studies may be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. If the site is to be accessed via or near the public right of way, there is a listed building adjacent to it that will need to be considered as appropriate.
Site access aspects:	It is not clear how the site can be accessed, it may require third party land, demolition of property or via the public right of way.
Access to public transport:	The site is some distance from the nearest regular bus stop. This is along the main strategic road network and is Route 1 serving Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	There is a public right of way through the site to the south (CS14), there are no nearby cycle links but there are links in the wider area.
Access to services/ facilities:	Northwood has some facilities and Cowes further to the north has a range of services and facilities
Access to open spaces:	The site is adjacent to a village green/common land (Part of the site but discounted as open space)
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade urban"/>
Mineral resources?:	Half the eastern section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. There is a sewer line crossing the middle of the site east to west and a another sewer line that runs from the east to the centre of the site before running north. Access is unclear and consequently could be a constraint.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged the site is on the edge of the area.
Brief planning history:	Outline for residential development with access to road and footpath network, land adjacent Harry Cheek Gardens and rear of 31 to 61 Pallance Road, Cowes, pending (TCP/32897/P/01262/16).
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is outside but immediately adjacent to the settlement boundary, fairly level with potential for suitable access options. Any proposal should protect the public open space to the west and take account of the public right of way and sewer lines.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
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SHLAA Site Assessments - Deliverable SHLAA Ref No:

Put forward for:

Conversion?:

Rural exception?:

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:

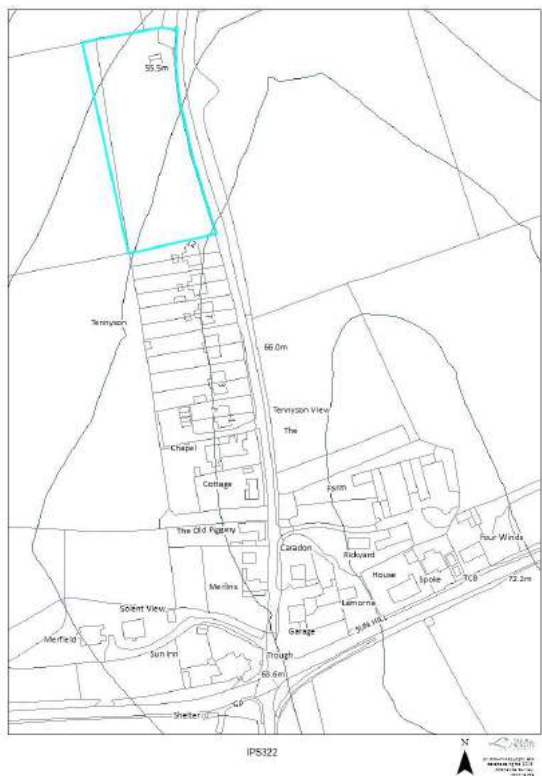
Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS322

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is an existing access to the site with poor visibility to the north
Access to public transport:	There is a bus stop along the main road and this is served by Route 7 - Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes but runs every hour through Calbourne.
Access to pedestrian/ cycle:	There is a public right of way that crosses the top north west corner (CB12). There are no dedicated cycle paths and no pavement
Access to services/ facilities:	There are limited services in Calbourne including a pub and farm shop
Access to open spaces:	There are no public open space facilities but the site has good access to the countryside
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	A small section of the south east corner of the site is located in a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is suitable. Whilst there is no settlement boundary within Calbourne a small amount of development to serve local need may be acceptable. There is a regular bus service to the wider area. As such there is some potential for a small affordable housing scheme.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year
Put forward for:	The site has been put forward for affordable housing only
Conversion?:	Not applicable
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Final yield would be dependent on any affordable housing service provider but could come forward in years 5-10.
Indicative yield:	<input type="text"/> 10 <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Close to the school (Shalfleet) and is similar to IPS057. Need to
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Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

- Site could be considered for allocation if ticked

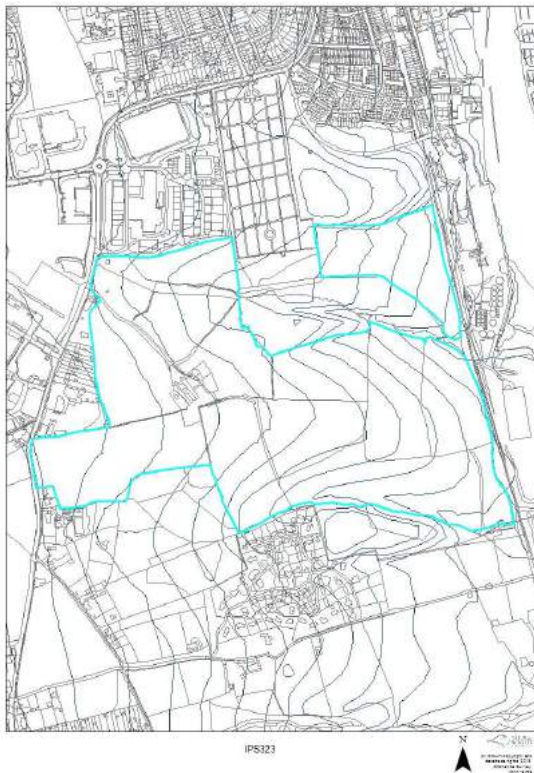
- Site is suitable for BFR if ticked

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description: The site is a large site on the edge of Cowes. It is immediately adjacent to an existing employment site to the north and west and some sporadic residential. The site is undulating within the boundaries but gently slopes towards the River Median to the east. It is bounded by substantial hedgerows interspersed with trees.

Stages A and B - Discounting

- Environmental designations A1:** The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. Discount
- Environmental designations A2:** The site is not located within any environmental designations including heritage coast, historic park or garden, open space. Discount
- Flood zones/agricultural class/size:** The site is located in FZ1 and is not class 1 or 2 agricultural land. Discount

Stage C - Assessment - Suitability

- Proximity to settlement:** The site is located outside but immediately adjacent to the current settlement boundary which is along a section of the northern boundary.
- It is brownfield/greenfield:** The site is greenfield, the farm includes various buildings, barns and farmhouse relating to the farm.
- Potential landscape impact:** The site is not located in an AONB. It's on the edge of the settlement with a semi-rural feel having lots of trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles
- Potential biodiversity impact:** The site is not located in an environmental designation but is adjacent to a number of

SINCs and ancient woodlands to the south and north. Parts of the site are located with the buffers of these designations. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is a watercourse that runs through the site to the north. Biodiversity studies will be required. The site is also in a biodiversity enhancement area.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

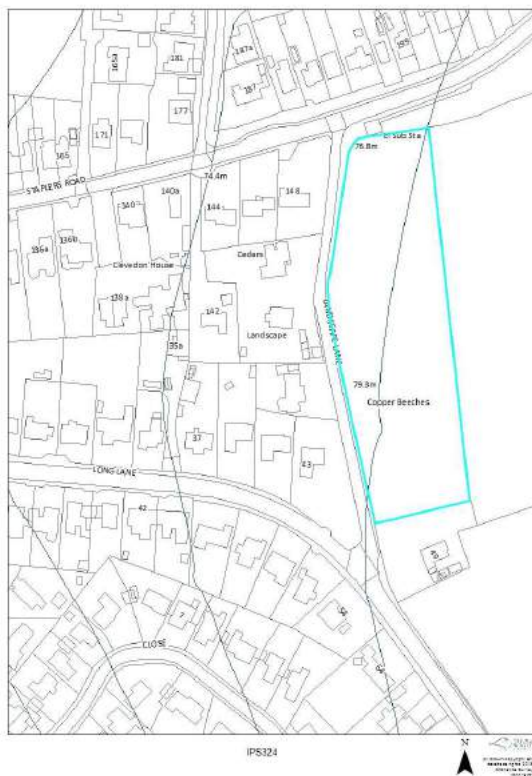
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is part of a larger field system located on the edge of Newport. The site has a road on two side with hedgerow boundaries. The site rises from Landscape Lane up to the east. The site is also part of a larger submission IPS325.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside but immediately adjacent to the current settlement boundary. The settlement boundary currently runs along the west and north boundaries.
- It is brownfield/greenfield: The site is currently agricultural with no buildings or structures.
- Potential landscape impact: The site is not located within the AONB. However, the land is quite high at this point and as such would need to consider landscape impact.
- Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site. There is a long hedgerow that appears substantial to Landscape Road that may need further investigation in terms of ecological assessments. The site is also in the 3km radius of Briddlesford Copse area.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeology comments: Currently no known archaeological implications
Site access aspects:	Staplers Road and Long Lane are both main roads. If access could not be achieved at these points Landscape Lane could be an option but would require hedgerow removal and may need widening.
Access to public transport:	There are bus stops close by along Staplers Road, this is along Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde. This runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes. There is also a bus stop along Long Lane.
Access to pedestrian/ cycle:	There is a public right of way (N119) to the north west of the site. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Newport being the county town has access to a full range of services and facilities.
Access to open spaces:	There are no specific recreation or open space provisions close by but there are public rights of way in the vicinity
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="Approximately two thirds of the site is classified as urban the other Grade 3."/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No recent planning history.
Overarching policy context:	The site is outside but immediately adjacent to the Newport settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable for some development. The site is outside but immediately adjacent to the Newport settlement boundary. The hedgerow to the west of the site should remain.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner has confirmed the site is available but has not indicated when it might be brought forward or developed
Put forward for:	The site has been put forward for general housing
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Any development should retain the hedgerow to the west of the site. A road should be brought into the site as opposed to being accessed of Landscape Lane. Development should be access from the internal road. Development should be restricted to the west and be a single row of dwellings. The hedge will need to be assessed.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

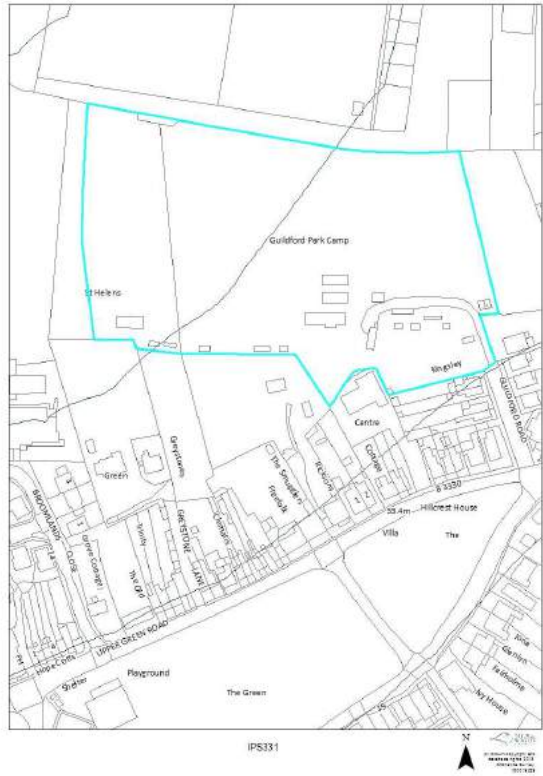
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:

Potential biodiversity impact:

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS331

Potential heritage impact:	The site is adjacent to a conservation area, as such any development will need to consider the context and character of the area.
Site access aspects:	The site can be accessed from the main road (Upper Green Road). This is unadopted but is fairly wide and would therefore need upgrading/investment.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 8, Newport to Ryde. The route being Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. The service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village and the local roads have footpaths.
Access to services/ facilities:	St Helens has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	St Helens has a number of public open space provisions.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The top north west corner of the site is located within a mineral safeguard area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	The site was a former tourism site but is not in use anymore.
Potential constraints to delivery:	The site has been submitted by 2 landowners. There are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	An application for Outline for proposed construction of 57 homes, Guildford Park, Guildford Road, St. Helens, Ryde, pending decision P/00670/18
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of St Helens which is a RSC.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located outside but immediately adjacent to the settlement boundary. There is potential for some development. Would need to incorporate buffers and some amenity space to the west and buffers to the south. Access would need further investigation due to the visibility.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 to 3 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	This will need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable subject to access and visibility. There is potential for some development but not to the yields submitted. Final yield 50. In years 1-5
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Indicative yield:

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

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 - Deliverable SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, the site is bounded by hedges to the west and east.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There are two accesses to the site from the main road one from the east and one from the west
Access to public transport:	There is a bus stop near by. This is Route 8 serving Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde and runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are network of public rights of way close to the site and there is a nearby cycle paths to and from Newport in close proximity. One side of the road has a pavement
Access to services/ facilities:	Arreton has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 2"/>
Mineral resources?:	The bottom south west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No loss of employment"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services."/>
Potential compatibility impacts:	<input type="text" value="The site is located outside but immediately adjacent to the settlement boundary of Arreton which is a RSC."/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the settlement boundary of Arreton which is a RSC."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. Agree that high grade agricultural land should be protected. Additionally, the site is past existing development to the south and therefore on balance not considered suitable."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available and is owned by developers/owners with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5 years."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing and mixed development (housing led)."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="To be determined"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is not suitable and therefore not achievable."/>
Indicative yield:	<input type="text" value="7-10"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Deliverable SHLAA Ref No:

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

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:
- Potential biodiversity impact:

site and appropriate buffers will need to be considered. The southern boundary has a watercourse along it that then runs north across the site. The area is scrubby so biodiversity/ecological studies may be required.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access can be achieved off Gunville road, there is a secondary access off Ash Road but this is narrow.
Access to public transport:	There are bus stops along Gunville Road which are within walking distance.
Access to pedestrian/ cycle:	There are a number of public rights of way in the area, there is a pavement/footpath that runs along the site into Gunville. There are no direct cycle links paths close by.
Access to services/ facilities:	Gunville has access to a number of facilities and services and Newport town centre is accessible by bus
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Construction of 12 dwellings and garages; formation of new vehicular access, associated roadway and pavement; landscaping. land adjacent to 255, Gunville Road, Newport, Awaiting a decision
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable taking account of the watercourse and TPO. This though may affect location and numbers. Development may be to the east of the watercourse as it is unclear how this may be crossed. Furthermore, any development could be undertaken in the areas not subject to flood risk. If there are areas more at risk these could be green and open space or biodiversity enhancements.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Final yields will be dependent on developable area. Eastern side could mirror development to south corner.
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SHLAA Site Assessments - Deliverable SHLAA Ref No:

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

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS347

SHLAA Ref No:

IPS347

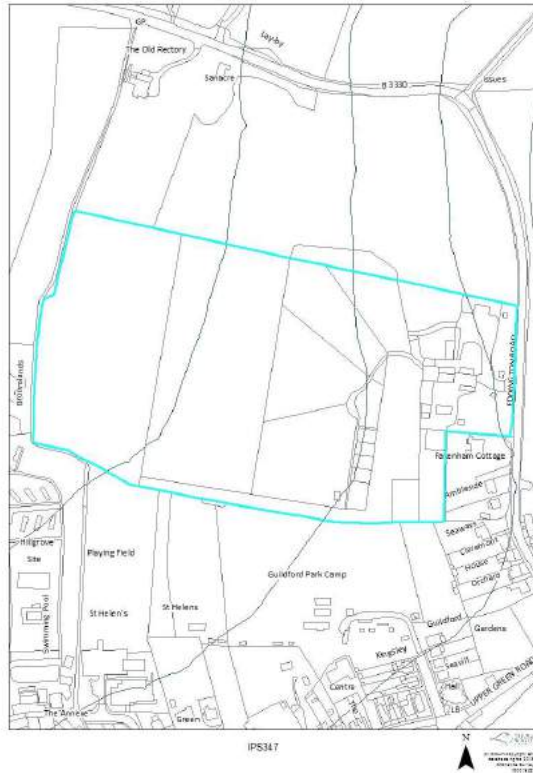
Site Area:

5.51

Site Address:

Fakenham Farm, Eddington Road, St Helens

Site location



Site Description:

The site is on the edge of St Helens and is slightly elevated from the road and St Helens. The site is a mix of a campsite, café, agriculture and equestrian, nursery and other development. It is bounded by high trees and hedges.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the south eastern corner.

It is brownfield/greenfield:

The site is a mix of greenfield and previously developed. There is a café, buildings and some wooden sheds on site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural. It is slightly elevated with views across St Helens and to the sea. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no trees on site.

	preservation orders within the site but there are a number of trees and hedges
Potential heritage impact:	The site is adjacent to a conservation area, as such any development will need to consider the impact upon the setting of the conservation area. There are no listed buildings close by.
Site access aspects:	Access can be achieved from Eddington Road. The road is at a lower level than the site.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 8, Newport to Ryde. The route being Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. The service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village, one runs along the western boundary.
Access to services/ facilities:	St Helens has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	St Helens has a number of public open space provisions.
Air quality sensitivities:	<input type="text" value="Not known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The western two thirds of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="Potentially is café, nurse and other businesses are lost."/>
Potential constraints to delivery:	<input type="text" value="There is one landowner. There is an electricity cable crossing the site."/>
Infrastructure capacity aspects:	<input type="text" value="Whilst there are some services on site, extensions to services and utilities will need to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is outside the settlement boundary on the edge of the area"/>
Brief planning history:	<input type="text" value="Approval of reserved matters on P/00450/11 - TCP/21354/X for 2 units of holiday accommodation providing farm holidays with animal husbandry courses, Fakenham Farm, Conditional approval 16 September 2015 (P/00781/15/TCP/21354/Z)"/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the current settlement boundary which is along the south eastern corner. Part of the site is brownfield."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. The site would extend residential development too far north in an area which is rural and has an open character."/>

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="This would need to be determined"/>
Rural exception?:	<input type="text" value="This would need to be determined"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is not suitable and is therefore not achievable."/>
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

Site could be considered for allocation if ticked

The site is considered:

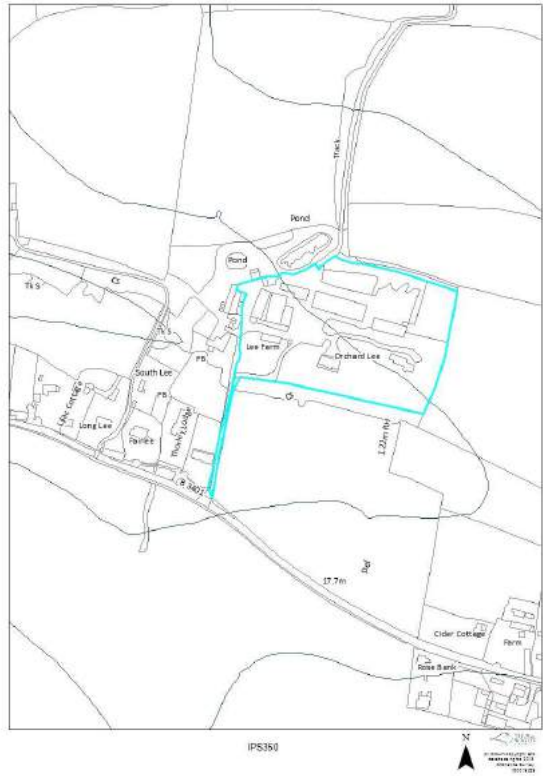
Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS350

Potential heritage impact:	The site is not located in a conservation area but the farmhouse and barn to the north are listed. Should the site be acceptable, consideration will need to be given to the special character features of the assets as well as the setting of the buildings.
Site access aspects:	The site can be accessed from Main Road and utilising the farm road. A new access will be provided to the site so traffic does not have to pass the listed building.
Access to public transport:	There is a bus stop near by the area is served by Route 7. Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes in general but runs every hour through Wellow.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the area. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Wellow does not have many services, although the café does sell some limited produce.
Access to open spaces:	Millennium Field recreation area is located to the east.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The site has had some brownfield uses historically and sources of potential contamination may need to be investigated/ considered.
Infrastructure capacity aspects:	Extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is within a farm setting and the brownfield area is to the north west of the existing farmhouse and barns. No compatibility issues are envisaged.
Brief planning history:	<input type="text"/> No recent planning history.
Overarching policy context:	<input type="text"/> Wellow does not have a settlement boundary.
Steering group's conclusion:	<input type="text"/> The steering group concluded that the site is suitable. Whilst there is no settlement boundary within Wellow a small amount of development on this brownfield site to serve local need may be acceptable. The Café does sell some produce and the bus service is fairly regular. Small area of high quality development is possible taking account of any areas of flood risk.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text"/> The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	<input type="text"/> The site has been put forward for general housing
Conversion?:	<input type="text"/> No
Rural exception?:	<input type="text"/> No

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text"/> The steering group concluded that the site is suitable and achievable. A small area of high quality development is possible. A final yield of 5-10 in years 1-5.
Indicative yield:	<input type="text"/> 5-10 <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS350

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Potential from brownfield element. However, unusual location but prefer high quality housing as opposed to existing use, need to carefully consider. May not be deliverable in timescales suggested. May be 5-10 units If all the area is used. Backland development. Good single track access.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS352

SHLAA Ref No:

IPS352

Site Area:

3.95

Site Address:

187 Baring Road, Cowes Isle of Wight

Site location



Site Description:

The site is a farm yard and immediate surrounding land. The site is flattish to the road and then slopes to the west.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is outside but immediately adjacent to the settlement boundary of Cowes which runs along the eastern boundary.

It is brownfield/greenfield:

The site is a farm yard and immediate surrounding land

Potential landscape impact:

The site is not located in an AONB. The eastern boundary is located along Baring Road that has development on the eastern side of the road. The site gently slopes from the east down to the west boundary, beyond this the land slopes to the Jordan Valley. Therefore any development will need potential buffers.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Site access aspects:	The site can be accessed from Baring Road.
Access to public transport:	Cowes benefits from a regular bus service to Newport and there are bus stops on Tuttons Hill, Place Road and along Baring Road
Access to pedestrian/ cycle:	There are no defined public rights of way close to the site but the town and seafront are accessible by foot.
Access to services/ facilities:	Cowes has a good range of services and facilities.
Access to open spaces:	The open space audit identifies a couple of recreation areas to the east along Park Road.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The western half of the site is in a mineral safeguarding area. . This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Prior approval for change of use and alterations of 2 agricultural barns to form 2 residential dwellings (Class Q)(revised scheme), land adjacent 187, Baring Road, Cowes, approved 19 October 2016 (P/01160/16/TCP/32648/A)
Overarching policy context:	The site is outside but immediately adjacent to the settlement boundary of Cowes where there are a good range of services and facilities with bus stops to Newport being close by. Gurnard has an adopted neighbourhood plan. It sets out that Gurnard Parish is to remain a separate and distinct village and that housing development will generally be small scale to meet the identified housing needs of residents and their families. The Housing Needs Survey estimates a small additional housing requirement (19) additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health. The Plan also set out the need to safeguard and enhance Gurnard's valued landscape, open spaces and biodiversity for the benefit of the local community and visitors. In particular it noted that the Jordan Valley (LCA 7) plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an 'important high quality landscape'. The Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.
Steering group's conclusion:	The steering group concluded that site is suitable in part. The site does have potential for some frontage development but set back a little from the road edge. Any development should reduce the built form on site and bring any existing development closer to the road and away from the valley.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5 years
Put forward for:	The site has been put forward for general housing
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

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:

Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:
- Potential heritage impact:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Site access aspects:	The site has a current vehicular access onto Park Road.
Access to public transport:	There is a bus stop close by, this is served by Route 1 - Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	There are network of public rights of way and cycle links to the wider area and the immediate roads have pavements.
Access to services/ facilities:	Cowes benefits from a wide range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	There is a current community use within the building. This will need to be relocated.
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Any tenancies in relation to the existing use will need to be determined.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is located in a residential area, immediately adjacent to a school with an existing use on site. This will need to be taken into account.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that the site is suitable for redevelopment. The site is located in the settlement boundary of Cowes and is a brownfield site. The redevelopment should ensure that the existing use is relocated appropriately. Any development will need to take account of the impact on neighbours and the TPO trees.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	This will need to be determined
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is achievable, it has the potential to deliver between 6-7 in years 1-5
Indicative yield:	<input type="text" value="6-7"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: The stone wall running down the road is the original wall for Northwood and should remain. Consideration could be given to alternative access for the school.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS368

SHLAA Ref No:

IPS368

Site Area:

0.38

Site Address:

Land off Chestnut Drive/Willow Close, Ventnor

Site location



Site Description:

The site is an area of scrub land located in the corner of a residential estate. The site is bounded by scrub trees and security fencing and is fairly level.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, close to other housing and development any impact on landscape character will be reduced but the impact on neighbours will need to be considered, especially in terms of dominance, shading, privacy etc.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of scrubby trees that may have some biodiversity interest. The site is also in a biodiversity enhancement area.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS368

Site access aspects:	Access to the site is in the corner and through Willow Close. This is very close to existing houses and this will need to be considered along with any right of access aspects.
Access to public transport:	There are bus stops to the south of the site located on Newport Road. It's along Route 3 Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde. Services are Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.
Access to services/ facilities:	Ventnor has a number of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 5
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	<input type="text"/> Not applicable
Potential constraints to delivery:	There is one landowner and no known covenants or legal issues. The proforma sets out that there may be an access issue that will need to be considered
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	An application for Outline for 3 detached houses and 2 blocks of 3 terraced houses, associated parking; formation of access/estate road, Land off, Willow Close, Ventnor, conditional approval (P/01516/12/TCP/31246)
Overarching policy context:	The site is situated within the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is suitable. It is in the settlement boundary and located adjacent to existing housing.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1.5 years
Put forward for:	The site has been put forward for general housing and non-housing development.
Conversion?:	<input type="text"/> Not applicable
Rural exception?:	<input type="text"/> Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is achievable and could deliver between 10-15 units subject to design and layout in years 1-5.
Indicative yield:	<input type="text"/> 10-15 <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions but first raised the following points: There may be slow worms and dormice on the site and therefore may be some ecological challenges. Could be built out and still retain a green buffer. Subject to topography.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel, further discussions were held with ecology officers. It was determined that whilst biodiversity studies may be required with any potential application, it is unlikely that there are any major issues. It was concluded that the whole site could be considered suitable and achievable as a result. It was also concluded that the site could be considered deliverable and for potential allocation.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:
- Potential heritage impact:
- Site access aspects:

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS387

	of the site and this may need to be factored in.
Access to public transport:	The site is well served by the Cowes to Newport bus services.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the area. The main cycle path from Cowes to Newport is located close by to the east.
Access to services/ facilities:	Northwood has a number of facilities and Cowes is in close proximity.
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is urban
Mineral resources?:	There is an area to the south west corner that is located within the minerals safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged. There are power line that run along the east and west boundaries. These will need to be considered in any design
Brief planning history:	Prior approval for change of use of 2 agricultural buildings with associated building operations to form 2 dwellings (Class MB), Kingswell Dairy rear of 391, Newport Road, Cowes approved 26 January 2015 (P/01437/14/TCP/23950/A)
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is outside but immediately adjacent to the settlement boundary and has potential for development. It can be readily accessed from Newport Road. Access should be to the south due to proximity of junction.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	<input type="text"/> No
Rural exception?:	<input type="text"/> No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Considered achievable in years 1-5 with a yield of 20-30 depending on layout.
Indicative yield:	<input type="text"/> 66 <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Northern half of the site could be appropriate (25-30 units) and junction to the south. Additional highway works needed. There is drainage going through. Final yield dependent on numbers, constraints, and design.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS394

SHLAA Ref No:

IPS394

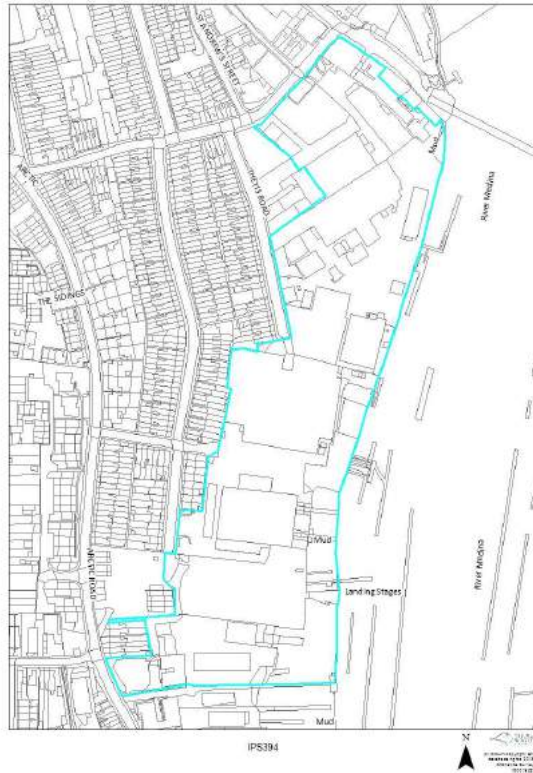
Site Area:

5

Site Address:

Medina Yard, Cowes PO31 7PG

Site location



Site Description:

The site is the former Medina Yard. It has frontage to Medina River and a number of access to the surrounding road network. Parts of the site are no longer in use.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

The eastern boundary is within the 5m buffer of a Special Area of Conservation. Some small sections along the eastern section are located in a proposed Special Protection Area - Marine and associated buffer. These areas amount to approximately 0.3ha and have been removed from the overall 5.8ha developable area.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is not located on grade 1 or 2 agricultural land. The site is located in flood zones 2 and 3. Sites located in 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.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located within the settlement boundary.

It is brownfield/greenfield:

The site is a large predominately former industrial site with some remnants of buildings

	and plant.
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal.
Potential biodiversity impact:	The eastern boundary is within the 5m buffer of a Special Area of Conservation. Some small sections along the eastern section are located in a proposed Special Protection Area - Marine and associated buffer. There are no tree preservation orders or larger trees within the site. There is the potential for bat surveys to be required as a result of the empty buildings.
Potential heritage impact:	The site affects or is near to a number of listed buildings including the Hammerhead Crane, as such any development must have special regard to the desirability of preserving the buildings/structures or their settings or any features of special architectural or historic interest which they possess.
Site access aspects:	The site has a number of access points to Thetis, Pelham and Artic Roads.
Access to public transport:	The site is located close to bus stops on Artic Road which is along the Cowes to Newport service that runs every 10 minutes
Access to pedestrian/ cycle:	The site is close to the footpath and cycle link to Newport.
Access to services/ facilities:	Cowes has a wide range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	The redevelopment will result in some loss of employment but will replace.
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The site has had previous industrial uses that may have resulted in contamination. Appropriate surveys and mitigation may be required.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	There has been a resolution to grant permission subject to a S106 for a mixed use development - Medina/Cowes Youth Centre/, Medina Road/Thetis Road/Pelham Road/, Arctic Road, Cowes P/00496/16 PENDING & P/01076/17 PENDING.
Overarching policy context:	The site is within the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable. It is brownfield, located in the town centre and is also in an area of regeneration and has therefore been assessed on this basis. The site has a resolution to grant permission subject to a s106 being signed. It is being comprehensively redeveloped and incorporates employment as well as housing. Flood issues have been assessed through the planning application process and can be resolved appropriately.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-10 years over 4 phases.
Put forward for:	The site has been put forward for general housing, mixed development (housing led)
Conversion?:	No

Rural exception?:

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:

Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description: The site is part of an agricultural field bounded by a tree lined hedge to the east and a copse to the south and west. The site is generally level with a slight slope to the north.

Stages A and B - Discounting

- Environmental designations A1: Discount

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 designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside the settlement boundary and is located in the wider rural area.
- It is brownfield/greenfield: The site is currently agricultural with no buildings or structures.
- Potential landscape impact: The site is not located in an AONB. The site is outside the settlement boundary on the outskirts of the area where the land is more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
- Potential biodiversity impact: 0.09ha of the site to the south is located in a SINC and ancient woodland buffer and

	has been removed from the assessment. There are no TPOs on the remainder of the site but there are a number of large trees individual and groupings that need to be considered within the eastern hedge.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings immediately close by. Shalfleet does have a number of listed buildings in the wider area.
Site access aspects:	Access is onto Warlands Lane, some access works are likely to be required to improve visibility.
Access to public transport:	There is a bus stop close by. This is route 7 serving Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes, although the service is hourly along the Shalfleet stops.
Access to pedestrian/ cycle:	There is a public right of way directly to the north of the site (access to the bus stop) and another to the south. There are no dedicated cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	Shalfleet has some services and facilities.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No loss of employment"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged."/>
Brief planning history:	<input type="text" value="The area to the north has planning permission for residential development - 24 units - P/00507/14. Approval of reserved matters on P/00761/16 for access, appearance, layout and scale, OS Parcels 5819, 8116 and 8200, land rear of 18 to 34 Fleet Way and adjacent, to Hayfield Cottage, Warlands Lane with access off, Main Road, Shalfleet, Newport, conditional approval 15 March 2018 (P/01431/17/TCP/31860/B)"/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the settlement boundary"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is in part suitable. Whilst there is no settlement boundary within Shalfleet, the village has the benefit of a school, public house and village store along with a frequent bus service. The site is adjacent to existing and proposed development and some additional development may be appropriate in the top half of the site."/>

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available, is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing and mixed development (housing led)."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

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

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description: The site is a piece of ground to the rear of a number of residential properties. It is currently used as resident parking along with some scrubby grassed areas and trees. The site slopes up to the north and is bounded by a mix of residential boundaries and scrub hedging to the north.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement:
- It is brownfield/greenfield:
- Potential landscape impact:
- Potential biodiversity impact:

SHLAA Site Assessments - Deliverable SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has two accesses onto Lanes End
Access to public transport:	The bus stop is along the nearby main road. Route 7 serves Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	The site has a public rights of way to 3 sides being routes T1 and T2. There are no dedicated cycle paths but the roads have pavements.
Access to services/ facilities:	Totland has a range of services in line with it being a smaller regeneration area.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	There will be no loss of employment but resident parking will need to be considered
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues, however, resident parking will need to be considered.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning permission.
Overarching policy context:	The site is situated within the settlement boundary
Steering group's conclusion:	The steering group concluded that this site is suitable. It is located within the settlement boundary close to existing residential development. Any development should though retain/re-provide a level of residents car parking.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="TBC"/>
Put forward for:	The site has been put forward for general housing.
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is achievable. Site yield between 10-15 in years 1-5 taking account of residents parking.
Indicative yield:	<input type="text" value="10"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Consider ground stability, yield dependent on character, context and impact on neighbours.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group
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SHLAA Site Assessments - Deliverable SHLAA Ref No:

concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

Isle of Wight Council 2018 SHLAA Site Assessments

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:
- Potential biodiversity impact:

	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.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	Access would be onto an unmade road that also forms a public right of way. Access from Fairlee Road may need additional land within the council's ownership.
Access to public transport:	The site is located close to bus stops serving the Ryde to Newport and the East Cowes to Newport service that runs regularly.
Access to pedestrian/ cycle:	There is a public right of way immediately to the west and north of the site. There is a public right of way immediately to the west and north of the site. The adjacent green corridor has cycle links to and from Newport.
Access to services/ facilities:	Newport has a full range of access and facilities
Access to open spaces:	There are a number of public open space facilities nearby including the Medina Leisure Centre.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history
Overarching policy context:	The site is located outside and not immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable in isolation but would be suitable in connection with IPS359. That is IPS359 would need to come forward first. Access to the site would need to ensure that it didn't prohibit or impact on the cycle track and old railway.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by owners/developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for general housing, mixed development (housing led), affordable housing and non-housing development.
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable final yield will be dependent on mix with adjacent site. Years would be toward the latter part of the plan period and dependent on strategy for growth.
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Indicative yield:

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

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:
- Potential biodiversity impact:
- Potential heritage impact:

	<p>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.</p> <p>Given the proximity of the site to Golden Hill Fort and the church there may be archaeological investigations to undertake.</p>
Site access aspects:	Access could be achieved on the lane to the north subject to any access issues. There is a potential to consider joining an access road to Ronstan Gardens.
Access to public transport:	There are bus stops at the end of the lane on Copse Lane
Access to pedestrian/ cycle:	There is a public right of way (F1) along the east of the boundary giving access to All Saints Church. There is a cycle link to the south east of the site just beyond Church Place.
Access to services/ facilities:	Freshwater has a good access to a number of services and facilities.
Access to open spaces:	The open space audit shows All Saints Church grounds as open space. Golden Hill Fort and local nature reserves are to the north west of the site.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The site is classified as urban, there is a small tip to the north east corner that is classified as Grade 3."/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site has residential development to 3 sides therefore there is unlikely to be any compatibility issues.
Brief planning history:	29 April 2015 (P/00244/15/TCP/00721/C) - Planning approval for conversion of farm shop to residential.
Overarching policy context:	<p>The site is located outside but immediately adjacent to the settlement boundary of Freshwater where there are a good range of services and facilities.</p> <p>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.</p>
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is well located, immediately adjacent to settlement boundary and surrounded by development on 3 sides.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	No. The site will be available in 11-15 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

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

orders or larger trees within the site. There are a number of trees to the western boundary with the PROW. The site is also located immediately adjacent to a SINC on the western side.
The site is located in a biodiversity enhancement area.

Potential heritage impact: The site is not located in a conservation area. The site is however, south of a Schedule Ancient Monument which is also a listed building as such consideration must be given to its conservation including its setting.

Site access aspects: The site cannot be accessed directly, it will need adjacent land to be developed first.

Access to public transport: There are bus stops to the east along Copse Lane

Access to pedestrian/ cycle: There is a public right of way to the west and to the south of the site and the wider area has cycle paths.

Access to services/ facilities: Freshwater has good access to a number of services and facilities.

Access to open spaces: Golden Hill Fort, country park and nature reserves are to the north and west of the site

Air quality sensitivities: Agricultural land class:

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment:

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site is adjacent to other properties to the east but extensions to existing utility services will need to be factored in.

Potential compatibility impacts: The site is close to existing residential on the east, allotments to the west.

Brief planning history: No apparent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the current settlement boundary. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.

Steering group's conclusion: The steering group concluded that the site is not suitable at this stage and considered that a green gap is important in that location.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years

Put forward for: The site has been put forward for general housing and mixed development (housing led).

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA Panel generally did not agree with the steering group's conclusions making the following additional comments: * There is good school access. Access could be achieved. * This site could be good for additional allotments which then in turn give a wider buffer to SINC. * Gap is important and other sites could be better in freshwater. *Should be looked at further down the line after other development. *Perfect infill. It was agreed that this one should be reviewed by the steering group.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel's comments, the steering group re-assessed the site and concluded that additional allotments could be utilised as a buffer and seen as a green gap. Therefore they concluded that some development delivered comprehensively in connection with near by sites could be suitable. Considered developable and could be a potential allocation.

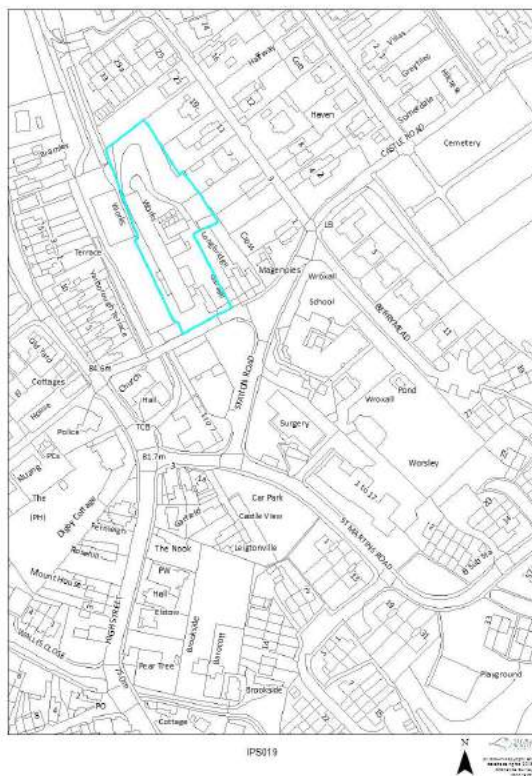
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

	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.
Potential heritage impact:	The site is not located in a conservation area but there is a listed building close by, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The site is also close to an old railway bridge.
Site access aspects:	The site has an existing access onto the adjacent road.
Access to public transport:	The site is located along Route 3, this serves Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. There are pavements to the roads.
Access to services/ facilities:	Wroxall has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	The site has a commercial use that may be lost as a result of any redevelopment.
Potential constraints to delivery:	There is more than one landowner and there are no known covenants or legal issues. There may be an existing tenant on site who will need requisite notice or relocation. Due to previous uses there is likely for contamination.
Infrastructure capacity aspects:	The site has some utilities and adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential and commercial uses
Brief planning history:	No recent planning history.
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site
Steering group's conclusion:	The steering group concluded that the site is suitable for residential development. It is located within the settlement boundary, brownfield and predominately vacant. The site layout may be challenging and will need to take account of the character/context of neighbouring residential. The site could also come forward in connection with IPS051.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="TBC"/>
Put forward for:	<input type="text" value="TBC"/>
Conversion?:	<input type="text" value="This will need to be determined"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable. They did acknowledge that it is uncertain whether the site is available and this will need to be clarified. Final yield will be dependent on layout and timings will be subject to availability
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: There are a number of technical issues and challenges that need to be resolved. * There is an opportunity to be brought forward in connection with IPS051 as a mixed use development with some starter units and use opportunity to link the cycle track, although acknowledge level change and potential contamination issues. *Could be a challenge to bring forward on its own. *There is the potential for social housing, Vectis and Southern housing have housing nearby. *Question over the deliverability/ achievability. 5 years +

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA. They acknowledged the availability factors and as a consequence consider it developable later in the plan period but with potential for allocation.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:

Potential biodiversity impact:

Potential heritage impact:

Site access aspects:

Access to public transport:	The site is within walking distance of a bus stop. Ryde has a number of bus service options within and to Newport and the wider area.
Access to pedestrian/ cycle:	There are no public rights of way close by but the wider area has a number of routes. The roads in the area have pavements and the wider area has cycle links.
Access to services/ facilities:	Ryde has a full range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	The site has had 2 permissions for residential dwellings. P/02204/02 - Outline for 7 houses - granted. P/00516/12 - outline for 8 dwellings and vehicular access - granted.
Overarching policy context:	The site is situated within the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable for residential development. It is located within the settlement boundary and a vacant site.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years.
Put forward for:	The site has been put forward for general housing
Conversion?:	Not applicable
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is achievable subject to access and could accommodate 8 units in years 1-5. However, given there has been two past approvals for residential development, deliverability is therefore questioned.
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Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA Panel agreed with the steering group's conclusions making the following additional comments: Question if the site is deliverable? *Potentially if access can be achieved. *Could be suitable for local provider.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.
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SHLAA Site Assessments - Developable

SHLAA Ref No:

IPS021

The site is considered:

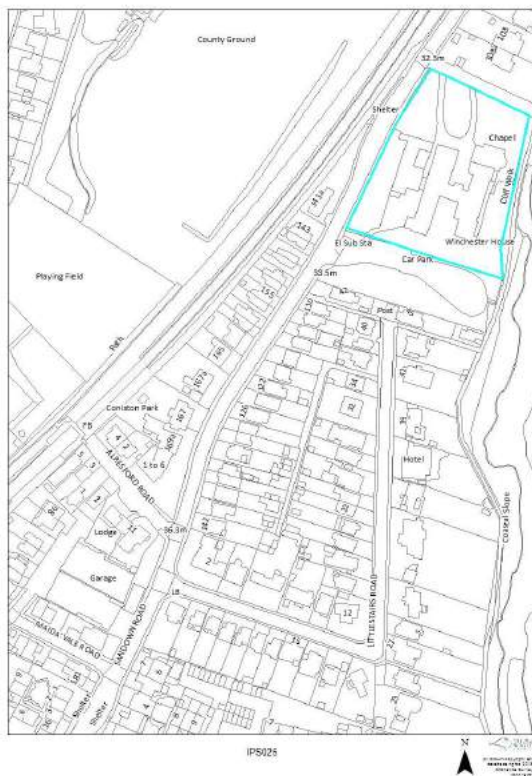
Developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

SHLAA Site Assessments - Developable SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is located along the strategic road network. It will require a new access or use of the adjacent land.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 3 Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde. The service runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There are a number of public footpaths located immediately adjacent to the site. The wider area has cycle links to Newport.
Access to services/ facilities:	The site is in the settlement boundary of Shanklin/Lake and close to Sandown where there are a range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known."/> Agricultural land class: <input type="text" value="The site is classified as urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	The YMCA has advised that it is committed to delivering the services and any services there would be relocated.
Potential constraints to delivery:	There is one landowner. There is a strip of unregistered land to the north of the site and access may be through third party land. The freehold is subject to a covenant held by the Girls Friendly Society which expires in 2024. It is understood this covenant would not restrict development of this site. The YMCA has advised that committed to delivering the services and any services there would be relocated.
Infrastructure capacity aspects:	The site is fully serviced with electricity, gas and water.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is within the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable. It has potential for development and that access issues could be overcome.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 2 years.
Put forward for:	The site has been put forward for mixed development (housing led)
Conversion?:	There is a potential to convert the existing building
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Given the existing uses, likely to come forward later in the plan period potentially years 6-10.
Indicative yield:	<input type="text" value="20"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: *The yield seems too high. *Prime location but a conversion could be
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expensive, may need to consider removal/redevelop if appropriate; *Proximity to cliff /cliff path may be an issue; * Access issues may impact viability; *Geo-tech report likely required; * Years 10-15 years may be more appropriate.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel further advice was received from the Archaeology team: The building is recorded on the HER, and chapel windows are important. Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

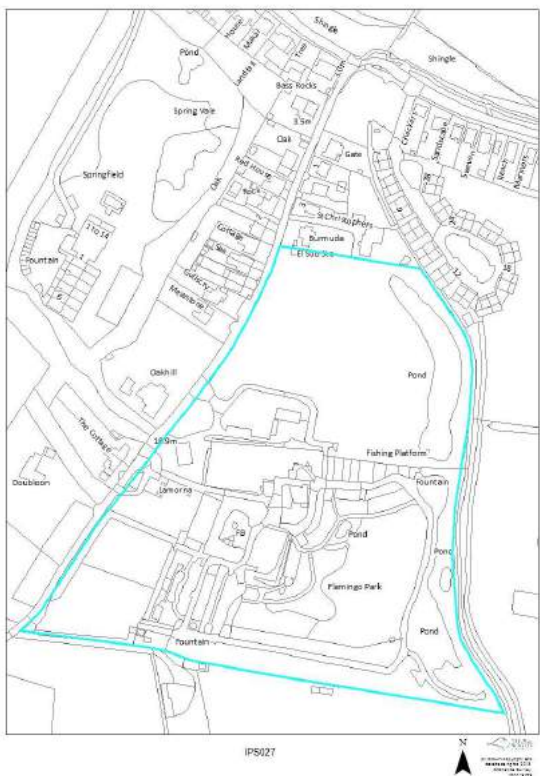
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description:

Stages A and B - Discounting

- Environmental designations A1: Discount

The site is 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 designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount

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.

Stage C - Assessment - Suitability

- Proximity to settlement:
- It is brownfield/greenfield:
- Potential landscape impact:
- Potential biodiversity impact:

designations and the proximity of these will need to be considered. The site does have a number of larger trees, many with TPOs that will need appropriate buffers. The TPOs are to the western and southern boundaries. There are also a number of other larger trees across the site and hedges to the boundaries of the site. There is a pond to the south east corner and the site is adjacent to a number of environmental designation. Given these aspects and its former use, biodiversity studies will be required.

Potential heritage impact: The site is not in a conservation area. It does have a listed building opposite and Woodlands Vale Historic Park/Garden to the south west, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Site access aspects: The site has a wide access onto Oakhill Road but there is restricted visibility, the car park area has better visibility

Access to public transport: There are bus stops close to the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to pedestrian/ cycle: There is a public right of way to the south of the site and there are cycle connections in the wider area.

Access to services/ facilities: Ryde and Seaview have access to services and facilities but there are none close by

Access to open spaces: There are some public open space facilities nearby.

Air quality sensitivities: **Agricultural land class:**

Mineral resources?: The western and eastern edge of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment: The site is a former tourism site

Potential constraints to delivery: There is one landowner and there are no known covenants, there are some legal agreements in connection with previous planning permissions that will need to be considered.

Infrastructure capacity aspects: The site has some utilities but may require extensions to be factored in.

Potential compatibility impacts: The site is a former tourism site that is no longer in use.

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside the settlement boundary. Part of the site is a confirmed brownfield site. Nettlesome and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.

Steering group's conclusion: The steering group concluded that the site is suitable in part. This relates to the portion of the site that is considered brownfield to the south west of the site. Potential for a small cluster of houses within the footprint of the existing developed area. Consideration will need to be given to the TPO trees and their context.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years.

Put forward for: The site has been put forward for general housing and mixed development (housing led)

Conversion?: This would need to be determined

Rural exception?:

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:

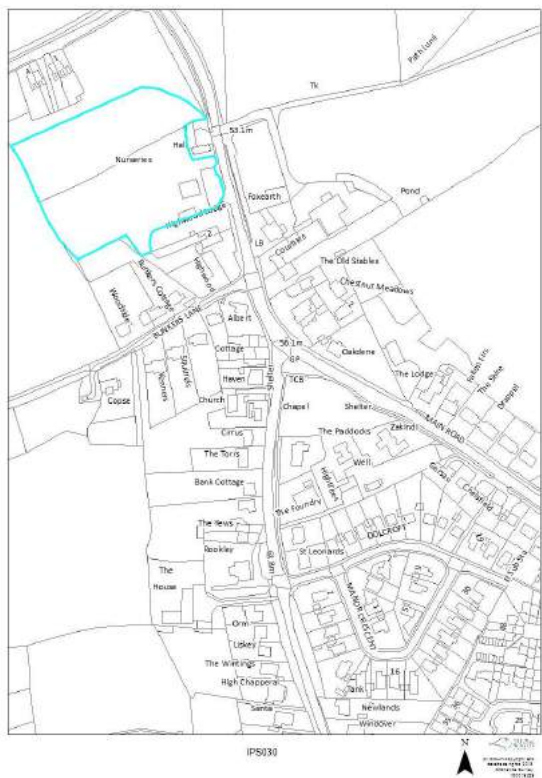
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is a nursery with a number of greenhouses and related buildings and parking to the front of the site and to the south with land to the rear and north, grassed with trees. The site is bounded by a post and wire fencing to the front, trees to the north and vegetation to the south. The site is relatively flat with the adjacent road sloping down as you pass the site northwards.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary.
- It is brownfield/greenfield: The site is a greenfield site with a number of structures, greenhouses, sheds and a mobile home located within the site.
- Potential landscape impact: The south western corner of the site is located in the AONB. The site is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

SHLAA Site Assessments - Developable SHLAA Ref No:

Potential biodiversity impact:	The site is not located in any environmental designations. There is a tree with a TPO to the north west corner and a number of trees to the north and along the north boundary. Appropriate biodiversity/tree studies may be required.
Potential heritage impact:	The site is not located in a conservation area but there is a locally listed building to the front of the site. This is the former meeting hall. Consideration must be given to its conservation including its setting. The site is also a former brick works so may have some historic value.
Site access aspects:	There is access from the site on to the strategic road network. Visibility to the north is restricted as the road goes down and bends but less restricted to the south.
Access to public transport:	There is a bus stop close by, this is along Route 3, this serves Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way to the south (GL1) , there are no dedicated cycle links close by, but the road has a footpath.
Access to services/ facilities:	Rookley has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues"/>
Infrastructure capacity aspects:	<input type="text" value="The site has some utilities and adjoining properties appear to benefit from connections to utility services."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged."/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the current settlement boundary"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable for some development. The site is located outside but immediately adjacent to the settlement boundary of the RSC. Due to the amount of trees on site and the need for buffers to the protected trees, the steering group concluded that the site could deliver some larger homes with gardens."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded the site is suitable and achievable. Final yield 6-7 units"/>
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

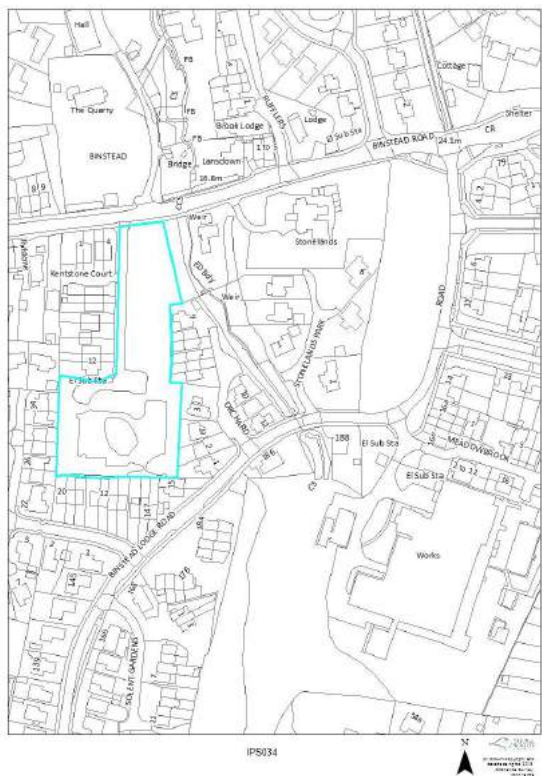
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can access the main road. It is single width with limited space to park or turn except at the far end.
Access to public transport:	The site is within walking distance of a bus stop. Ryde has a number of bus service options within and to Newport and the wider area.
Access to pedestrian/ cycle:	There is a public right of way close by (R112). The roads in the area have pavements and the wider area has cycle links.
Access to services/ facilities:	Ryde has a full range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	There are a number of public open space facilities nearby
Is there a loss to employment:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Given the historical uses there may be some potential for pollution / contamination. Appropriate investigations may be required.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history
Overarching policy context:	The site is located in the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable for residential development subject to access. It is located within the settlement boundary and is a vacant and derelict brownfield site.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group conclude it is achievable, contamination investigation may be required. Subject to access final yield – 20-30. Years 1-5.
Indicative yield:	<input type="text" value="15"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: *The site does have potential but difficult due to contamination issues and trees. *Market factors may impact deliverability. *The yield is too high due to the trees. *The site has potential for employment, because the area needs small units but also has the potential for affordable housing maybe of 12 units on site with access.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA and the brownfield land register, developable and could be considered for potential allocation.

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

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:

Potential biodiversity impact:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. There are however significant views to the dominant Hammerhead Crane.
Site access aspects:	Access is onto Thetis Road. There is visibility but the high walls may reduce pedestrian visibility.
Access to public transport:	The site is located close to bus stops on Artic Road which is along the Cowes to Newport service that runs every 10 minutes
Access to pedestrian/ cycle:	The site is close to the footpath and cycle link to Newport.
Access to services/ facilities:	Cowes has a wide range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	The site is no longer in use.
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised. The site has had previous industrial uses that may have resulted in contamination. Appropriate surveys and mitigation may be required.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is within the settlement boundary but subject to flooding and will need to meet relevant tests.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is a brownfield site, located near the town centre and is also in an area of regeneration and has therefore been assessed on this basis. The site can access higher ground onto Thetis Road thereby having the ability for a safe means of access and egress should flooding occur. Relevant studies will need to be undertaken.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	It is not clear if the site is immediately available but is likely within the next 5 years with a reasonable prospect of development taking place within 5 years and once commenced taking 2 years.
Put forward for:	The site has been put forward for general housing, mixed development (housing led), affordable housing, Gypsy & Traveller accommodation, non-housing development and other.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is achievable. Likely to be years 6-10.
Indicative yield:	<input type="text" value="20"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: *There could be potential contamination issues, house prices in the
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Stage G - SHLAA Conclusion

Final conclusions:

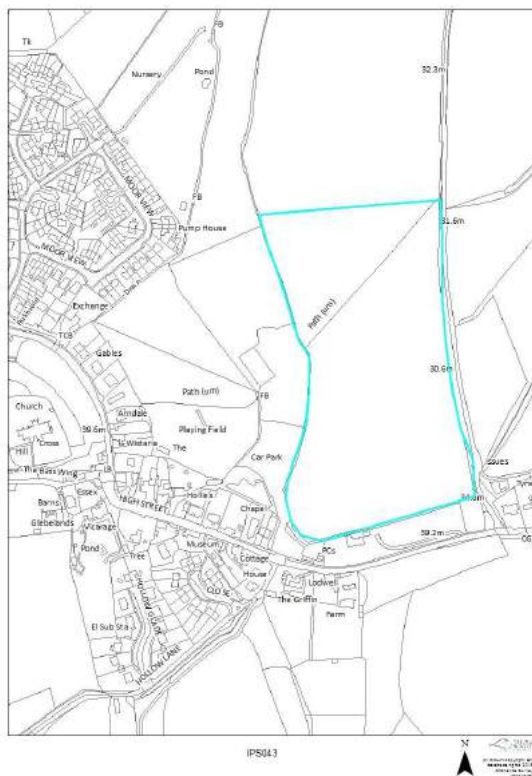
The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

Site Address: Land at Moor Farm, Godshill and located to the rear of the Council Car Park, with access off Shanklin Road, Godshill, PO38 3JG

Site location



Site Description: The site is an agricultural field with a mixture of boundaries including trees and vegetation. It has the Old Smithy and associated car park to the west. The site slopes up from the car park from west to east as well as south to north

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside but immediately adjacent to the current settlement boundary which is along part of the south boundary.
- It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site
- Potential landscape impact: The site is not located in an AONB. It is on outskirts of the area where the land is undulating and more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
- Potential biodiversity impact: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be

considered. Appropriate studies may be required.

Potential heritage impact: The site is adjacent to a conservation area, as such any development will need to consider the impact upon the setting of the conservation area. The site is near a number of listed building, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Site access aspects: The site can be accessed from Moor Farm, a farm track which is also a designated cycle and footpath. This access has relatively poor visibility onto the main road. Access from the main road or car park would require third party land or agreements.

Access to public transport: There is a bus stop close by that is served by Routes 2 and 3, Newport to Ryde. These services run Monday to Sundays every 30 minutes.

Access to pedestrian/ cycle: There is a dedicated cycle path and public right of way to the east of the site that connects Newport to Sandown. This section is also a bridleway.

Access to services/ facilities: Godshill has access to a number of services and facilities associated with it being a rural service centre

Access to open spaces: There are some public open space facilities nearby and the site has good access to the wider countryside.

Air quality sensitivities: Agricultural land class:

Mineral resources?: The east section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

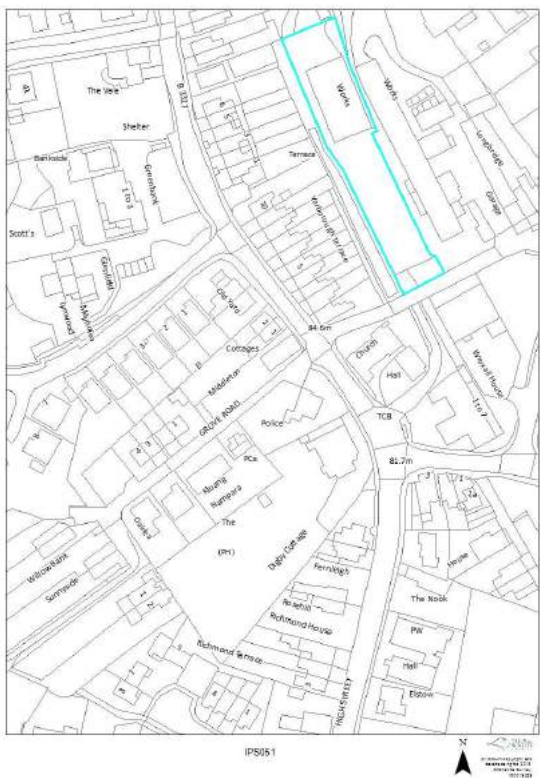
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

Potential heritage impact:	The site is not located in a conservation area but there is a listed building close by, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The site is also close to an old railway bridge.
Site access aspects:	It is not clear how the site can be accessed but will need road upgrades to the north or a new access via the south or through adjoining land.
Access to public transport:	The site is located along Route 3, this serves Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. There are pavements to the roads.
Access to services/ facilities:	Wroxall has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	The site has a commercial use that may be lost as a result of any redevelopment.
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. There is an existing tenant on site who will need requisite notice or relocation. Due to previous uses there is likely for contamination.
Infrastructure capacity aspects:	The site has some utilities and adjoining properties appear to benefit from connections to utility services. A new access will be required.
Potential compatibility impacts:	The site is close to existing residential and commercial uses. It is also immediately adjacent to the dismantled railway.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site
Steering group's conclusion:	The steering group concluded that the site is not suitable in isolation. It is not clear how the site can be accessed. Furthermore, there are concerns relating to the shape of the site being too narrow to accommodate residential development taking account of gardens and parking. They acknowledged that the site is brownfield and in the settlement boundary and may be suitable if combined with the adjacent site IPS019.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available, owned by developers and could come forward in 6-10 years. Once commenced could be achieved within 12 months.
Put forward for:	The site has been put forward for general housing.
Conversion?:	This will need to be determined
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable in isolation it is not achievable.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments. The site needs to be combined with IPS019 and could be a possible site for low cost housing market and include connections and/ or cycle track provision.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process, further discussions were held with Island Roads, additional access may be achievable. If the site comes forward with IPS019 or access can be achieved, the site could be developable and considered for potential allocation.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:

	any impact on landscape character will be minimal. Consideration will though need to be given to the nearby houses in regards to shading and overlooking.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. Some of the buildings may require bat surveys if applicable.
Potential heritage impact:	The site is located in the conservation area and adjacent to listed buildings. As the site affects or is near to listed buildings/conservation area, any development must have special regard to the desirability of preserving the buildings or their setting or any features of special architectural or historic interest which it possesses and the character of the area.
Site access aspects:	The site is accessed off George Street.
Access to public transport:	There are bus stops in close proximity and Ryde is well served by public transport as well as ferries.
Access to pedestrian/ cycle:	There are no public rights of way in close proximity, but the area is well served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.
Access to services/ facilities:	The site is in the settlement boundary of Ryde where there are a range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="Yes"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The site has had previous industrial uses that may have resulted in contamination. Appropriate surveys and mitigation may be required.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	The site is within the settlement boundary but subject to flooding so will need to meet the relevant tests. The loss of employment will also need to be considered.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is brownfield, located in the town centre and is also in an area of regeneration and has therefore been assessed on this basis. The site can access higher ground onto Castle Street thereby having the ability for a safe means of access and egress should flooding occur. The loss of the garage site is considered acceptable in this instance.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but will be in years 6-10. Once commenced could be achieved within 1 year.
Put forward for:	The site has been put forward for general housing and mixed development (housing led).
Conversion?:	<input type="text" value="No"/>

Rural exception?:

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:

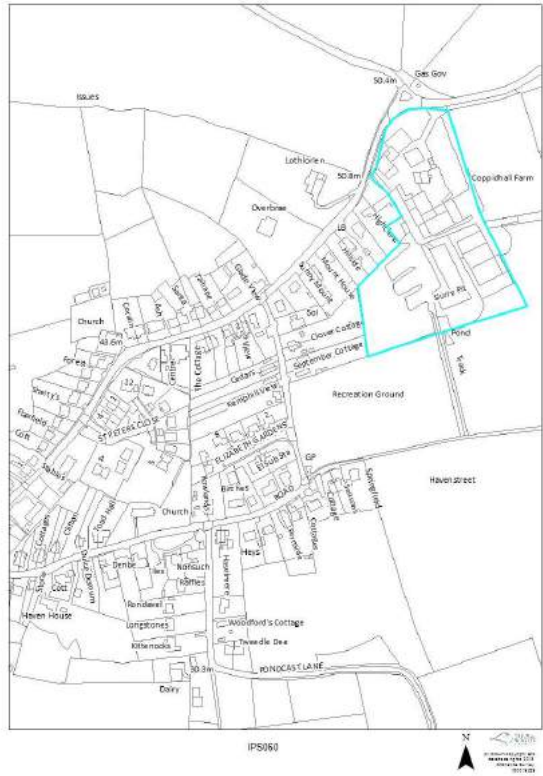
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is a fairly level site and is a current farm with farm gate sales of milk. The site includes a collection of farm buildings including open sided barns. The site is bounded by hedges to fields and fences to yard and farm area.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement:
- It is brownfield/greenfield:
- Potential landscape impact:
- Potential biodiversity impact:

Potential heritage impact:	The site is not located in a conservation area there is the Grade II listed war memorial to the north east. As such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site has an existing access onto the main road in close proximity to a split junction.
Access to public transport:	Whilst there is a bus stop close by, Southern Vectis are no longer running this service.
Access to pedestrian/ cycle:	The area has access to public rights of way but no dedicated cycle ways and the immediate road does not have a pavement.
Access to services/ facilities:	Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.
Access to open spaces:	There is a recreation ground to the south of the site.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	Prior approval for alterations and conversion of barn to residential unit, Coppid Hall Farm, Main Road, Havenstreet, conditional approval 24 August 2015 (TCP/06142/G/P/00799/15)
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group raised concerns about the availability and achievability noting that the site is clearly a working farm and a going concern. However, they concluded that some development may be suitable but only within the footprint of the existing buildings to facilitate a sustainable settlement, noting that some development in Havenstreet may facilitate additional services including reinstatement of the bus.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years.
Put forward for:	The site has been put forward for general housing and mixed development (housing led).
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group reiterated their concerns over the availability and achievability of the site. Final yield would be dependent on extent of footprint and timescales would be dependent on consideration of existing use.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: Appropriate site situated in village with access. Other smaller developments in the area have shown the need for starter units and aspirational units. The visual impact could be acceptable and could yield 20-30. Taking account of these comments further discussions followed and the steering group concluded that the site is suitable for some development.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

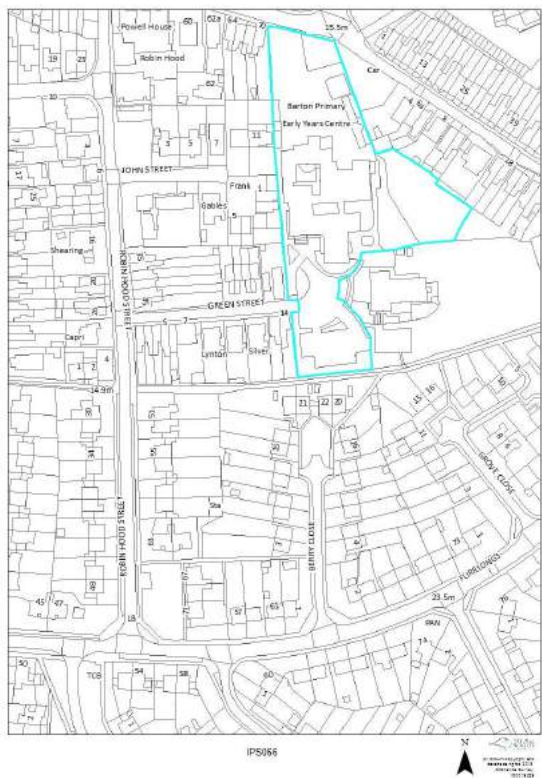
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:

Potential biodiversity impact:

Potential heritage impact:

Site access aspects:

SHLAA Site Assessments - Developable SHLAA Ref No:

Access to public transport:	Newport has a range of bus services serving the town and there are bus stops close by.
Access to pedestrian/ cycle:	There are pavements to the local roads, cycle paths and public rights of way to the wider area.
Access to services/ facilities:	Newport has a full range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment:	The school does include other nursery services that will need to be considered.
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Consideration of any relevant DoE aspects will need to be given.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	Proposed mobile classroom (Revised siting) at Barton Primary and Early years Centre Green Street conditional approval 30th August 2012 (TCP00707/P/P/01022/12).
Overarching policy context:	The site is within the settlement boundary and a brownfield site.
Steering group's conclusion:	The steering group concluded that the site is suitable for development. The old school building should be retained and converted with the south being suitable for redevelopment.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	The site has been put forward for general housing
Conversion?:	There is potential for conversion.
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable for development. The old school building should be retained and converted with the south being suitable for redevelopment. The greens amenity/sports area should be retained and discussions with Sport England will need to be carried out.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Viability may impact on the ability to retain the building. May need demolition and complete redevelopment.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be
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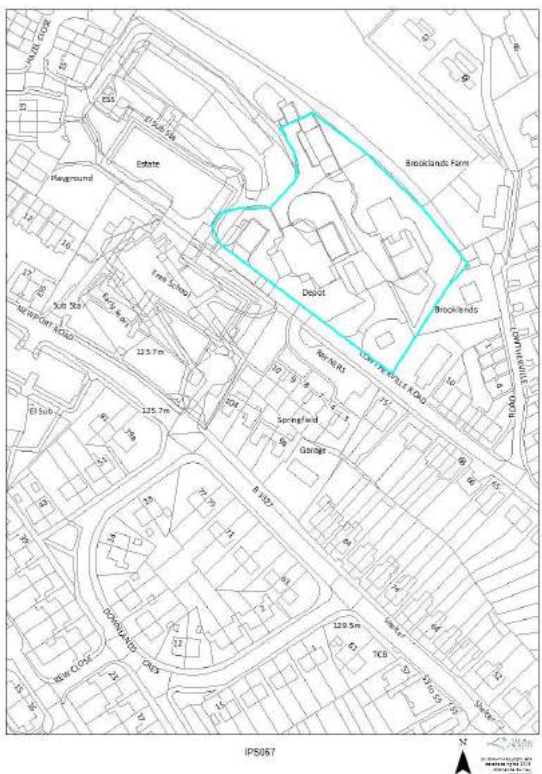
The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

Site Address:

Site location



Site Description:

Stages A and B - Discounting

- Environmental designations A1: Discount

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.
- Environmental designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement:
- It is brownfield/greenfield:
- Potential landscape impact:
- Potential biodiversity impact:
- Potential heritage impact:
- Site access aspects:
- Access to public transport:

	Ryde. Services are Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.
Access to services/ facilities:	Ventnor has a number of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 5"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment:	The redevelopment will result in a loss of some employment businesses.
Potential constraints to delivery:	There is one landowner. The existing businesses are tenanted and have the right to occupy until their leases expire.
Infrastructure capacity aspects:	The site is close to existing development which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is currently an employment site and is adjacent to a school and other education facilities
Brief planning history:	Change of use of land to form temporary car parking, part of industrial estate off Lowtherville Road, Ventnor, conditional approval 07 July 2016 (TCP/32661/P/00631/16)
Overarching policy context:	The site is located within the settlement boundary. The site has existing employment uses any change could result in a loss of employment.
Steering group's conclusion:	The steering group concluded that the site should remain in employment. The site could be redeveloped to provide newer units.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 2 years.
Put forward for:	The site has been put forward for mixed development (housing led)
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded the site is not suitable and therefore not achievable for residential but should be considered for employment redevelopment.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: Could be a good site for residential instead of employment. Concerns over ground conditions, condition of site. Could be used as mixed use with businesses and affordable housing. Following discussions the steering group concluded that a mixed use may be suitable with separate accesses for employment and residential.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Developable

SHLAA Ref No:

IPS067

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA and the brownfield land register. Given the potential for leases, they consider it developable and could be considered for potential allocation.

The site is considered:

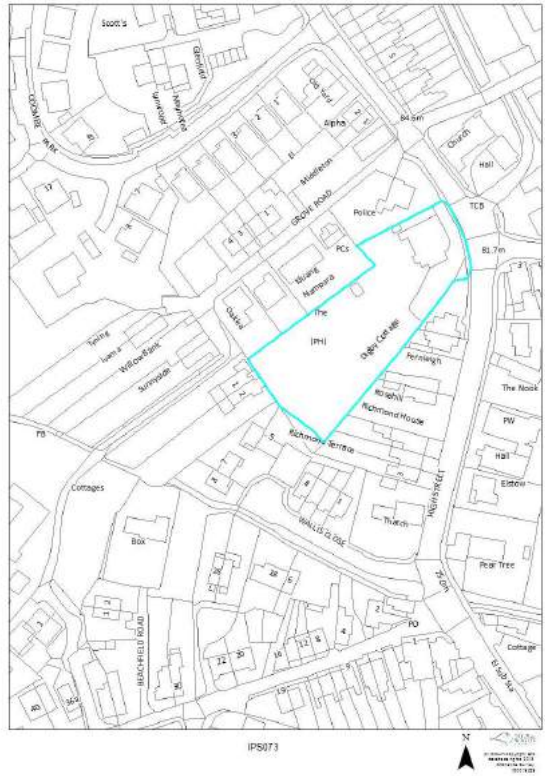
Developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

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:
- Potential biodiversity impact:

Potential heritage impact:	The site is not in a conservation area but is opposite a listed building, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site has access onto the main road. The site is on a bend and consideration will need to be given to visibility displays
Access to public transport:	The site is located along Route 3, this serves Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. There are pavements to the roads.
Access to services/ facilities:	Wroxall has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4."/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The site sits higher than neighbouring land and consideration will need to be given to impacts on neighbours
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is situated within the settlement boundary and a confirmed brownfield site"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable for redevelopment. The site is located in a rural service centre and is a brownfield site. The redevelopment could facilitate an improvement to the access. Any development will need to take account of the impact on neighbours and the TPO trees."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1.5 years."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is achievable, it has the potential to deliver between 5-7 in years 1-5"/>
Indicative yield:	<input type="text" value="5-7"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

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

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:
- Potential biodiversity impact:
- Potential heritage impact:

	conservation including its setting.
Site access aspects:	The site has a small vehicular access to the rear. There is on street parking.
Access to public transport:	Ryde has a number of transport options and the site is located within the town centre boundary.
Access to pedestrian/ cycle:	Ryde has a number of public rights of way to the wider area and dedicated cycle links to Newport. The near by roads also benefit from pavements.
Access to services/ facilities:	Ryde has a wide range of services and facilities
Access to open spaces:	Ryde has access to a wide range of public open space provisions as well as the coast.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site has some utilities but may require extensions to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged."/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is situated within the settlement boundary, the town centre boundary and is a confirmed brownfield site."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable. The site is located within the settlement boundary, is a brownfield site and is no longer used as a youth centre. Any redevelopment should retain the existing building."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available, is for sale with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing, mixed development (housing led)."/>
Conversion?:	<input type="text" value="The site should be considered for conversion."/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is suitable. Final numbers will be dependent on overall scheme and ability to retain the building. As the site is empty could come forward in years 1-5."/>
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions on suitability but set out that it may not be viable to retain the building, and is more suitable for affordable housing. Likely to need to demolish and redevelop."/>
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Stage G - SHLAA Conclusion

Final conclusions:	<input type="text" value="Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable but due to"/>
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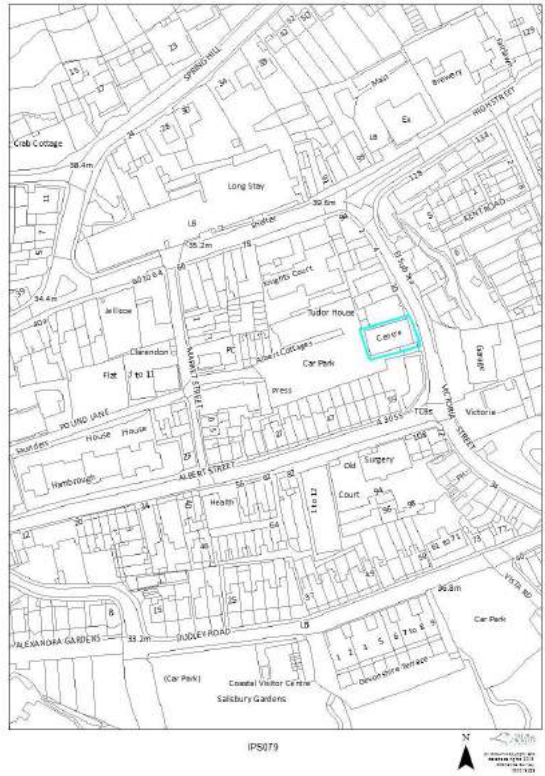
The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is a former youth centre and is a character building with roadside frontage and pedestrian entrances on two sides. The site has a pedestrian right of way to the south which is a set of steep steps. The building is 2.5 storeys to the front and 3.5/4 storeys to the rear.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement:
- It is brownfield/greenfield:
- Potential landscape impact:
- Potential biodiversity impact:
- Potential heritage impact:

	the area. There are no listed buildings close by but the site is a non-designated heritage asset as such consideration must be given to its conservation including its setting.
Site access aspects:	The site is just the building, there is a pedestrian access to the front and side. There is a public car park to the rear.
Access to public transport:	The site is close to a bus stop this is route 3 serving Newport Rookley 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:	Ventnor has a number of public rights of way to the wider area and cycle links to Newport. The near by roads also benefit from pavements.
Access to services/ facilities:	Ventnor has access to a range of services and facilities
Access to open spaces:	There are a number of public open space facilities close by but the site has good access to the coast and countryside
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site has some utilities but may require extensions to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged."/>
Brief planning history:	<input type="text" value="No apparent planning history."/>
Overarching policy context:	<input type="text" value="The site is situated within the settlement boundary and a confirmed brownfield site."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable. The site is located within the settlement boundary, is a brownfield site and is no longer used as a youth centre."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available, is for sale with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing and mixed development (housing led)."/>
Conversion?:	<input type="text" value="The site should be considered for conversion"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is suitable. Any redevelopment should try and retain the existing building. Consideration should be given to a community use on a lower floor. Final numbers will be dependent on overall scheme and ability to retain the building. As the site is empty could come forward in years 1-5."/>
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions on suitability but made the following additional comments: Wouldn't be viable to retain building, would need to be demolished. Agree potential for a community use on ground level with residential above."/>
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA and the brownfield land register. They consider it developable and could be considered for potential allocation.

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

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:

Potential biodiversity impact:

Potential heritage impact:

	conservation area.
Site access aspects:	The site is accessed from St Thomas car park entrance along St Thomas Street
Access to public transport:	There are bus stops in close proximity and Ryde is well served by public transport as well as ferries.
Access to pedestrian/ cycle:	There are no public rights of way or cycle paths in close proximity, but the area is well served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.
Access to services/ facilities:	The site is in the settlement boundary of Ryde where there are a range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby as well as the seafront
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	Redevelopment could result in a loss of car parking
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history
Overarching policy context:	The site is within the settlement boundary. Need to consider loss of parking provision.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is in the settlement limit and close to the town centre. There is potential for residential development but must be high quality design respecting the setting of Brigstocke Terrace. Loss of parking will need to be justified and/ or replaced.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable . Given existing parking likely to be achievable in years 6-10.
Indicative yield:	<input type="text" value="20"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: Previously looked at for other uses. Concern about loss of parking, associated revenues and value for town. Query over potential for affordable housing but may not be the right place, main drain in car park. Consider doubling car park area and have a green space on top to enhance.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site taking account of the comments but consider that the site still has potential for residential subject to any loss of required parking being reprovided. Therefore they consider it suitable for the purposes of SHLAA and the brownfield land register concluding it to be developable and could be considered for potential allocation. Following further advice, it is noted that if this site comes forward/allocated for development and if the facility is still needed when a planning permission is granted for an alternative use, the parking will need to be re-provided elsewhere as part of that planning consent.

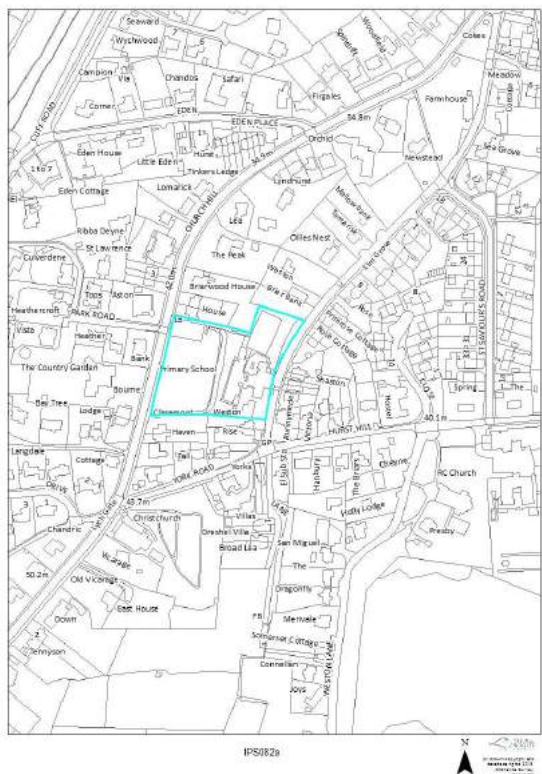
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

Potential heritage impact:	The site is within a conservation area, as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. Whilst the building is not listed it is recorded on the HER and as should any changes etc. should be incorporated. As the building is a characterful building every effort should be made for it to be retained. There are no listed buildings close by.
Site access aspects:	The site has no vehicular access to the east of the site, there may be some potential to the north west but the levels are different to the road. There is on-street parking immediately along the school side part of the site and this would be lost if access is required along this eastern boundary. To the west of the site there is an existing car park and access.
Access to public transport:	There is a bus stop close by this is along Route 7 Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	Whilst there are no public rights of way or cycle paths in close proximity, the wider area is served by them. The area is served by some public foot ways and paths to the local road network.
Access to services/ facilities:	Totland has a number of services in line with it being a smaller regeneration area.
Access to open spaces:	There are a number of public open space facilities nearby and the site has good access to the coast and countryside
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	The site is a former school
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues, however, it is a former school and any relevant DoE aspects may need to be considered.
Infrastructure capacity aspects:	The site had some utilities but may require extensions to be factored in
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that the site is suitable in part. The brownfield element referred to in IPS082b is suitable for redevelopment as per those conclusions. However, the school playing fields should be retained for community use as this area of green play space is important visually in the area and is the only green space close by in an otherwise built up area. The parking could be used in connection with either the playing field or the redevelopment of the school buildings.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 - 2 years
Put forward for:	The site has been put forward for general housing
Conversion?:	The school is a character building and has the potential to be converted.
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

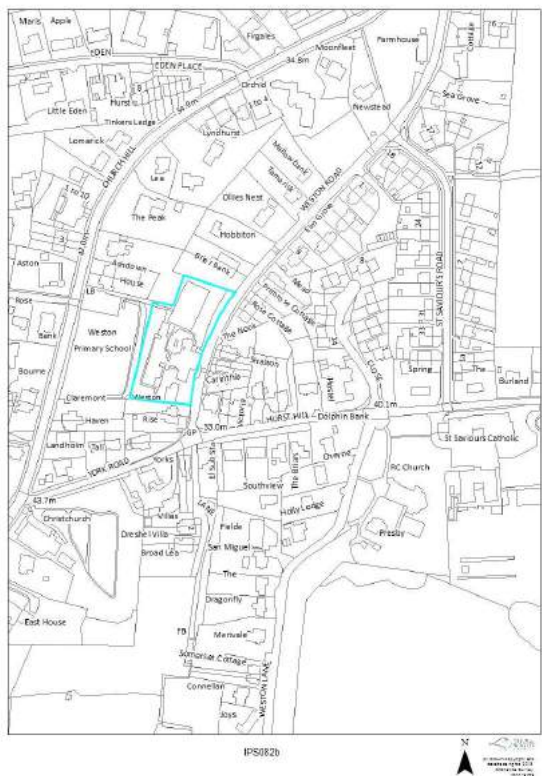
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:

Potential biodiversity impact:

Potential heritage impact:	The site is within a conservation area, as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. Whilst the building is not listed it is characterful building and should if possible be retained. There are no listed buildings close by.
Site access aspects:	The site has no vehicular access to the east of the site, there may be some potential to the north but the levels are different to the road. There is on-street parking immediately along the school side part of the site and this would be lost if access is required along this eastern boundary.
Access to public transport:	There is a bus stop close by this is along Route 7 Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	Whilst there are no public rights of way or cycle paths in close proximity, the wider area is served by them. The area is served by some public foot ways and paths to the local road network.
Access to services/ facilities:	Totland has a number of services in line with it being a smaller regeneration area.
Access to open spaces:	There are a number of public open space facilities nearby and the site has good access to the coast and countryside
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	The site is a former school
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues, however, it is a former school and any relevant DoE aspects may need to be considered.
Infrastructure capacity aspects:	The site had some utilities but may require extensions to be factored in
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located within the settlement boundary, is a brownfield site and is no longer required for a school. Any redevelopment should try and retain the school building.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 - 2 years
Put forward for:	The site has been put forward for general housing
Conversion?:	The school is a character building and has the potential to be converted.
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable. Final numbers will be dependent on overall scheme and ability to retain the building. As the site is empty could come forward in years 1-5.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

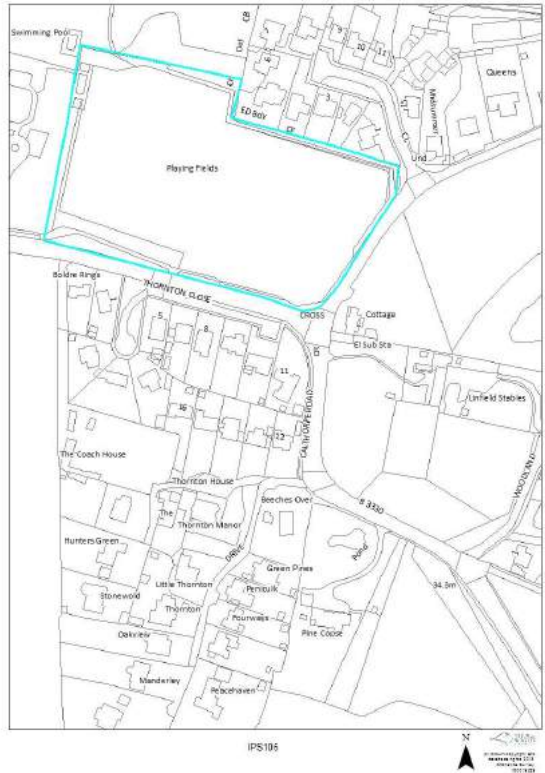
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description:

Stages A and B - Discounting

Environmental designations A1:	<p>0.1ha is located in a SINC or ancient woodland buffer and has as such been discounted from the assessment.</p> <p>The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.</p>	<input type="checkbox"/> Discount
Environmental designations A2:	<p>The site is not located within any environmental designations including heritage coast, historic park or garden, open space.</p> <p>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.</p>	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The site is located in FZ1 and is not class 1 or 2 agricultural land.</p>	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	<p>The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the west in close proximity, approximately 75m away</p>
It is brownfield/greenfield:	<p>There are a couple of buildings to the western boundary, these are single storey and timber</p>
Potential landscape impact:	<p>The site is not located in an AONB. It is outside the settlement boundary on the edge</p>

	of the area. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	0.1ha to the north is located in a SINC or ancient woodland buffer. There are also a couple of TPO trees just outside the boundary to the west.
Potential heritage impact:	The site is not located in a conservation area, it is though near to a listed building, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site can be accessed from Appley Road
Access to public transport:	There are bus stops close to the site and Ryde has a number of buses that serve the wider area
Access to pedestrian/ cycle:	There is a public right of way to the east and the wider area has cycle links.
Access to services/ facilities:	Ryde has a wide range of services and facilities
Access to open spaces:	The site is an existing archery field. Ryde has a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	Most of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment:	No loss of employment, but there would be a loss of private club that may need reprovisioning
Potential constraints to delivery:	There is one landowner. The site is tenanted by an archery club, the White Bowman. Consideration will need to be given to any tenancies and leases and requisite notice or reprovision.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the west in close proximity, approximately 75m away
Steering group's conclusion:	The steering group concluded that the site is suitable. This is based on the land being private open space and not readily accessible open space. The site is just outside the settlement boundary, adjacent to existing residential and located on a bus route. The site could provide the opportunity for some larger dwellings. Consideration will need to be given to existing uses/tenancies.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 2 years.
Put forward for:	The site has been put forward for general housing
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

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

Site Address:

Site location



Site Description: The site is part of a larger agricultural grazing field on the outskirts of Niton. It is fairly flat with hedges to three sides. There is residential to the south east and south west and can be accessed from either Chatfeild Road or Allotment Road.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not on class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is outside and not immediately adjacent to the settlement boundary, however, the site forms part of a larger field and the subsequent area submitted under IPS263 is immediately adjacent to the settlement boundary
- It is brownfield/greenfield: The site is greenfield, there are no buildings or structures located on the site.
- Potential landscape impact: The site is not located in an AONB but is located in close proximity to it. The land is fairly level and has residential properties to the south west and south east. Whilst it is located close to the settlement it has a rural feel. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
- Potential biodiversity impact: The site is not located in an environmental designation. There are no tree

	preservation orders or larger trees within the site. The site is bounded by hedges and may need to be considered in terms of any biodiversity benefits.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Previous archaeological comments have noted that an earthwork HER 4841 lies within part of the area.
Site access aspects:	The site can be accessed of both Chatfeild Road and Allotment Road.
Access to public transport:	There are bus stops within the village of Niton. They run Mon - Sat 5 journeys & Sundays 3 journeys
Access to pedestrian/ cycle:	There are public rights of way in the area of the site that extend into the wider countryside and AONB.
Access to services/ facilities:	Niton has a range of facilities in line with it being a RSC.
Access to open spaces:	There are some open space provisions within Niton and there is access to the wider countryside.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	
Infrastructure capacity aspects:	The site is close to the settlement boundary where adjoining properties appear to benefit from connections to utility services. Drainage may need further investigation.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged. There are power lines that cross the centre of the site.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside and not immediately adjacent to the settlement boundary of Niton a RSC. It is however part of a larger field with the remaining part adjacent to the settlement boundary which has come forward under a separate submission (IPS263). Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	The steering group concluded that the site is suitable in part. There are concerns over including the entire site as submitted but a smaller area in combination with the adjacent site IPS263 over a longer period of time is considered appropriate.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5-10 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable in part and achievable. The are
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considered suitable relates to utilising part of the site following the line of the nearby Lower fields area down towards the road. The design should be very sensitive due to the visual impact on the wider area. Likely to be years 11-15.

Indicative yield:

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

Site Address:

Site location



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.

Stages A and B - Discounting

- Environmental designations A1: Discount

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 designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside the settlement boundary and is located in the wider rural area
- It is brownfield/greenfield: The site is greenfield with no structures on site.
- Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. 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.

Potential biodiversity impact:	0.43ha to the north and north east are within an ancient woodland and SINC buffer. There are no TPOs but there are a number of trees to the boundaries with strong hedgerows defining areas. Given the proximity to the SINC and ancient woodland further studies are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is a current access point in the middle of the site. This will need upgrading and consideration given to the proximity of the bus stops.
Access to public transport:	There are bus stops close by. Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the north of the site (NC40) and one to the south (NC21)
Access to services/ facilities:	Winford has no services. Apse Heath has a local shop with post office.
Access to open spaces:	There are no public open space facilities but the site has good access to the countryside. Borthwood copse is to the north with PROW (NC40) running through it.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The eastern section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants. There is an overage on the site in favour of the previous owner.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is in an area where there is no direct access to service or facilities.
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary and in the wider rural area"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable for limited development. There is potential for frontage development as this would represent infill development as there are existing dwellings to three sides."/>

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="This would need to be determined"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is suitable and achievable but for frontage development only. The final yield between 10-12 and could come forward in years 1-5."/>
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions but consider the whole site to be suitable. The following comments were made: Provides an opportunity to bring some services into Winford and develop out whole site with addition of community facilities/shop. There could be the potential to develop Village Green area at the front with houses and potential services along the whole site. Overage could impact on viability/ deliverability.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments and consider that the site could provide a small community facility and additional provision. It was concluded that the whole site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

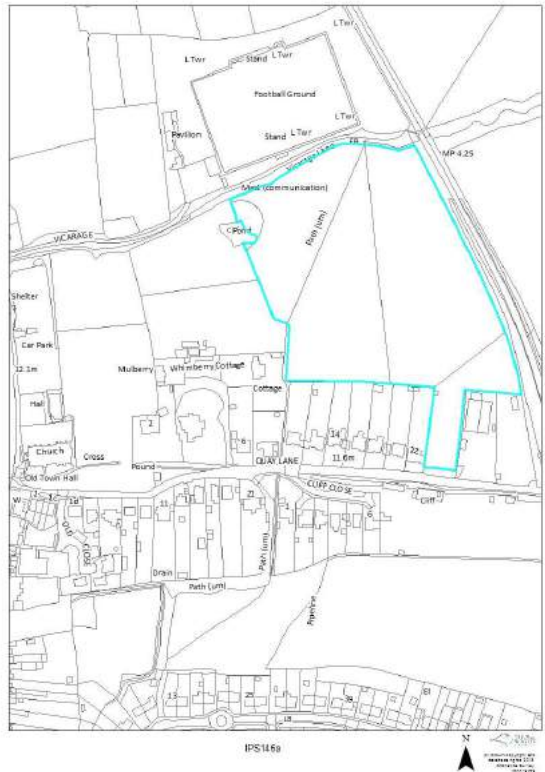
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address: Land north of Quay Lane, Brading
Isle of Wight
PO36 0AT

Site location



Site Description: The site is a series of fields on the outskirts of Brading. The site is bounded by scattered trees, hedges and scrub. The site is gently sloping and is adjacent to the railway line.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.
- Environmental designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The access to the site is located within the settlement boundary, the remainder of the site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary.
- It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site
- Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
- Potential biodiversity impact: The site is not located in any environmental designations. There are two TPOs to the

	western boundary and several trees and hedgerows bounding the site.
Potential heritage impact:	The site is not located in a conservation area but is close to it and there are no listed buildings close by
Site access aspects:	The site can be access from Quay Lane. This is a narrow road which accesses onto the strategic road network
Access to public transport:	There are bus stops in close proximity along the strategic road network to the west of the site. This is along Route 2, Newport to Ryde. The route being Newport Merstone Godshill Shanklin Sandown Brading Tesco Ryde. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minute.
Access to pedestrian/ cycle:	There is a public right of way diagonally crossing the site to the north west (B8) and another to the north (B4a). There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Brading has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	There is an area to the north within the site that is located within the minerals safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is immediately adjacent to adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Brading which is a RSC. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and demonstrate it is meeting a proven local need appropriate to the rural area.
Steering group's conclusion:	The steering group concluded that the site is suitable for residential development subject to access. The site is immediately adjacent to the settlement boundary and located close to other development and services. Whilst access can be achieved on to Quay Lane it is noted that is it quite narrow and may impact the ability of the site to deliver housing.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year
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Put forward for:

Conversion?:

Rural exception?:

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:

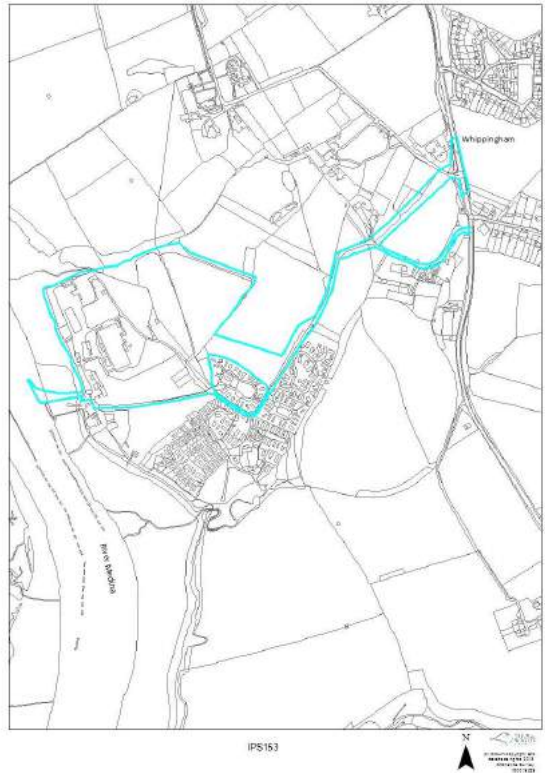
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is located down Folly Lane adjacent to the River Medina. It has a number of structures adjacent to the river. The site has security fencing around it and has a number of trees with the site. It is level close to the river then rises to the east.

Stages A and B - Discounting

Environmental designations A1: Discount
 0.2ha to the west is located in a RAMSAR, SAC, SPA & SSSI associated buffer zones. A further 4.2ha to the east is located in a SINCR and associated buffer. Therefore 4.4 ha has been removed from the assessment area. The developable area will need to be amended accordingly. The remainder of the site has no environmental designations. The site put forward is 14.53ha, this has been reduced to 10.13ha.

Environmental designations A2: Discount
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Flood zones/agricultural class/size: Discount
 2.0 ha of the site is located in flood zone 2 and/or 3. This has been removed from the assessment.
 The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land

Stage C - Assessment - Suitability

Proximity to settlement: Whippingham does not have a settlement boundary.

It is brownfield/greenfield: The site is a brownfield site. It has a number of structures and buildings located close to the River Medina.

Potential landscape impact: The site is not located in an AONB. The site does though form part of an important river valley with views across the Medina and far reaching views beyond over to

	Northwood and Cowes. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The western edge/boundary of the site and a small access way are located in environmental designations. The access way area has been removed from this assessment and developable area. The eastern half of the site is located within a SINC, whilst this has been removed from the assessment, the remainder of the site is fairly scrubby with trees through-out. The site also has a number of old buildings and structures located within it that may house bats. Appropriate surveys will be required. The site is also located in a biodiversity enhancement area.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The plans show a new access up to the new road. Currently it is accessed along a single lane road up to the strategic road network
Access to public transport:	The bus stop is located on the main road to the east about 900m away. Route 5 is Newport Whippingham Osborne House East Cowes. This runs Mon - Sat up to every 20 minutes Sundays up to every 30 minutes. Route 4 is Ryde Binstead Wootton Whippingham Osborne House East Cowes. This runs Mon - Sat up to every 60 minutes Sundays up to every 60 minutes
Access to pedestrian/ cycle:	There is a public right of way that crosses the site to the east which leads to a wider network. There are or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There is limited public open space provision nearby, but the site is adjacent to the River Medina
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	Site is redundant
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	There are some services to the site but extensions to utilities will need to be factored in.
Potential compatibility impacts:	The site has historic uses that may have led to the site being contaminated. Remediation will be required.
Brief planning history:	The site has planning permission for a mixed use development include 99 residential units. Reference number P/00102/14 & TCP/01419
Overarching policy context:	The site is a brownfield site located outside the settlement boundary. Whippingham does not have a settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable as it is a brownfield site that should be redeveloped. The site is located outside the settlement and as such any development will need to be mixed use and enabling to fund high quality tourism uses. Any redevelopment of the site will need landscaping and ecology buffers and ecology mitigation. A new road access will be required

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	The site has been put forward for mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is achievable, albeit in the knowledge that the site has contamination aspects which should be facilitated by enabling development.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: Unlikely to happen due to remediation costs and issues over access and the ability to develop. Better used as a lodge park. Whilst the site needs to be redeveloped, there is a question over deliverability and suitability.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments and consider that the site could still come forward in line with the existing permission or similar. It was concluded that the site is suitable for the purposes of SHLAA developable and could be considered for potential allocation.
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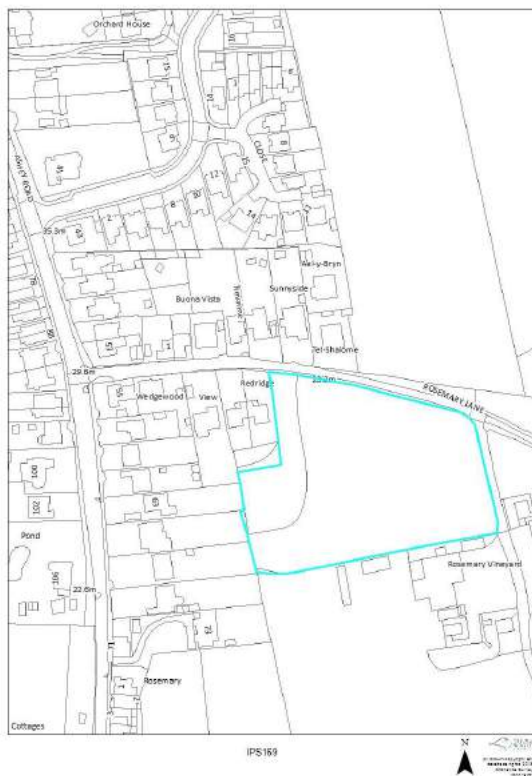
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

SHLAA Site Assessments - Developable SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	It is unclear if there is an access point off Rosemary Lane. The current planning application (resolution to grant subject to legal agreement) includes demolition of a house along Ashey Road.
Access to public transport:	The site is located close to a bus stop. Ryde has a number of bus service options within and to Newport and the wider area.
Access to pedestrian/ cycle:	There is a public right of way to the east of the site which leads to a wider network, the wider area also has cycle links to Newport.
Access to services/ facilities:	Ryde has a full range of service and facilities
Access to open spaces:	Swanmore Meadows is located immediately to the north.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants. The site currently has a valid planning application (resolution to grant subject to legal agreement). Access is also dependent on the neighbouring property.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	P/00417/16 - Demolition to demolition bungalow and build 9 dwellings and 5 flats. Resolution to grant subject to a legal agreement and achieving access
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is suitable for residential development subject to access being achieved. It is immediately adjacent to the settlement boundary and located close to existing properties. The steering group also noted that the site has a current planning application, granted subject to a legal agreement. This application included land outside the SHLAA boundary.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is achievable subject to access, which could come forward for 10-15 dwellings in years 6-10."/>
Indicative yield:	<input type="text" value="10-15"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Site is suitable subject to access and could be delivered earlier."/>
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA. Given the access aspects consider it developable but could come forward earlier.

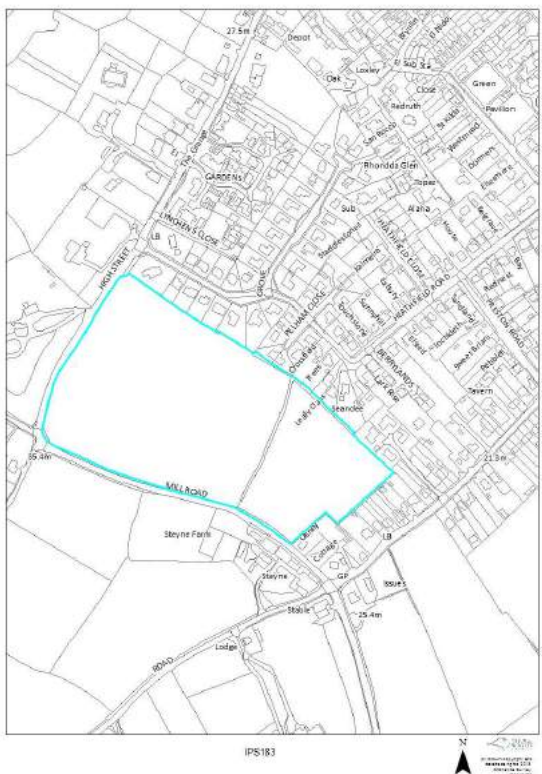
The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

Potential heritage impact:	The site is not located in a conservation area. There is a listed building on the other side of the road, Bembridge Lodge. As the site is near to a listed building, any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site has a current field access on to Mill Road. This would need improving to provide suitable visibility splays.
Access to public transport:	There is a bus stop close by. Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. The immediate roads do not have pavements.
Access to services/ facilities:	Bembridge has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban with a small area of Grade 3 to the western corner"/>
Mineral resources?:	The top south western portion of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is within the settlement boundary where adjoining properties benefit from connections to utility services."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged."/>
Brief planning history:	<input type="text" value="No apparent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the settlement boundary of Bembridge which is a RSC. Bembridge has an adopted neighbourhood plan. It sets out that new development should be confined to small scale proposals. In terms of housing these should be within the settlement boundary or immediately adjacent to it, schemes of 1-9 and not exceeding 0.5 hectares. Development in the wider rural area should be meeting an identified rural need or re-use of buildings. Specialist housing proposals should be reflective of the housing need survey and any local need development should have a Bembridge connection."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable. It is immediately adjacent to the settlement boundary, is level with potential for suitable access options. The site also completes the 'block'."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing, mixed development (housing led)"/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

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:

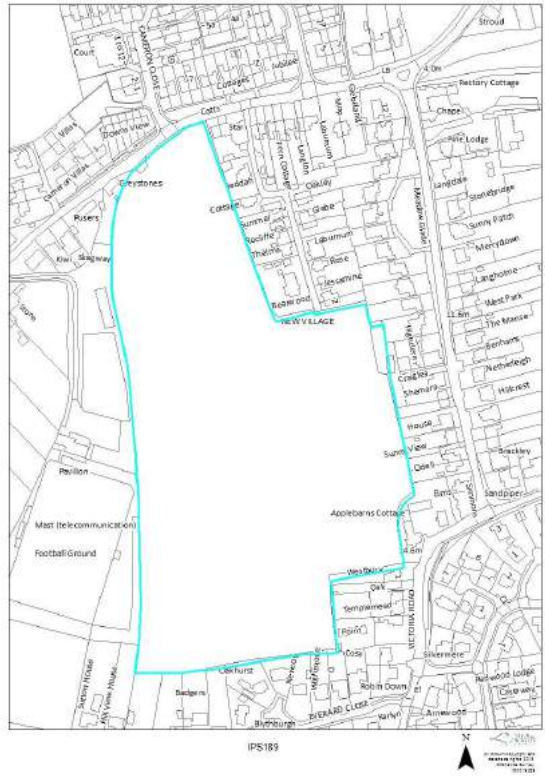
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is a large field that is used for agriculture, there is a hedge to the road boundary and mixed timber, hedge and fence boundaries to the rest of the site. There are a few trees to the western boundary. The site is level to the north and gently rises to the south.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside but immediately adjacent to the settlement boundary which is on three sides of the site. (N, E, W).
- It is brownfield/greenfield: The site is a greenfield site with no structures of building within the site.
- Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. The site is level to the north and located adjacent to other properties, the land does rise to the south so any design would need to take account of the levels.
- Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

	orders or significant trees within the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Currently no known archaeological implications.
Site access aspects:	Access is onto Camp Road and is just over 400m from the strategic road network.
Access to public transport:	There are bus stops just outside the site.
Access to pedestrian/ cycle:	There are a network of public rights of way in close proximity and there is an intermittent footpath along the road on the opposite side of the site on Camp Road.
Access to services/ facilities:	Freshwater has access to a good range of services and facilities.
Access to open spaces:	Open Space (Outdoor Sports Facilities) to west of the site and marshes to the east
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The land is classified as urban."/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Outline for 8 dwellings with vehicular access and parking, land between Greystones and 2 Star Cottages, Camp Road, Freshwater, Refused appealed to the secretary of state appeal dismissed 9 June 2014 (P/00786/13/TCP/31526)
Overarching policy context:	The site has the settlement boundary on three sides and is located just outside Freshwater that has a good range of services. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located outside but immediately adjacent to the settlement boundary, the access potential is suitable and given the size of site options for mixed use could be considered.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-5 years
Put forward for:	The site has been put forward for general housing / mixed development - housing led.
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: There was an option signed with mainland developer; potentially a number of owners; number of upfront costs; need to consider highways access, drainage and the saleability of units (Phasing) build at 5-10 Years.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

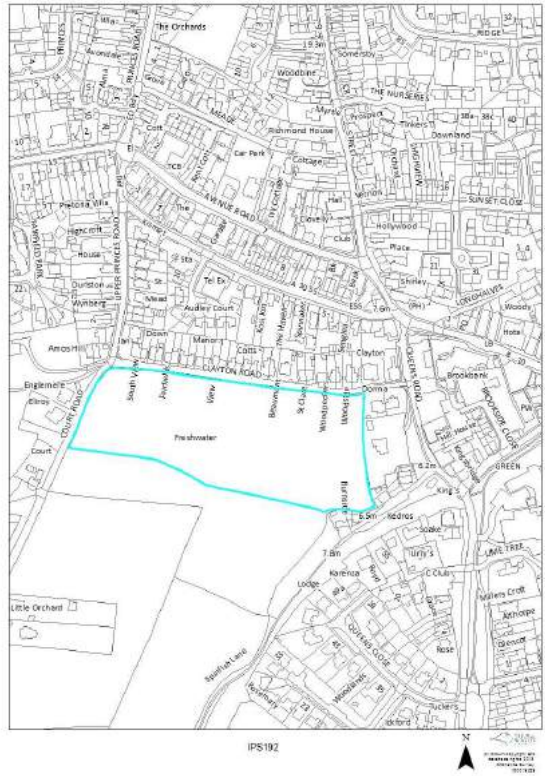
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is the edge part of an agricultural field located just outside the settlement boundary. There are hedges to the north and east with some tree within the hedges. The site is fairly level before sloping gently to the south,

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside but immediately adjacent to the current settlement boundary which is along the north and east boundaries.
- It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site
- Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is becoming more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site as well as nearby residential will need to be considered and reflected in any design principles.
- Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, though there are some trees within

	the hedge boundaries. There is a TPO to the south easy boundary just beyond the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access could be achieved along Court Road depending on the proximity to the junction and there is a single track road to the north of the site.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 7, Newport to Alum Bay. The route being Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay The service runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes.
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity
Access to services/ facilities:	Freshwater has access to a good range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is suitable. There is potential for development and could result, subject to design, in a fully developed site. To ensure suitability the site should incorporate a landscape buffer to Court Road and retain the hedge along Clayton Road.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-5 years.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Subject to access
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and impact on the nearby junction development could be in the region of 30-50 dwellings. Design should incorporate a pavement and there should be no vehicular access to Clayton Road. FY30-50. Years 1-5

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

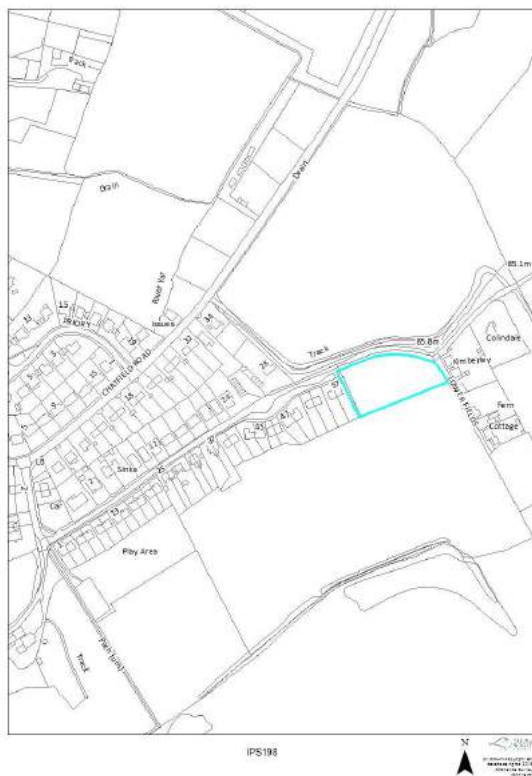
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeological comments have noted HER 4840, a flint scatter lies within the area, indicating the potential for buried prehistoric settlement remains. Further investigation may therefore be required.
Site access aspects:	Access would be onto Allotment Road where it is unmade and becomes a bridleway/footpath. Would need to ascertain whether there are any right of access issues.
Access to public transport:	There are bus stops within the village of Niton. Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	There are public rights of way to the north of the site that extend into the wider countryside and AONB.
Access to services/ facilities:	Niton has a range of facilities in line with it being a RSC.
Access to open spaces:	There are some open space provisions within Niton and there is access to the wider countryside.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues"/>
Infrastructure capacity aspects:	<input type="text" value="The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged"/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the settlement boundary of a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable. The site is located outside but immediately adjacent to the settlement boundary of a RSC. Niton is fairly constrained as a RSC, opportunity for a small scheme."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5-10 years."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is suitable and achievable. There is an opportunity for a small scheme and continuation of houses along that road. Could be delivered in years 0-5 with final yield of 5-7."/>
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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

Site Address:

Site location



Site Description: The site has a number of different areas, some wooded, some meadows and areas of scrub with an access track running through it. The boundaries are a mix of hedgerows, post and wire fencing and trees. The site generally slopes east to west and is close to residential, primary school, village green and areas of agriculture.

Stages A and B - Discounting

- Environmental designations A1: Discount

1.9ha of the site is located either in a SINC and/or an ancient woodland and associated buffers and has therefore been removed from the assessment.

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 designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside but immediately adjacent to the current settlement boundary which is along the eastern boundary.
- It is brownfield/greenfield: The site is predominately clear of buildings and structures with only a small stable in one area.
- Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the edge of the area where the land is more rural and more agricultural. If development is

	considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles
Potential biodiversity impact:	1.9ha of the site is located either in a SINC and/or an ancient woodland and has therefore been removed from the assessment. An additional area is beyond these designations is wooded and there are some mature hedgerows. The meadows with wild flowers are cut for hay. The site is located within a biodiversity enhancement area. Relevant biodiversity and arboricultural studies are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has access via narrow Lane onto Wyatts Lane. Access may require the adjacent bungalow or through the adjacent site and Harry Cheek Gardens
Access to public transport:	The site is some distance from the nearest regular bus stop. This is along the main strategic road network and is Route 1 serving Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	There is a public right of way through the site to the north of the site (CS14), there are no nearby cycle links but there are links in the wider area. The immediate road does not have a pavement.
Access to services/ facilities:	Northwood has some facilities and Cowes further to the north has a range of services and facilities
Access to open spaces:	There is a village green/common area to the north.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3 to the west and urban to the east."/>
Mineral resources?:	There is an area to the north of the site that is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment:	No loss of employment
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area adjacent to biodiversity designations and where the context of the area is more rural.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is suitable in part. The site is outside but immediately adjacent to the settlement boundary with potential for suitable access options. There are two distinct parcels that are suitable, the areas adjacent to IPS317 and the area immediately behind 84 Wyatts Lane. The rest of the site is not suitable due to the protected woodlands and SINC. There is an area of additional woodland, not protected but this should be retained and used as public open space. There will also need to be a landscape buffer to the west of the top parcel to provide a buffer to the open countryside.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-5 years
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SHLAA Site Assessments - Developable SHLAA Ref No:

Put forward for:

Conversion?:

Rural exception?:

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

Site Address:

Site location



Site Description: The site is an agricultural field with some structures to the west. The site slopes gradually from the north to the south of the site following the contour of the main road. The site is bounded by hedges and trees and there is a hedge within the site.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.
- Environmental designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside but immediately adjacent to the current settlement boundary which is along part of the south east corner.
- It is brownfield/greenfield: The site is an agricultural field with some structures to the west.
- Potential landscape impact: The site is not located in an AONB. The land gently slopes from north to south. There are residential properties to the south and west but there are views across the east over the Medina Valley. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
- Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The eastern section of the site is in a biodiversity

	enhancement area.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed via Horsebridge Hill, however any development would require an upgrading to the existing highway entrance. The strategic road network is located along Horsebridge Hill.
Access to public transport:	There s a bus stop in close proximity and is along Route1 - Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes. This runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network.
Access to services/ facilities:	Newport has a full range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	No, but the area has in the past been allocated for employment
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Outline for 8 dwellings; alterations to vehicular access (revised plans)(revised description)(readvertised), Acorn Farm, 4 Horsebridge Hill, Newport, conditional approval 2 August 2017 (P/00569/16/TCP/18742/T)
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary which is along part of the south east corner.
Steering group's conclusion:	The steering group concluded that the site is suitable for mixed use development, although acknowledge that there may be potential access issues onto the wider road network that need to be overcome.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-5 years.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The site is achievable subject to access. Years 6-10. Final yield would be dependent on mix of development across the site(s)
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Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following
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additional comments: Concern over viability, low value area, will depend on build cost.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

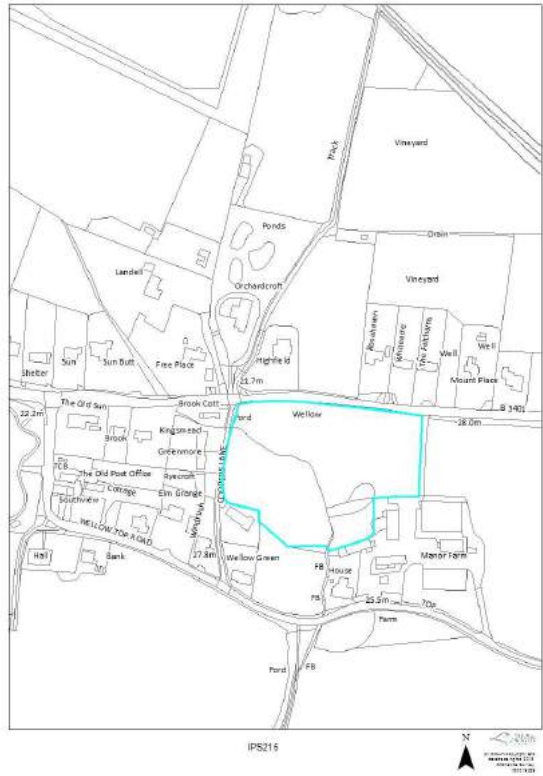
The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

Site Address:

Site location



Site Description:

Stages A and B - Discounting

Environmental designations A1:	<input type="text" value="The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG."/>	<input type="checkbox"/> Discount
Environmental designations A2:	<input type="text" value="The site is not located within any environmental designations including heritage coast, historic park or garden, open space"/>	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<input type="text" value="The site is located in FZ1 and is not class 1 or 2 agricultural land.

The FZ needs to be checked in this area due to the presence of the brook. This may impact on the developable area. EA - FZ2 & 3 in centre of site following brook.

0.2ha of the site is located in FZ 2 and 3 and has been discounted. The remainder of the size is located in FZ1"/>	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	<input type="text" value="Wellow does not have a settlement boundary."/>
It is brownfield/greenfield:	<input type="text" value="The site is currently agricultural with no buildings or structures."/>
Potential landscape impact:	<input type="text" value="The site is not located in an AONB. The site rises to the south, if development is considered appropriate, the impact on the wider area and views into and out of the"/>

	site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, although the east boundary is tree lined with young trees. There are some scrubby areas and some more substantial hedgerows that may have biodiversity benefits and require further investigation. There is also a brook running through the site from the south to the north west corner.
Potential heritage impact:	The site is not located in a conservation area but there is a listed building to the north and west. Should the site be acceptable, consideration will need to be given to the setting of the listed building and any special character features.
Site access aspects:	Access to the site may require hedgerow removal. The road alongside narrows to a single lane before opening up again.
Access to public transport:	There is a bus stop near by the area is served by Route 7. Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes in general but runs every hour through Wellow.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the area. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Wellow does not have many services, although the café does sell some limited produce.
Access to open spaces:	Millennium Field recreation area is located to the west.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services. However, there is no main drainage in the area and this will need to be considered.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	Wellow does not have a settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable. Whilst there is no settlement boundary within Wellow a small amount of development to serve local need may be acceptable. The Café does sell some produce and the bus service is fairly regular. There is some potential for a small area of high quality frontage development with a single access and buffer to the east and to the flood risk area.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 to 2 years
Put forward for:	The site has been put forward for mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

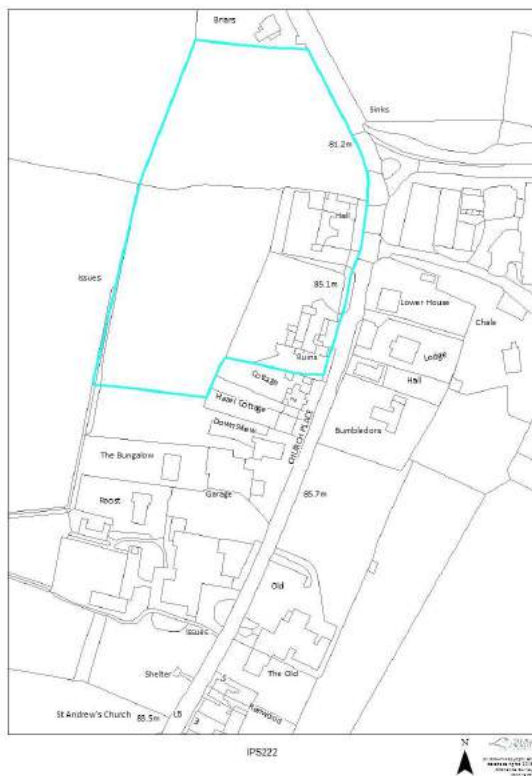
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



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.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: Chale does not have a settlement boundary. There is an area of development to the south that includes a garage and pub only.
- It is brownfield/greenfield: The site is a mix of greenfield and brownfield and contains the scout hall, public parking area, some redundant barns and a couple of old static caravans.
- Potential landscape impact: The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There is an older barn on site and appropriate bat and ecological surveys are likely to be required.
Potential heritage impact:	The site is not located in a conservation area but there are a number of listed buildings to the east. Should the site be acceptable, consideration will need to be given to the setting of the listed buildings and any special character features
Site access aspects:	The site can be accessed from the scout hall and car park entrance, the access is good though visibility is slightly restricted both ways.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 6 -Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor. The service runs Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	There are network of public rights of way within the area but no dedicated cycle paths in close proximity
Access to services/ facilities:	Chale does benefit from a garage and a pub just to the south of the site. The site includes a scout hall and parking.
Access to open spaces:	There is limited public open space provision near by
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment:	Unclear. The scout hall may need to be removed from the site assessment. There is a dog grooming business in part of the barn
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged. However, the loss or inclusion of scout hall and parking will need to be considered. There is also a power line that starts at the edge of the parking and extends west.
Brief planning history:	No recent planning history.
Overarching policy context:	Chale does not have a settlement boundary. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over the suitability of the site due to the location. There are limited services or facilities so would increase the use of private motor transport. It is therefore not considered a sustainable location for increased growth. Furthermore, there are concerns over the impact of development on the sensitive setting in the wider landscape context, the elevated nature of the site make this more apparent.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing. This would need to be clarified in regards to the

Conversion?:

Rural exception?:

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

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:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings to the rear of the site that need to be considered, furthermore the site is very overgrown.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has an existing vehicular access with reasonable visibility, this is near a pinch point in the road.
Access to public transport:	The nearest bus stop is some distance away (approx. 1.5km), located at Winford Cross. This is served by Route 8 - Newport to Ryde service
Access to pedestrian/ cycle:	NC9 public right of way is to the north of the site (0.5kn), this is also the location of the main dedicated cycle route from Sandown to Newport. There are a number of other public rights of way to the area. There are no pavements outside the site location.
Access to services/ facilities:	Newchurch has a primary school, Peddlers cafe and a pub.
Access to open spaces:	There are some open space provisions within Newchurch including Field of Hope Nature Reserve
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	A small section to the south west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment:	<input type="text" value="No loss of employment"/>
Potential constraints to delivery:	<input type="text" value="It is unclear as to the number of landowners, no known covenants or legal issues have been raised."/>
Infrastructure capacity aspects:	<input type="text" value="The site has some utilities but may require extensions to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural."/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary and in the wider rural area."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. Agree that high grade agricultural land should be protected. Note that the site is close to the built up area of Newchurch with some buildings located across the site. If following further investigation it is considered there is a need for additional housing in the area and this has been demonstrated, then the site will be reconsidered."/>

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="To be determined"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded the site is not suitable and not achievable."/>
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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

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:
- Potential biodiversity impact:

	to be incorporated and opportunities for enhancements along the boundary especially the northern boundary should be considered.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeological comments have noted that the site was formerly a deer lawn within Parkhurst Forest.
Site access aspects:	Access onto the site can be achieved from Sylvan Drive.
Access to public transport:	Sylvan Drive is on a bus route and the bus stops are within walking distance.
Access to pedestrian/ cycle:	Public footpath N211 runs across the southern parts of the site. The road network has pavements but there are no direct cycle links.
Access to services/ facilities:	The site is located just outside of the main country town of Newport which has access to a full range of service and facilities.
Access to open spaces:	There are a number of open space and recreation provisions within Newport.
Air quality sensitivities:	<input type="text" value="None known."/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged."/>
Brief planning history:	<input type="text" value="No apparent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the settlement boundary of Newport. which has access to a full range of service and facilities."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable. The site is located outside but immediately adjacent to the settlement boundary and could be suitable for development with a number of potential access options."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed."/>
Put forward for:	<input type="text" value="This would need to be clarified."/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is suitable and achievable . Overall would be subject to access limitations on wider network."/>
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Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Developable

SHLAA Ref No:

IPS231

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

The site is considered:

Developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is a level field to the rear of existing residential development. The site has a mix of hedgerows and trees to the boundaries. There are residential properties to the west and a retail park to the south beyond the adjacent field. The western extent of the site has forms site IPS161.

Stages A and B - Discounting

- Environmental designations A1: Discount

The site is 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 edge of the site is located within the 5m SINC buffer. It is not considered that this will detrimentally affect the overall developable area.
- Environmental designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: There is a small portion to the western extent of the site that is within the settlement boundary and the eastern portion of the site is outside but immediately adjacent to it.
- It is brownfield/greenfield: The site is a mix of brownfield and greenfield. Overall the site is predominately greenfield. There are a few metal buildings located to the western portion of the site.
- Potential landscape impact: The site is not located in an AONB. It is on the edge of the area with the eastern extent set in a gap. If development is considered appropriate, the impact on nearby houses, the wider area and views into and out of the site will need to be considered and

	reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site. The top edge of the site is located within the 5m SINC buffer, therefore there may be need for additional surveys.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is direct access from Gunville Road.
Access to public transport:	There are bus stops along Gunville Road within walking distance.
Access to pedestrian/ cycle:	There are no public rights of way or cycle links near the site, however the nearby roads have footpaths running along both sides.
Access to services/ facilities:	Gunville has access to a number of facilities and services and Newport town centre is accessible by bus
Access to open spaces:	The open space audit indicated playing fields to the east, these those are connected to the school
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	It is unclear as to the number of landowners.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is the centre of Gunville which has access to some services and facilities
Steering group's conclusion:	The steering group concluded that the site is suitable. The site has potential for development, it is part within the settlement boundary and has road frontage.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	This would need to be clarified.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable The site incorporates a smaller site (IPS161). Final yields will depend on design and access provisions of the smaller linked site.
Indicative yield:	<input type="text" value="30"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Could be 5-15 Years.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

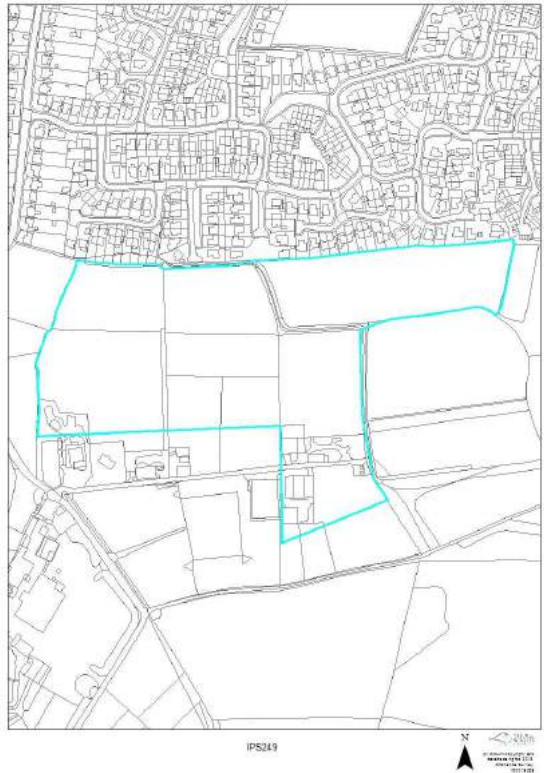
The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

Site Address: Land at Binstead, Ryde

Site location



Site Description: The site is currently in agricultural use. There are some farm buildings which are a brick and corrugated mix. The site is bounded by hedges and trees and is gently sloping from east to west towards the main road.

Stages A and B - Discounting

- Environmental designations A1: The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. Discount
- Environmental designations A2: The site is not located within any environmental designations including heritage coast, historic park or garden, open space. Discount
- Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural land. Discount

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside but immediately adjacent to the current settlement boundary which is along the north boundaries.
- It is brownfield/greenfield: The site is greenfield, there are a number of buildings located on site some corrugated metal and some brick built.
- Potential landscape impact: The site is not located in an AONB. The site has residential properties to the north and has views across to houses on Newham Road. The site is on the edge of Binstead and given the level changes any development would likely change the appearance of the area. Therefore consideration of this and views into and from the site should be given.
- Potential biodiversity impact: The site is not located in an environmental designation. However, there is a SINC with 5m buffer to the east, consequently appropriate ecological survey may be required.

	There are a number of tree preservation orders to the north of the site and particularly along the northern boundary. Relevant buffers and protection measures will be required. (TPO/1993/25 Tree Preservation Orders T1-T9 & T17 & Group Order G1, TPO/1998/8 Woodland Order W1 & TPO/1981/40 Tree Preservation Order T6 on a very small part of the site)
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeological comments have noted that there are no known archaeological implications
Site access aspects:	Existing access onto site from Newnham Road. Need to ensure this is part of the site or can be achieved. There is an access gate onto Clevers Close on the north of the site
Access to public transport:	The site is within walking distance of local bus stops
Access to pedestrian/ cycle:	A public footpath R40 runs across the northern part of the site and R113 runs along the southern and part of the eastern boundaries.
Access to services/ facilities:	Ryde/Binstead have a wide range of services and facilities.
Access to open spaces:	Dame Anthony's Common is directly to the east and there are a number of footpaths in the area. Binstead Recreation Ground is to the north of the site
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="Most of the site is classified urban with a small section to the south classified as Grade 3."/>
Mineral resources?:	The southern half of the site is located within a mineral safeguarding area.
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:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Ryde/Binstead where there are a wide range of services and facilities.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located immediately adjacent to the settlement boundary. There may be options for access but is unclear how and what the likely impact would be on the TPOs.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	This would need to be clarified
Conversion?:	There may be potential to convert some of the buildings if appropriate.
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. If access is achievable then development should be concentrated towards the north of the site
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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

Site Address:

Site location



Site Description: The site is part of a larger agricultural grazing field on the outskirts of Niton. It is fairly flat with hedges to three sides. There is residential to the immediate south east and south west and can be accessed from either Chatfeild Road or Allotment Road.

Stages A and B - Discounting

- Environmental designations A1: Discount

The site is 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 designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space
- Flood zones/agricultural class/size: Discount

The site is located in FZ1 and is not on class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside but immediately adjacent to the current settlement boundary which is along the south western boundaries.
- It is brownfield/greenfield: The site is greenfield, there are no buildings or structures located on the site.
- Potential landscape impact: The site is not located in an AONB but is located in close proximity to it. The land is fairly level and has residential properties to the south west and south east. Whilst it is located on the edge of the settlement it has a fairly rural feel. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
- Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site is bounded by hedges and may need to

	be considered in terms of any biodiversity benefits.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Previous archaeological comments have noted that an earthwork HER 4841 lies within part of the area
Site access aspects:	The site can be accessed of both Chatfeild Road and Allotment Road.
Access to public transport:	There are bus stops within the village of Niton. They run Mon - Sat 5 journeys & Sundays 3 journeys
Access to pedestrian/ cycle:	There are public rights of way in the area of the site that extend into the wider countryside and AONB.
Access to services/ facilities:	Niton has a range of facilities in line with it being a RSC.
Access to open spaces:	There are some open space provisions within Niton and there is access to the wider countryside.
Air quality sensitivities:	<input type="text" value="None Known"/> Agricultural land class: <input type="text" value="The classification is Grade 4."/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services. Drainage may need further investigation.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged. There are power lines that cross the centre of the site.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	The steering group concluded that the site is suitable if considered with part of IPS114. There are concerns over the small site and the ability to deliver an appropriate layout in isolation when taking the neighbouring context into account. Could be considered suitable if considered in combination with adjacent site IPS114.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5-10 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable in combination with adjacent site IPS114 over a longer period of time. See IPS114.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

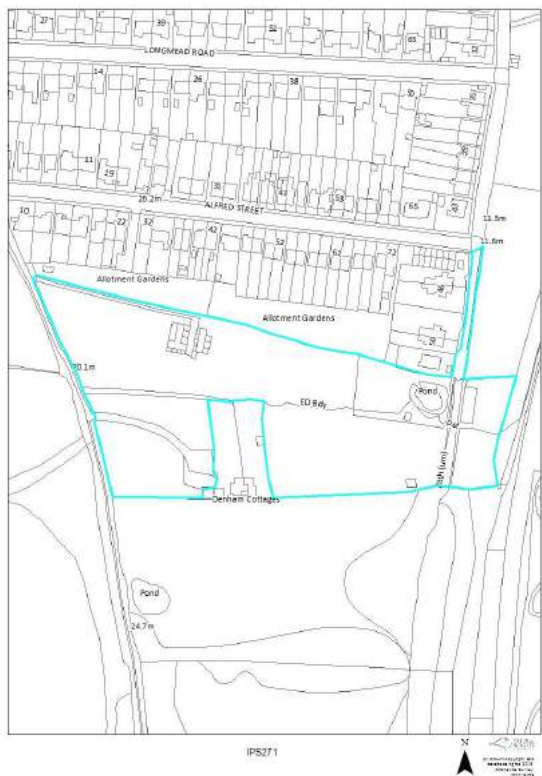
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site on the edge of Ryde is a large area of scrub land and grass areas sloping from west to east. The boundaries are a mix of hedgerows, scrub and wire fencing. The site is located outside the settlement boundary but is immediately adjacent to it on a small section to the north. There are allotments that separate the site from running continuously along the settlement boundary. To the north of the site beyond the allotments is residential and to the south a nature reserve.

Stages A and B - Discounting

- Environmental designations A1:** Discount

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. However, it is located immediately adjacent to a SINC. As such a 5m buffer has been added which could reduce the developable site area.
- Environmental designations A2:** Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size:** Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement:** The site is located outside the settlement boundary but is immediately adjacent to it on a small section to the north. There are allotments that separate the site from running continuously along the settlement boundary.
- It is brownfield/greenfield:** The site is greenfield, although it does incorporate a house and some old derelict buildings to the east.
- Potential landscape impact:** The site is not located in the AONB. It is outside the settlement boundary on the

	outskirts of the area. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. Any development could be screened from or by the SINC to the south.
Potential biodiversity impact:	Given the proximity to the SINC and that the site is grass and scrub, it is likely that ecological surveys will be required to understand any potential impacts. Furthermore there is a pond to the north east of the site. There is a stream to the east beyond the site boundary.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Currently no known archaeological implications
Site access aspects:	The site is accessed off Quarry Lane. The relevant section is unmade, narrow and forms part of a public right of way. Any development of the site would require the PROW to be redirected or be incorporated along a new access road. The GIS identifies a pond to the north east of the site, although this could not be verified on site. The location of the pond will need to be considered as close to the proposed access. It is unclear whether there is any potential to consider access to the west although this would require third party land.
Access to public transport:	The nearest bus stop is towards the top end of Quarry Lane or along Longmead Road. The railway line runs along the eastern boundary with St Johns Station to the north.
Access to pedestrian/ cycle:	There is a public right of way (R103) to the east of the site. This could be affected by any vehicle access to the site.
Access to services/ facilities:	Ryde town centre is within walking distance.
Access to open spaces:	The open space audit identifies the allotments to the north and west. There is a SINC with public access to the south. There is also common land to the south.
Air quality sensitivities:	<input type="text" value="none known"/> Agricultural land class: <input type="text" value="The site is classified as urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There are 2 landowners for which the agent is acting on behalf of. There are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The railway line runs along the eastern boundary, so consideration would need to be given to noise and impacts on the railway operations.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary but is immediately adjacent to it on a small section to the north.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located immediately adjacent to the settlement boundary. Access could, subject to design be achieved to the east, though other options should be explored. Further allotments could be included and biodiversity/ecology assessments will need to be undertaken. The PROW will need to be diverted or included.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

SHLAA Site Assessments - Developable SHLAA Ref No:

Put forward for:

Conversion?:

Rural exception?:

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:

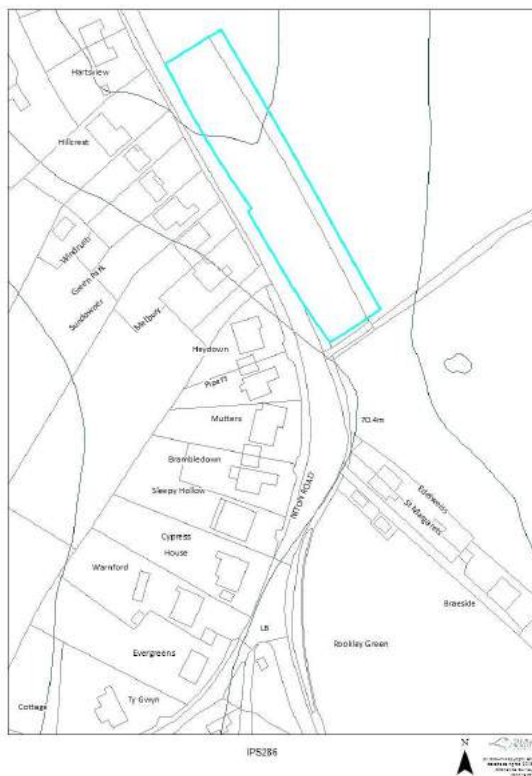
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:
- Potential heritage impact:

Site access aspects:	Access would be onto the main road which is located close to a bend to the south that restricts visibility.
Access to public transport:	There are no bus stops along Niton Road, the nearest is along Main Road some distance away. This is Route 3, Newport to Ryde that runs every 30 minutes.
Access to pedestrian/ cycle:	There is a public right of way to the south of the site (GL 6) that accesses up to Main Road. There are no pavements to the road, or cycle links.
Access to services/ facilities:	Rookley has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. There is a power pole on the west boundary and a boggy area to the south with an outlet pipe.
Infrastructure capacity aspects:	The site is close to other properties, it is likely that extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary of the RSC.
Steering group's conclusion:	The steering group concluded that the site is suitable if in conjunction with IPS349. The site is located adjacent to the settlement boundary of this RSC. Should consider the wider context of larger site.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. The final yield would be dependent on layouts and if in conjunction with IPS349. Years 1-5/6-10.
Indicative yield:	<input type="text" value="5"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Need to link this site to the adjacent site IPS239.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and if in conjunction with adjacent site, could be consider for potential allocation.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by, however the site slopes with views across the valley towards Appuldurcombe Park.
Site access aspects:	No current access from the road onto the site but could be achievable along the main road.
Access to public transport:	There are bus stops in close proximity to the site. The service is Route 3 Newport to Ryde which includes Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde. The service runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way to the north of the site but there are no dedicated cycle routes.
Access to services/ facilities:	Wroxall has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	There is an area to the north west within the site that is located within the minerals safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged"/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the settlement boundary of Wroxall which is a RSC."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable in part. The site is located outside but immediately adjacent to the settlement boundary. There is potential for development on part of the site given the sloping nature. Any development should reference the existing pattern of development as a starting point. Any development should incorporate a single access point."/>

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing"/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Unclear"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is suitable and achievable. Potential numbers dependent on sloping nature, years 6-10."/>
Indicative yield:	<input type="text" value="20"/> <input checked="" type="checkbox"/> 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

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:
- Potential biodiversity impact:

	<input type="text" value="buildings within the site that may require bat surveys."/>
Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	<input type="text" value="The site has access onto Noke Common Road"/>
Access to public transport:	<input type="text" value="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:	<input type="text" value="There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths although there are grass verges."/>
Access to services/ facilities:	<input type="text" value="Newport has a full range of services and facilities"/>
Access to open spaces:	<input type="text" value="There are a number of public open space facilities in the wider area."/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment:	<input type="text" value="The site is not an allocated employment site but there is a small area of employment on the site"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site has some utilities but extensions would need to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged."/>
Brief planning history:	<input type="text" value="Two detached dwellings with vehicular access, land adjacent 17 Noke Common, Newport, conditional approval 19 January 2016 (TCP/32482/P/01432/15). Demolition of barns, storage units and stable building; proposed development of six dwellings, car ports, parking and landscaping. Noke Common Dairy, 45 Noke Common, Newport. Conditional approval 17 April 2018 (P/00112/18/TCP/28938/K)"/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the current settlement boundary."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable for development, although acknowledge that there may be potential access issues onto the wider road network that need to be overcome."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 6-8 years"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="This would need to be determined"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is suitable and achievable. Years 6-10. Final yield would be dependent on mix of development across the site(s)."/>
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

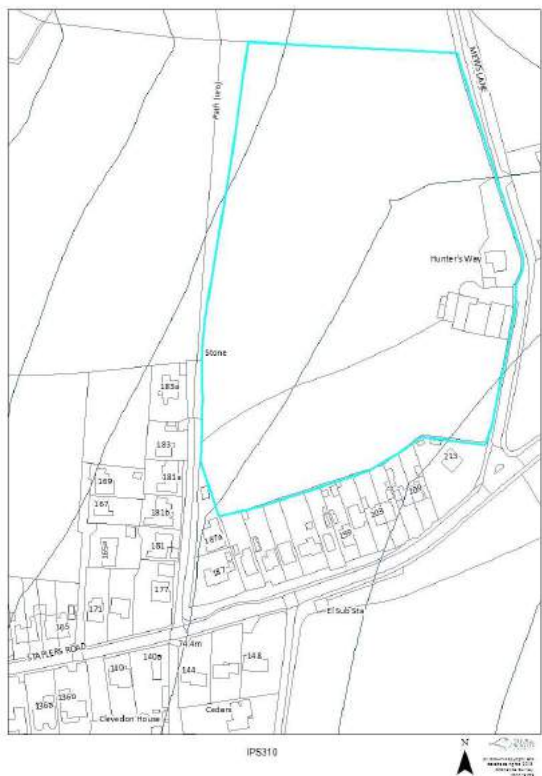
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is agricultural fields bounded with hedgerows and trees around the site and separating the two areas. There are a number of larger trees within the site and corrugated barns to the east. The land falls away gently in a north-westerly direction with far-reaching views to the countryside and towns to the west.

Stages A and B - Discounting

- Environmental designations A1: Discount

The site is 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 designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside but immediately adjacent to the current settlement boundary which is along the west and south boundaries.
- It is brownfield/greenfield: The site is greenfield with a number of corrugated barns to the east boundary.
- Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
- Potential biodiversity impact: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there are a number of trees.

	some large and prominent and mature hedgerows along the boundaries. Further biodiversity studies may be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The current access is off Mews Lane, but should development be considered appropriate it is likely that a new junction or improved access would be required.
Access to public transport:	There are bus stops close by along Staplers Road, this is along Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde. This runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes.
Access to pedestrian/ cycle:	There is a public right of way along the west boundary, there is no dedicated cycle link close by. The immediate road does not have a pavement.
Access to services/ facilities:	Newport has a full range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby in Newport.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is likely to require extensions to existing utility services, additional access and drainage, these will need to be factored in
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary
Steering group's conclusion:	The Steering group concluded that the site is suitable. The site has potential for some development to the lower part of the site, that is south of the hedge subject to access. It is adjacent to the settlement boundary with the land not being related to rear gardens. The site has potential to form part of a wider more comprehensive scheme.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 4-7 years
Put forward for:	The site has been put forward for general housing. Could include an element of independent living accommodation
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that if the lower half (south of hedge) comes forward in isolation the final yield could be 10-15 and subject to access could be achieved in years 6-10. If part of a wider scheme final yield would be dependent on wider layout and uses.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Potential to link with IPS311 to provide a scheme of 40 homes and would allow improvement to access.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

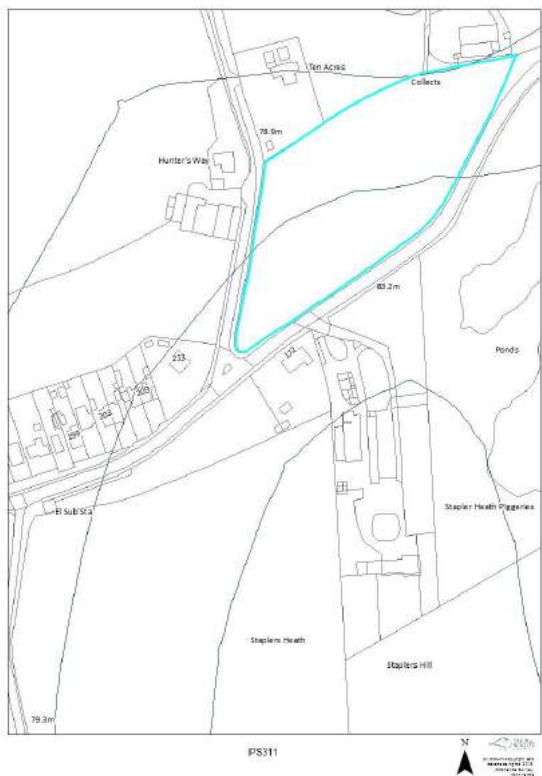
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The current access is off Mews Lane, but should development be considered appropriate it is likely that a new junction or improved access would be required.
Access to public transport:	There are bus stops close by along Staplers Road, this is along Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde. This runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes. T
Access to pedestrian/ cycle:	There is a public right of way close by to the west, there is no dedicated cycle link close by. The immediate road does not have a pavement.
Access to services/ facilities:	Newport has a full range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby in Newport.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The eastern half of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is likely to require extensions to existing utility services, additional access and drainage, these will need to be factored in
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary
Steering group's conclusion:	The steering group concluded that the site is only suitable if part of a wider comprehensive scheme with adjoining landowners. It is not suitable in isolation as it would elongate the settlement too far.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1-2 years
Put forward for:	The site has been put forward for general housing. Could include an element of independent living accommodation
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that if part of a wider scheme the site is achievable. Final yield and timings would be dependent on scheme.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Potential to link with IPS310 to provide good quality housing (40
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homes) and new access.

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

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:

	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: The steering group concluded that the site is achievable noting there is potential for development across the site. To the east during the early part of the plan and the west during the later part. The west would need to incorporate appropriate buffers to the ancient woodland and retain hedges across the site due to bats. Further investigation would be required as to the access and this would need to be off Lushington Hill. Palmers could only be considered as a secondary access.

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Numbers would be dependent on housing need and access. Site is a size to accommodate 50-100. Access could be cost abortive, would require high numbers. Could allow for traffic calming to Lushington Hill. Likely in years 11-15 due to social and physical infrastructure.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

	landscape character, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered.
Potential heritage impact:	The site is not located in a conservation area but is located in close proximity to Morton Manor and a listed wall. The site lies adjacent to HER 3582, the landscape gardens at Morton Manor.
Site access aspects:	The site can be accessed from The Mall side of the site near the junction of Morton Manor Road and Adgestone Lower Road. Visibility issues are likely in this area. Would require removal of a number of trees
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 2, Newport to Ryde. The route being Newport Merstone Godshell Shanklin Sandown Brading Tesco Ryde. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the town. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Brading has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	Brading has a number of public open space choices including the Roman Villa and Brading Down.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	No, the site has been disused for some time
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located within the settlement boundary. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located within the settlement boundary and appropriate for some development. Tree and ecology surveys will be required to ascertain the developable area. Any development should utilise the trees within the design and plan the site around them. There are potential access constraints which need further investigation.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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

	but there are a number of large trees individual and groupings that need to be considered.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has a current access along Newport Road, there is poor visibility to the east and reasonable to the west. The road at this point is 40mph.
Access to public transport:	There are no regular buses that serve the 'Middle Road'. There is a bus stop along Afton Road, this is Route 12 and serves Newport Shorwell Brighstone Freshwater Bay Freshwater Totland Alum Bay and runs Mon - Fri 5 journeys Saturdays 4 journeys
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to Freshwater and dedicated cycle paths in close proximity. The roads immediate to the site do not have pavements.
Access to services/ facilities:	Nearby Freshwater has a number of services and facilities
Access to open spaces:	There are a number of public open space facilities within Freshwater
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The south west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment:	The site is not an allocated employment site but there will be a loss of employment uses.
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is on the edge of the area development is more sporadic and becoming more rural.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. The site is part brownfield. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is not suitable for residential development. There are concerns over landscape impact and the impact on landscape character. Furthermore there is poor pedestrian connectivity and the site is away from local services and facilities. There are also access concerns noting that Manor Road is not suitable for vehicular access. The site may be acceptable for further employment opportunities.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5 years.
Put forward for:	The site has been put forward for general housing, affordable housing and sheltered/retirement

Conversion?:

Rural exception?:

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:

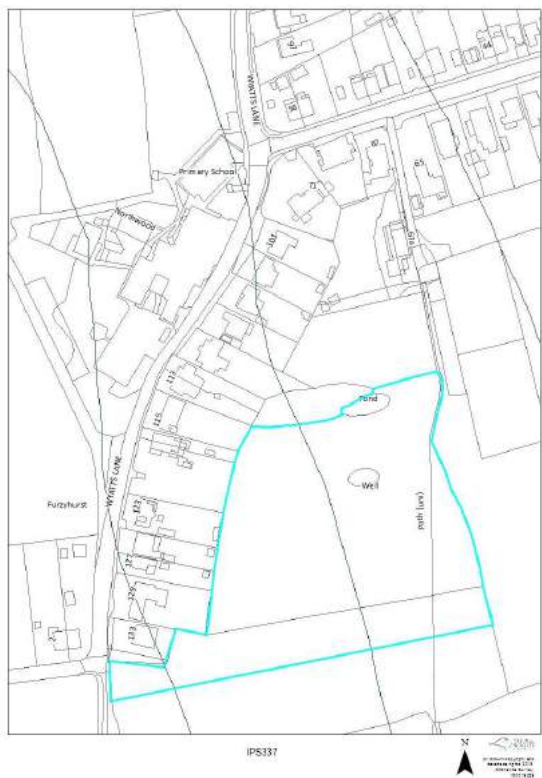
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	Access will need to be achieved but could be onto Wyatts Lane
Access to public transport:	The site is some distance from the nearest bus stop. This is along the main strategic road network and is Route 1 serving Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	There is a public right of way running north south through the site on the eastern edge. There are dedicated cycle links in the wider area. There is no pavement to Wyatts Lane.
Access to services/ facilities:	Northwood has some facilities and Cowes further to the north has a range of services and facilities
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There is more than one landowner but there are no known covenants or legal issues. There are power lines to the south.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the settlement boundary"/>
Steering group's conclusion:	The steering group concluded that the site is suitable subject to the access. The site is immediately adjacent to the settlement boundary and has residential to the east. Development should be set back from the existing northern hedge to retain a landscape buffer. Development density should be similar to that to the south along Wyatts Lane and should follow a landscape setting.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years.
Put forward for:	The site has been put forward for general housing, mixed development (housing led) and affordable housing
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. The final yield could be in the region of 6-8 and could come forward in years 1-5
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

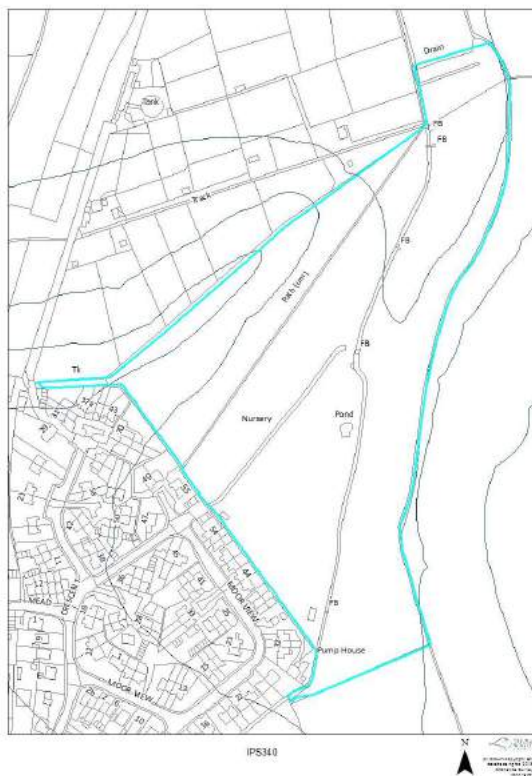
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:

Potential biodiversity impact:	The tip of the site to the north is located within a SINC. This section (0.28ha) of the site has been removed from the assessment. There are a number of trees and hedges that may also have biodiversity interests.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed from Moor View. There are 6 residential garages just before the site access.
Access to public transport:	The site is located in close proximity to a bus stop. Routes 2 and 3 serve Godshill. Route 2 is Newport Merstone Godshill Shanklin Sandown Brading Tesco Ryde. This service runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes.
Access to pedestrian/ cycle:	There are network of public rights of way close to the site and footpath GL27 crosses the site from west to north east but there are no dedicated cycle paths in close proximity
Access to services/ facilities:	Godshill has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	There is May Close children's playing fields to the north west.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary. Godshill Parish SPD (2015) in relation to housing sets out the need to demonstrate local need and/ or contribute to delivering wider community aspirations and preference for sites at Deacons Nursery, Scotland Farm, Minsley area.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located outside but immediately adjacent to the settlement boundary. There is potential for some development along the existing settlement edge.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Development
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should take place to the western edge and incorporate biodiversity enhancement and landscape buffers. Could come forward in years 1-5.

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

Site Address:

Site location



Site Description: The site is on the edge of Newport and comprises of an agricultural field, and garden land. The site includes a residential property and a large barn structure. The boundaries are a mix of hedgerows and larger trees with a large fir tree in the residential garden area.

Stages A and B - Discounting

- Environmental designations A1: Discount
The site is 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 designations A2: Discount
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary.
- It is brownfield/greenfield: The site is greenfield, it has a residential property and a large corrugated barn structure to the rear of the property in the field.
- Potential landscape impact: The site is not located in an AONB. The site has view across the countryside towards the mainland. Any development on site would likely be seen against the backdrop of existing development.
- Potential biodiversity impact: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse
There are 5 trees with TPOs along the eastern and northern boundaries. There is also a

small area of protected woodland in the north east corner of the site. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. Should development be considered suitable then a buffer to protect them will need to be included. Further biodiversity studies may be required.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is a current access on to Staplers Road, it is likely this will need upgrading.
Access to public transport:	There are bus stops close by along Staplers Road, this is along Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde. This runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes.
Access to pedestrian/ cycle:	There is a public right of way in close proximity to the east, but there are no footpaths or cycle way along the main road
Access to services/ facilities:	Newport town centre has access to a full range of services and facilities
Access to open spaces:	The site has access to the countryside via a PROW but there are no play areas etc. in close proximity.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable and has potential for some development subject to access. It is adjacent to the settlement boundary with the land not being related to rear gardens. The site has potential to form part of a wider more comprehensive scheme.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.
Put forward for:	The site has been put forward for general housing and mixed development (housing led).
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. If the site comes forward in isolation the final yield could be 15 and subject to access could be achieved in years 6-10. If part of a wider scheme final yield would be dependent on wider layout and uses.
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

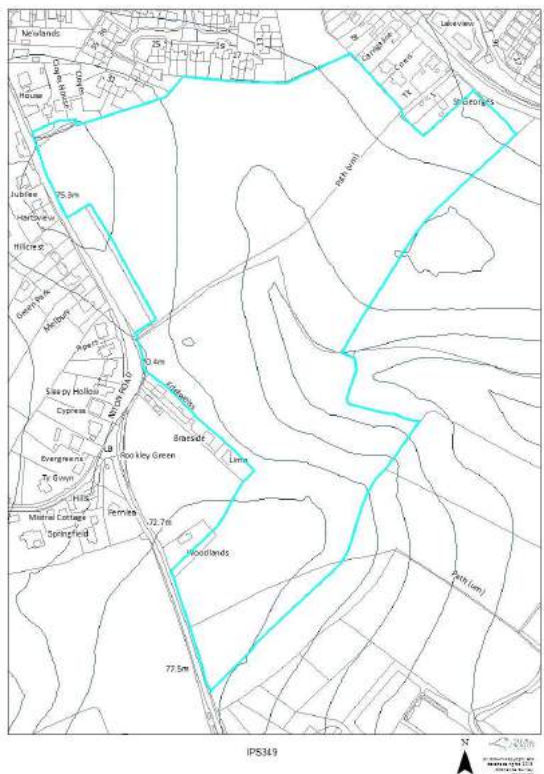
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

larger trees, many with TPOs that will need appropriate buffers, there are also a number of hedges to the boundaries of the site. Biodiversity studies are likely to be required.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Possible issue with access off Niton Road due to levels. The yield could be higher. Elongate timescales. Could consider link from the main road and pavements/footpaths and possible link to the shop/local services.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

SHLAA Site Assessments - Developable SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The site has access onto Noke Common Road.
Access to public transport:	There s a bus stop in close proximity on Horsebridge Hill and is along Route1 - Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes. This runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths although there are grass verges.
Access to services/ facilities:	Newport has a full range of services and facilities
Access to open spaces:	There are a number of public open space facilities in the wider area.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	The site is not an allocated employment site but there is employment on the site
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but extensions would need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	
Overarching policy context:	The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the east 65m away.
Steering group's conclusion:	The steering group concluded that the site is suitable for development, although acknowledge that there may be potential access issues onto the wider road network that need to be overcome.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1.5 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	This would need to be determined
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable subject to access. Years 6-10. Final yield would be dependent on the mix of development across the site(s).
Indicative yield:	<input type="text" value="TBC"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Concerns regarding access onto Horsebridge Hill, viability in relation to access improvements and low values, wider network issues and drainage problems. Could elongate the delivery period to 6 + (split site north/south).
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Developable

SHLAA Ref No:

IPS357

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

The site is considered:

Developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site comprises of a number of agricultural, grazing areas and paddocks with a mix of outbuildings. The site is bounded by hedges some interspersed with trees. The area is elevated from the area to the south with views across to Newport.

Stages A and B - Discounting

- Environmental designations A1: Discount

The site is 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 designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement: The site is located outside but immediately adjacent to the current settlement boundary which is along the east boundaries.
- It is brownfield/greenfield: The site is mostly greenfield with a small area of brownfield that relates to the storage area.
- Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. The area is elevated from the area to the south with views across to Newport.
- Potential biodiversity impact: The site is not located in any environmental designations. There are a number of trees with TPOs along the eastern boundary. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. There are

	<input type="text" value="some buildings within the site that may require bat surveys."/>
Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	<input type="text" value="The site has access onto Noke Common Road"/>
Access to public transport:	<input type="text" value="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:	<input type="text" value="There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths although there are grass verges."/>
Access to services/ facilities:	<input type="text" value="Newport has a full range of services and facilities"/>
Access to open spaces:	<input type="text" value="There are a number of public open space facilities in the wider area."/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment:	<input type="text" value="The site is not an allocated employment site but there is a small area of employment on the site"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site has some utilities but extensions would need to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged."/>
Brief planning history:	
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the current settlement boundary."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is suitable for development, although acknowledge that there may be potential access issues onto the wider road network that need to be overcome."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available is owned by developers, with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-5 years."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="This would need to be determined"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is suitable and achievable subject to access . Years 6-10. Final yield would be dependent on mix of development across the site(s)."/>
Indicative yield:	<input type="text" value="30"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Concerns regarding access onto Horsebridge Hill, viability in relation to access improvements and low values, wider network issues and drainage problems. Could elongate the delivery period to 6 + (split site north/south)."/>
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

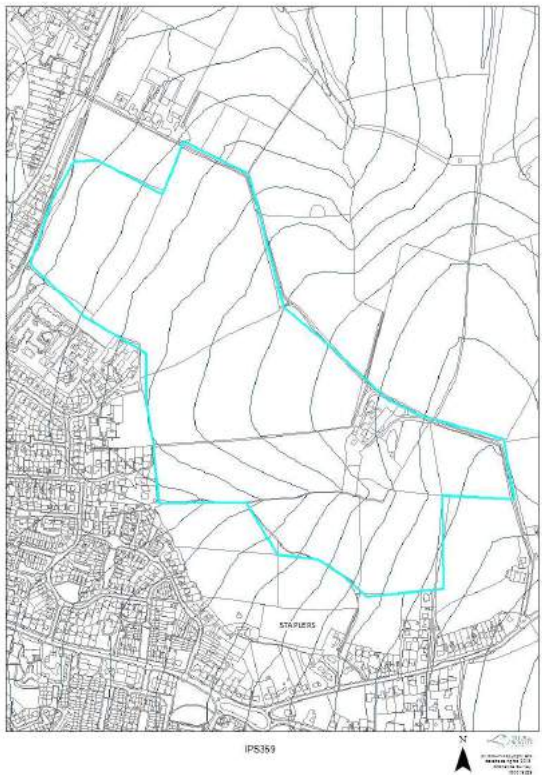
The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

5m is on the site boundary. There is a pond near the farm buildings that will need to be considered
 TPO/2015/06 Woodland Order W1 and Group Tree Preservation Order G3 on south western part of the site and Tree Preservation Order T7 on the southern boundary and TPO/1991/35 Tree Preservation Order T27-T29, T31, T33 and T36 on western part of the site.
 An Phase 1 Habitat survey has been submitted that indicates no direct impacts

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeological comments have noted that, 'Within an area of possible prehistoric settlement (Bronze Age and Iron Age). Pre-determination evaluation recommended with possible further archaeological works'

Site access aspects: Access to site can be achieved from a number of areas. The submission includes a full traffic and transport assessment. Access from Fairlee Road would need additional land within the council's ownership.

Access to public transport: Bus stops are located just beyond the site on Staplers Road to the south of the site and along Fairlee Road to the north.

Access to pedestrian/ cycle: There are public footpaths N117 across the centre, N119 across the eastern part of the site, N118 along the eastern boundary and N208 along the western boundary. There is a cycle link to the western boundary along Fairlee Road.

Access to services/ facilities: Newport has a full range of services and facilities.

Access to open spaces: Medina Leisure centre is located to the north west of the site

Air quality sensitivities: **Agricultural land class:**

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

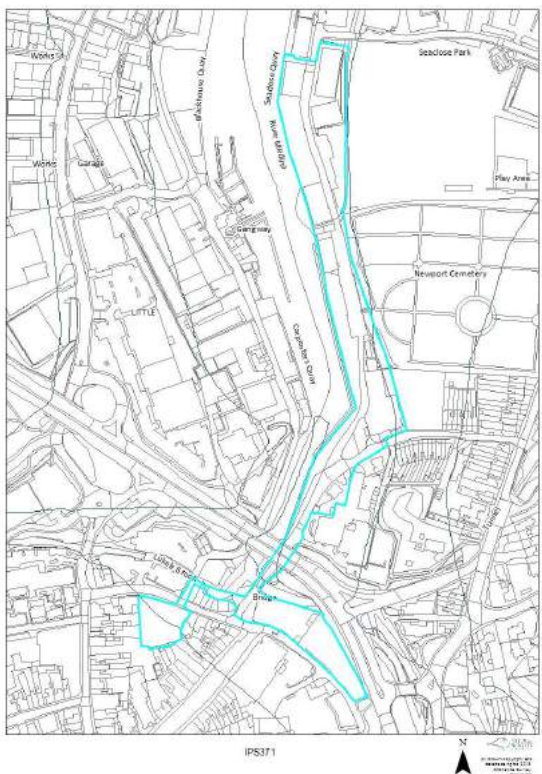
The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is land at Newport Harbour. It comprises the eastern part of the harbour and is a mix of surface parking, buildings and commercial sheds. It is mainly hard surfaced but does have a raised green bank adjacent to the cemetery.

Stages A and B - Discounting

- Environmental designations A1: Discount

The site is 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 designations A2: Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
- Flood zones/agricultural class/size: Discount

The entire site is located in FZ2 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.

The site is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

- Proximity to settlement:
- It is brownfield/greenfield:
- Potential landscape impact:

Potential biodiversity impact:	The site is not located in an environmental designation but is immediately adjacent to a pSPA along the River Medina. There are no tree preservation orders or larger trees within the site. Given the proximity to designated areas biodiversity studies are likely to be required.
Potential heritage impact:	The majority of the site is not located in a conservation area or near listed buildings, but the car parks to the west are located close by. As such any development must have special regard to the desirability of preserving close by listed buildings or their setting or any features of special architectural or historic interest which they possess. Development near or within the conservation must pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
Site access aspects:	The site has various options for access
Access to public transport:	The site is walking distance to the bus station and nearby routes to Cowes and Ryde.
Access to pedestrian/ cycle:	There are a number of public rights of way and cycle links close by and one through the site
Access to services/ facilities:	Newport has a full range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3 to the north and urban to the south"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	There are some employment uses within the site but these can be retained or re-provided elsewhere within the site
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. It is understood that there may be a main sewer that will need consideration
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is a regeneration area, whilst there are no compatibility issues envisaged, consideration will need to be given to the extent of the flood zone, being able to access and egress the site if flooded and any long term effects as well as any impact with commercial issues.
Brief planning history:	Continued use of land at various positions for 'street food market' to include temporary siting of stalls, vehicles and gazebos, land at the Quay, Newport, conditional approval 12 December 2017 (TCP/23119/J/P/01221/17)
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site
Steering group's conclusion:	The steering group concluded that the site is suitable for some residential development, noting that the site is located in a regeneration area. Due to the level of flood risk any residential development should be at first floor level and above includes a safe means of access and undertake appropriate studies/tests.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years
Put forward for:	The site has been put forward for mixed development (housing led) and non-housing development.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

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

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:
- Potential biodiversity impact:

SHLAA Site Assessments - Developable SHLAA Ref No:

Potential heritage impact:	The site is within a conservation area, as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
Site access aspects:	The site has vehicular access from the Esplanade.
Access to public transport:	Shanklin is served by Island buses routes 2 and 3 located close to the site.
Access to pedestrian/ cycle:	There are public right of ways close by and there are pavements in this area. The wider area has cycle links to Newport.
Access to services/ facilities:	Shanklin has a wider range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby and the seafront is opposite the site.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	Redevelopment could result in a loss of car parking
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is in a tourism area, residential is compatible.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that the site is suitable subject to no loss of car parking, this could be re-provisioned on site with residential above. The site is within the settlement boundary and close to other development.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for general housing, mixed development (housing led) and non-housing development as well as leisure, intensified car parking
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is achievable. Car parking can be re-provided within the existing site. The site could come forward in years 6-10.
Indicative yield:	<input type="text" value="50"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Important to keep the car park and needs a landmark building. Could improve the visual appearance of the seafront. Needs a number of units to make it viable and should be looked at in conjunction with the SPA site.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA and the brownfield register, taking account that any loss of parking will need to be re-provided. Consider it to be developable and for potential allocation.

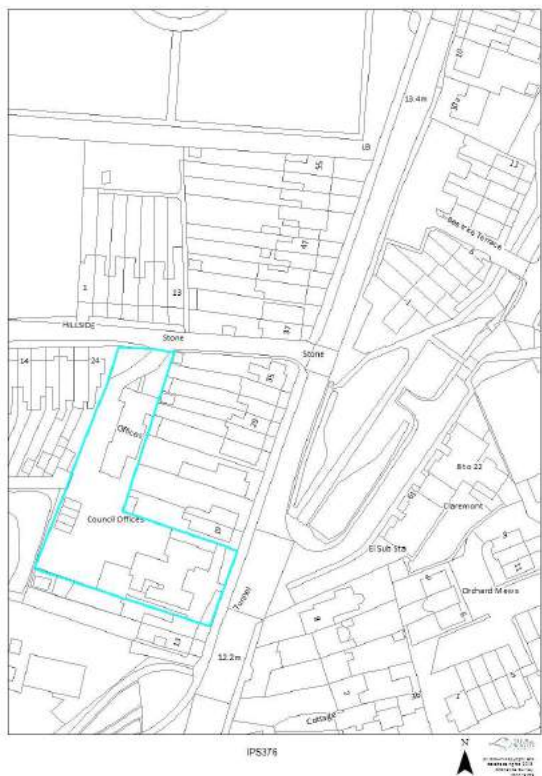
The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:
- Potential heritage impact:

SHLAA Site Assessments - Developable SHLAA Ref No:

Site access aspects:	The site has road access onto Hillside and there is pedestrian access onto Fairlee Road.
Access to public transport:	The site is on the route of a regular bus service, serving Newport, East Cowes and Ryde. Routes 5 and 9 with buses running between 10-30 minutes depending on the route. There is a bus shelter on the site side of the road to the north.
Access to pedestrian/ cycle:	There is a public right of way to the east of the site, there are dedicated cycle routes close by and the roads benefit from pavements.
Access to services/ facilities:	Newport has a full range of services and facilities.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	The site is not an allocated employment site but redevelopment may result in the loss of a facility but could be relocated
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is close to existing residential and some employment, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located in the settlement boundary and close to services. Given the existing layout the site may benefit from being redeveloped rather than converting.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 2 years.
Put forward for:	The site has been put forward for general housing
Conversion?:	This would need to be determined
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is achievable. Final yield will be dependent on the overall design and layout. Given the site is currently in use, this will need to be re-provided and therefore likely to come forward in years 6-10
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Could be high density of 1 bed units. This site should be kept by the council due to development inability of private market and retail for rental.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Developable

SHLAA Ref No:

IPS376

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA and the brownfield land register. They consider it developable and could be considered for potential allocation

The site is considered:

Developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

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:
- Potential biodiversity impact:
- Potential heritage impact:
- Site access aspects:

Access to public transport:	There are bus stops to the east of the site. Route 39 Newport Sylvan Drive Riverway Halberry Lane Newport runs Mon - Fri every hour from 0930 until 1330 and Route 38 -Newport Gunville Carisbrooke Whitepit Lane Newport runs Mon to Sat up to every 30 mins Sundays up to every 30 mins
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by but the immediate roads do benefit from footpaths.
Access to services/ facilities:	Newport has a full range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment:	School is being redeveloped
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Part of the site is designated as education in the council's open space audit but it is not readily accessible. DoE aspects may need to be considered.
Infrastructure capacity aspects:	The existing site has access to utilities.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Demolition of buildings; construction of 2/3 storey building to provide 600 place secondary school with associated landscaping, Carisbrooke College, Mountbatten Drive, Newport, conditional approval 2 February 2017 (P/01453/16/TCP/27713/D)
Overarching policy context:	The site is within the settlement boundary and immediately adjacent.
Steering group's conclusion:	The steering group concluded that the site is suitable for development, although acknowledge that there may be potential access issues that need to be overcome. They further advised that a mixed use scheme would be appropriate given the proximity to existing commercial and opportunities for a wider scheme. The school playing areas will need to be retained.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed
Put forward for:	The site has been put forward for general housing, mixed development (housing led
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions: The site is achievable subject to access. Years 6-10. Final yield would be dependent on mix of development.

Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

SHLAA Site Assessments - Developable

SHLAA Ref No:

IPS382

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

The site is considered:

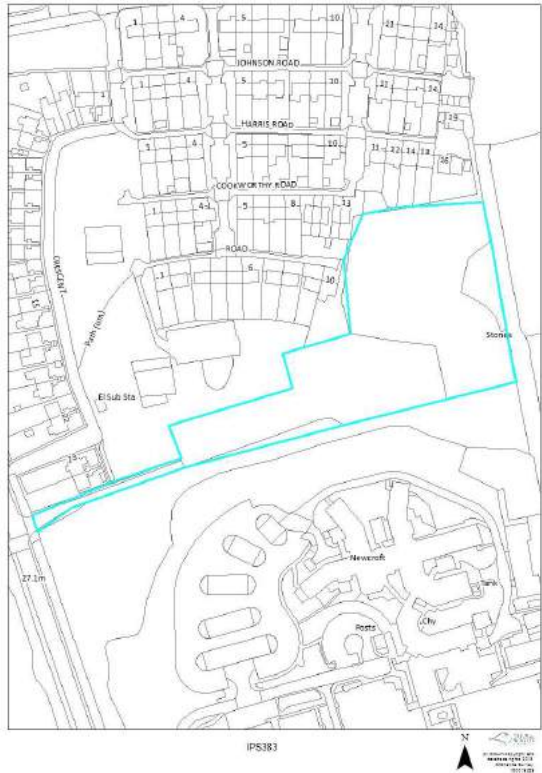
Developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site 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:
- Potential biodiversity impact:

but there are a number of large trees individual and groupings that need to be considered. The area is very scrubby and has been undisturbed for some time consequently appropriate biodiversity and tree surveys will be required.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Could be accessed via the hospital for key worker dwellings. The site is unlikely to come forward 5-10 but should be 10-15.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

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:
- Potential biodiversity impact:

SHLAA Site Assessments - Developable SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed from Broadwood Lane at the Forest Hills section.
Access to public transport:	There are bus stops along Gunville Road which are within walking distance.
Access to pedestrian/ cycle:	There are a number of public rights of way in the area and N65 runs along the north and west of the site, there is a pavement/footpath that runs along the Broadwood Lane areas from the site into Gunville. There are no direct cycle links paths close by.
Access to services/ facilities:	Gunville has access to a number of facilities and services and Newport town centre is accessible by bus
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The site is currently rented to farmers.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is outside but immediately adjacent to the settlement boundary and has potential for development. It can be readily accessed from Broadwood Lane. Additional access may be required.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3-5 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Considered achievable in years 6-10 with a yield of 150 depending on layout.
Indicative yield:	<input type="text" value="150"/> <input checked="" type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Has possibility for affordable housing. Concern over end values/some drainage aspects to consider.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Developable

SHLAA Ref No:

IPS386

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

The site is considered:

Developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is a large site to the north of Newport beyond the settlement boundary. The site is a series of agricultural fields, undulating but sloping to the south that are bounded by a mix of hedges that in places are interspersed with trees. There are residential boundaries to the north west. The site is accessed from Horsebridge Hill and Stag Lane..

Stages A and B - Discounting

Environmental designations A1:	0.9ha to the east is located in a SINC and this area has been removed from the assessment. The eastern edge is partly located along an Ancient Woodland buffer and will need to be taken into account. The remainder of site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the east and part of the south boundaries.
It is brownfield/greenfield:	The site is predominately greenfield with an area of brownfield to the east.
Potential landscape impact:	The site is not located in an AONB. The land gently slopes from north to south. There are residential properties to the south and west but there are views across the east

	over the Medina Valley.
Potential biodiversity impact:	0.9ha of the site has been removed from the assessment due to it being located within a SINC. The eastern edge is partly located along an Ancient Woodland buffer and will need to be taken into account. The remainder of the site is located in a biodiversity enhancement area. Whilst there are no TPOs on the site there are a number of trees and hedges, given the location of the SINC and buffer to the ancient woodland further biodiversity may be required. There is a water course to the southern section.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed via Horsebridge Hill, however any development would require an upgrading to the existing highway entrance. The site could also be accessed from Stag Lane. The strategic road network is located along Horsebridge Hill.
Access to public transport:	There s a bus stop in close proximity and is along Route1 - Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes. This runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network.
Access to services/ facilities:	Newport has a full range of services and facilities
Access to open spaces:	There are a number of public open space facilities in the wider area.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	No, but the area has in the past been allocated for employment
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Demolition of sheds and container; outline for 10 dwellings; formation of vehicular access, land adjacent, The Old Dairy Farm, Horsebridge Hill, Newport, refused 14 October 2016. Appeal dismissed 14 September 2017 (P/00920/16/TCP/11675/J). An application for Outline for 7 residential units with parking; formation of vehicular access, land adjacent, The Old Dairy Farm, Horsebridge Hill, Newport, conditional approval 20 March 2017 (P/01693/16/TCP/11675/K)
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable for some mixed use development, although acknowledge that there may be potential access issues onto the wider road network that need to be overcome. The developable site area should be scaled down to avoid settlement coalescence and include development along the roadside boundaries.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	This would need to be determined

Conversion?:

Rural exception?:

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

Access to public transport:	The bus stop is located in close proximity. Route 3 - Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde. This runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There are public rights of way in the wider area. The roads have pavements and the wider area has cycle links to Newport.
Access to services/ facilities:	Shanklin has a wide range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	There is more than one landowner, no legal issues but there is a covenant preventing the use of the property as a school.
Infrastructure capacity aspects:	The site has the benefit of existing utilities.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located in the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable if converted. It is within the settlement boundary and has access to services and facilities.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 12 months.
Put forward for:	The site has been put forward for general housing.
Conversion?:	The property should be converted to achieve numbers.
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Given the context and layout of nearby properties this should be a conversion based approach. Final yield 10. Years 1-5
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Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Question viability as previous consent not come forward.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.
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SHLAA Site Assessments - Developable

SHLAA Ref No:

IPS393

The site is considered:

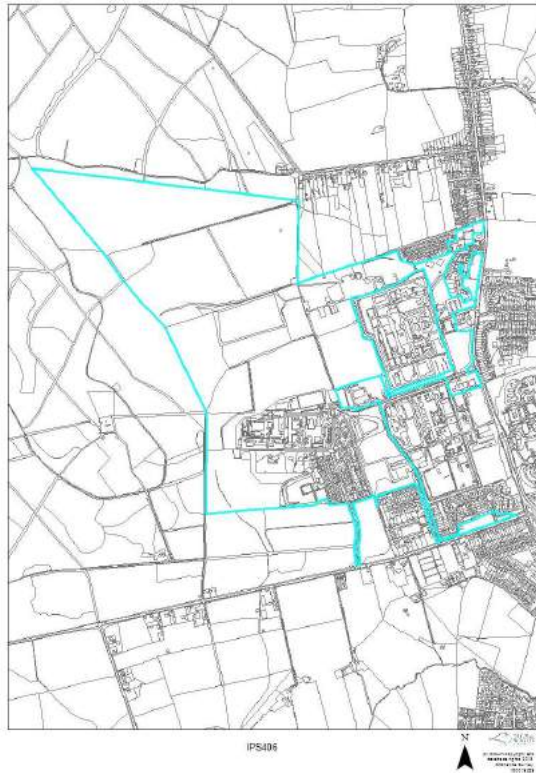
Developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

Site Address:

Site location



Site Description: The site is a large site on the north west edges of Newport and includes the former HMP service buildings and land. The site is undulating but generally slopes to the south. The site is bounded by a mix of trees and hedging and is located adjacent to woodland on the western edges.

Stages A and B - Discounting

Environmental designations A1:	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	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The eastern part of the site is in the settlement boundary and the west is outside
It is brownfield/greenfield:	The site is predominately greenfield but does have previously developed areas to the south and east that includes residential and other HMP buildings
Potential landscape impact:	The site is not located in an AONB. It is part within and part outside the settlement boundary on the outskirts of the area where the land is less built up. If development is considered appropriate, the impact on the wider area and views into and out of the site, as well as impact on neighbouring properties will need to be considered and

	reflected in any design principles.
Potential biodiversity impact:	Approximately 3.0ha of the site is located in an ancient woodland and SINC and has been discounted from the following assessment. There are a number of TPOs to the south east and a couple scattered to the east of the site and a number of large trees individual and groupings and mature hedges that need to be considered. Part of the site, discounted from assessment, is part of a larger ancient woodland and the northern and western boundaries are along ancient woodland and SINC buffers. Additionally, the northern and western extent are located in a biodiversity enhancement area and there is a watercourse in the south west corner. Appropriate surveys are likely to be required.
Potential heritage impact:	The site is not in a conservation area but there are a number of listed buildings within and adjacent to the site. As such any development must have special regard to the desirability of preserving the buildings or their setting or any features of special architectural or historic interest which they possess.
Site access aspects:	There are a number of different access points including onto Forest Road and Horsebridge Hill/Parkhurst Road. Further work will be required to better understand these options.
Access to public transport:	There is a bus stop along Horsebridge Hill, this is along Route 1 serving Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	There are network of public rights of way close to the site and the area is served by public foot ways and paths to the local road network. The wider area has cycle links to and from Newport.
Access to services/ facilities:	Newport has a full range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is non agricultural to most of the site with a section of urban around the built form."/>
Mineral resources?:	The top north west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment:	The site includes former HMP service buildings and other residential areas. Private residential buildings are not included in the assessment
Potential constraints to delivery:	It is unclear as to the number of landowners and whether there are any covenants or legal issues. Private residential buildings are not included in the assessment. There are power lines across the site
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged, although proximity to current HMP Service buildings may need to be taken into account.
Brief planning history:	Outline for residential development served by new access road system linking to new road junction with Parkhurst Road (revised location); closure of junction of Lonsdale Avenue with Parkhurst Road including road extension to Clissold Road, (revised road scheme), (readvertised application), rear of 8-11 Miller Close, north of Lonsdale Avenue, east of, Haskell Road, Newport, conditional approval 24 October 2014 (P/00931/00/TCP/23605/A)
Overarching policy context:	The site is part situated within the settlement boundary and parts are confirmed brownfield.

Steering group's conclusion:

The steering group concluded that the site in part is suitable for a mixed use development. The site is part brownfield and part in the settlement boundary with the adjacent land being immediately adjacent. Overall suitability is dependent on overcoming any access/traffic issues independently and cumulatively on the wider road network.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

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:

Site could be considered for allocation if ticked

The site is considered:

Site is suitable for BFR if ticked

Strategic Housing Land Availability Assessment

Draft Methodology 2018

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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 deliverable¹ and developable² 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 anticipated as 2035).
- 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 This update will include a comprehensive call for sites and a revision to the existing methodology in assessing potential housing sites submitted through the call for sites process. This is to ensure the methodology remains robust and fit for purpose.

2.0 About Housing and Economic Land Availability Assessments

- 2.1 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.
- 2.2 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 also enables the local authority to set out a housing trajectory for the plan period.
- 2.3 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.
- 2.4 In 2015 the council undertook an Employment Land Study to establish and understand the employment needs of the council. In this study, land was identified and proposed for employment uses and safeguarding. It is considered that this study is robust and will form the economic part of the HELAA process.

¹ Planning Practice Guidance: Housing and economic land availability assessment (March 2014) paragraph 3-031

² Planning Practice Guidance: Housing and economic land availability assessment (March 2014) paragraph 3-032

2.5 The council has therefore concentrated on the housing part of the HELAA, referred to in this document as the SHLAA.

3.0 2018 SHLAA Update

3.1 A comprehensive call for sites was launched by the Council on 20 October 2017 and closed 4 December 2017, details of which are set out below.

3.2 The previous SHLAA assessment methodology has been reviewed and amended to ensure it remains robust and fit for purpose.

3.3 All sites will be assessed or reassessed as appropriate using the updated methodology to determine their suitability, achievability and deliverability.

Process

Call for sites 2017/2018

3.4 To encourage as many people as possible to put potential sites forward the Council:

- Updated its SHLAA webpage – www.iwight.gov.uk/SHLAA
- Uploaded a new specific 'Call for Sites' webpage www.iwight.gov.uk/callforsites with details and downloadable form
- Sent press releases including a 'reminder' to the local press – all of which resulted in articles in the local paper
- Included the press release on its own website, as a page, a headline and as a link/story on social media including Facebook
- Contacted elected Members and all town and parish councils
- Undertook a desk top survey of potential sites³
- Advised the Agents and Architects Forum
- Sent letters/emails to all agents and landowners of sites submitted in previous SHLAAs
- Reviewed existing allocations and planning permission where relevant

3.5 Agents and landowners of all previously submitted sites⁴ were contacted to ensure the sites were still available and appropriate for consideration. This allowed further information to be submitted and changes of circumstance to be updated if relevant. Where no response was received a reminder letter/email was sent. If there was still no response sites were removed from consideration as there was no certainty that the site was still available⁵ for consideration.

3.6 All new sites were submitted with a map readily identifying the land being put forward and a completed standardised form detailing relevant information. All previously submitted sites were required to proactively re-register to reconfirm availability. This enabled updated information to

³ Resulted in letters to a number of potential sites

⁴ All previously submitted sites include those that had previously been considered, deliverable, developable, constrained or removed in previous SHLAAs.

⁵ A site is considered available for development, when, on the best information available (confirmed by a call for sites and information from land owners and legal searches), there is confidence that there are no legal or ownership problems.

be included for example, changes to land ownership, site boundaries or overcoming potential site constraints.

4.0 Methodology – How the sites will be assessed

- 4.1 The purpose of this methodology is to give a robust evidence base to the likely levels of development on the Island in the plan period.
- 4.2 All sites will be assessed against the standard methodology and be assessed for their suitability, availability and achievability.
- 4.3 This assessment will also determine whether sites are considered deliverable, developable, currently not developable or currently not suitable for housing development. The definitions for each are:
 - **Deliverable⁶** – These are sites that are available now, offering a suitable location for housing development with a reasonable prospect of being delivered within five years.
 - **Developable⁷** – These sites offer a suitable location for development and offer a reasonable prospect that they will be available to be developed from years 6 to 10 and years 11 to 15 of the plan period.
 - **Currently not developable** – These sites are considered to have a constraint that is currently not able to be overcome. In most instances the constraint is fundamental at this time, for example, the location not being appropriate. In some instances however, it may be as a result of access issues or landscape concerns or similar that subject to more information or detail may be able to be overcome.
 - **Currently not suitable** – These sites are considered not appropriate or suitable for development at this time. In these instances sites have not met the assessment criteria to be considered beyond Stage A and B of the methodology. Sites discounted at Stage A or B are generally those that are wholly located within an environmental designation, high agricultural classification or flood risk area. In some instances sites have been discounted because the site or resultant area will not be capable of delivering 5 or more homes.
- 4.4 This assessment will be reviewed on a regular basis, potentially as part of the annual monitoring report to support the updating of the housing trajectory and the five-year supply of deliverable sites. It may also review sites that are currently considered not developable to ascertain whether there is new information or a change in circumstances that alters the site's conclusion to deliverable or developable.

Initial registering of sites

- 4.5 Once a site has been submitted or confirmed as available all sites will be acknowledged with a standard response.
- 4.6 All sites will be given a new reference number and will be inputted into a new access database. Sites will be plotted onto a GIS layer and checked for updates where they relate to re-registered sites. Historic information will be cross-referenced as appropriate.

⁶ Planning Practice Guidance: Housing and economic land availability assessment (March 2014) paragraph 3-031

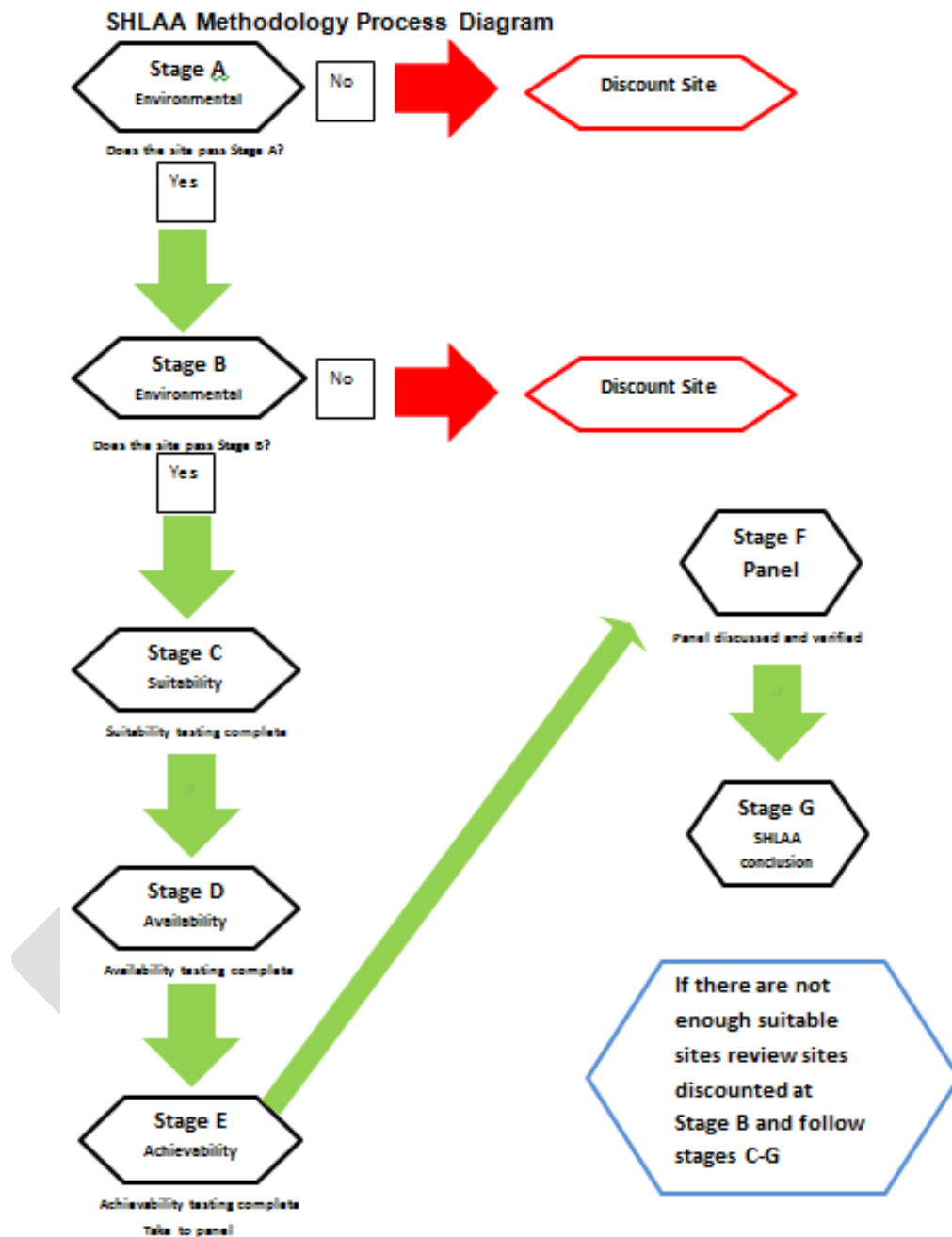
⁷ Planning Practice Guidance: Housing and economic land availability assessment (March 2014) paragraph 3-032

- 4.7 To ensure the SHLAA is credible and robust the assessment will consider all sites that are either 0.25 hectares or above or capable of delivering 5 or more dwellings. This will potentially allow smaller sites to be considered.

Site visits

- 4.8 All sites will be visited from public vantage points by a council planning officer using a standard site visit form (Appendix 1). This form reflects and extends the site information documented on a site visit undertaken for a planning application.
- 4.9 If a particular issue is noted on site (such as a mature tree, important hedgerow, listed building) these will be noted for discussion with the relevant specialist within the council. Additional site visits may be undertaken by relevant specialists (such as conservation officers) where it is felt additional clarification is needed.
- 4.10 Following the site visit each site will be subject to a staged assessment to determine the suitability, availability and achievability.

Figure1 Process flowchart/ diagram



Discounting – Stage A – Environmental Designations

Designations with buffers

4.11 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.

Environmental Designations resulting in sites being discounted at Stage A

The following designations are subject to an additional 5m buffer

Ramsar site
Special Protection Area (SPA)
Special Area of Conservation (SAC)
Regionally Important Geological and Geomorphological Site (RIGG)
Site of Special Scientific Interest (SSSI)
National Nature Reserve (NNR)
Sites of Importance for Nature Conservation (SINC)
Local Nature Reserve (LNR)
Ancient Woodlands
Ancient Monument
Marine Conservation Area

4.12 All sites above, with the exception of 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.

4.13 Where a site incorporates part of the designation or buffer this area will be removed from the potential site area and the resultant area will move to the next stage to be assessed.

Designations without buffers

4.14 Any site located wholly in one of the designations set out below 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.

Environmental Designations and other constraints resulting in sites being discounted at Stage A
No additional buffer
Heritage Coast
Historic Park or Garden
Publically accessible open space
Local Green Space
Land safeguarded as biodiversity mitigation

4.15 Where a site incorporates part of the designation this area will be removed from the potential site area and the resultant area will move to the next stage to be assessed.

Area of Outstanding Natural Beauty

4.16 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)⁸ recognises this level of protection and sets out that great weight should be given to conserving the landscape and scenic beauty.

4.17 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.

4.18 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 AONB⁹. 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.

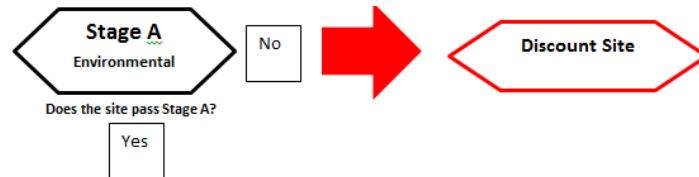
4.19 In regards to this SHLAA methodology, any site that is located within the AONB (providing it meets Stage A and B tests) will be assessed on overall suitability (Stage C). This will include an initial officer assessment on potential impacts on the AONB based on location, site topography and character of the area. Should a site be considered suitable following Stage C and included in the SHLAA, 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.

⁸ The NPPF paras 115, 116

⁹ The NPPF paragraph 14 footnote 9

Open and Local Green Space

4.20 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 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.



Discounting – Stage B – Other constraints

Constraints resulting in initial discounting
Flood Zones 2 and 3
Grade 1 Agricultural Land
Grade 2 Agricultural Land
Site or subsequent site area too small to deliver 5 dwellings

Approach to flooding

4.21 The National Planning Policy Framework (NPPF)¹⁰ 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.

4.22 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.

4.23 Any site that is 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.

4.24 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.

¹⁰ NPPF Para 100-102

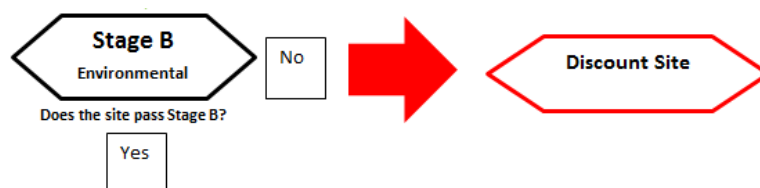
- 4.25 This general approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. Application of the Sequential and Exceptions Tests will help ensure that development can be safely and sustainably delivered and developers 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 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).
- 4.27 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 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, through the steering group, the SHLAA panel and discussion with the Environment Agency.
- 4.28 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 sites¹¹ in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required.
- 4.29 Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites¹² in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test as appropriate.
- 4.30 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

- 4.31 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.

Minimum site yield

- 4.32 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.

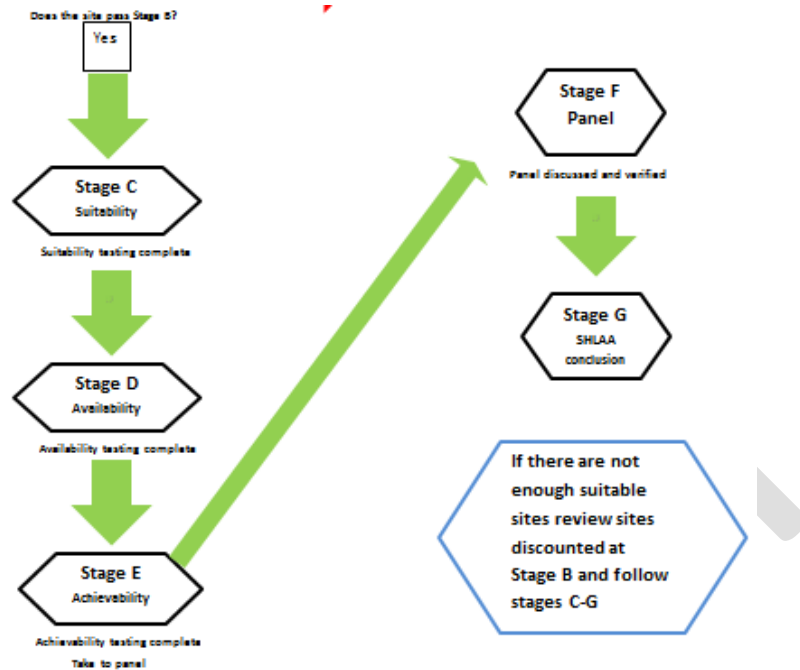


¹¹ These sites will be flagged as 'Review Status' to enable further investigation if applicable

¹² These sites will be flagged as 'Review Status' to enable further investigation if applicable

Progression to Stages C to G

4.33 Sites that pass both Stage A and B will progress onto Stages C to G. All sites at this point will be assessed for their suitability, availability and achievability. Stage C (Suitability), Stage D (Availability) and Stage E (Achievability) will each have a pass / fail step to facilitate an overall understanding of development potential.



4.34 A site's suitability (Stage C) will consider a number of measures to ascertain the general suitability of a site being put forward.

4.35 Availability (Stage D) will be ascertained from the information received in the submission.

4.36 Initial achievability (Stage E) will be undertaken by a steering group of council officers who will also verify the initial suitability and availability conclusions.

4.37 Once sites have completed stages A to E they will be taken to a panel (see section below) who will comment on the overall achievability of a site.

4.38 The panel will provide constructive comments and advice on the achievability of sites put before them. The achievability will be based on the council's initial conclusions and assessment of the "suitability," "availability" and "achievability" of submitted sites and any relevant commercial and industry information from the development sector.

4.39 On completion of those assessments Stage G will conclude whether the site is deliverable, developable, currently not developable or currently not suitable. It may also identify whether the site may be further considered for allocation.

Stage C – Assessment – Suitability

NPP Guidance

4.40 The Practice Guidance on assessing suitability for housing sets out that "a site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. Sites allocated in existing plans for housing or with planning permission for housing will generally be suitable, although it may be necessary to

assess whether circumstances have changed which would alter their suitability.” For other sites, the following factors will be considered to assess a site’s suitability for housing:

- Policy restrictions – current or emerging,
- physical problems or limitations,
- potential impacts and environmental conditions.

Suitability assessment

- 4.41 Each site will be assessed against a series of themes that will establish whether the site is suitable for development. This assessment will also be the basis of understanding deliverability of the site.
- 4.42 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:

- Location in relation to settlement.

Elements to consider

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

Each site will be considered in terms of proximity to the existing settlement boundary in order to guide development inside the settlement boundary and focus development in 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.

- Brownfield / Greenfield / Mix.

Elements to consider

Is the site brownfield/previously developed land (PDL), part PDL, or wholly Greenfield?

Rationale

Whether a site is considered PDL will be determined by the recognised definition as set out in the National Planning Policy Framework¹³ and verified by a site visit.

- Impact on landscape/seascape character

Elements to consider

Is the site within the AONB, where is the site in relation to the designation? What is the topography and character of the immediate area?

Consider the landscape / seascape of the area? Is there potential for mitigation for small scale development that will reduce impact?

Rationale

¹³ NPPF definition – Annex 2: Glossary

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.

Whilst a site being in the Heritage Coast leads to a removal from the SHLAA process, a site in the AONB will be considered further. When assessing sites in the AONB, consideration will be given to the purpose of the designation, that is to conserve and enhance and:

- The proximity to settlement boundary
- Character of the immediate area
- Density of adjacent development
- Topography
- Potential views into and the site from the wider area
- Views out from the site.

Any site considered suitable in terms of proximity to or within the AONB may be subject to further sensitivity assessment at the allocation/application stage.

Sites outside the AONB will also be considered in terms of potential landscape impact and account will be taken of the bullet points above.

- Impact on Biodiversity

Elements to consider

Are there any substantial trees, hedges within or bounding the site? Is there a watercourse? Are there any other aspects to the site that may have a biodiversity interest or require further investigation?

Does the site have any protected trees on the site? Where a site has trees subject to a tree preservation order (TPO), the area of the TPO plus a 5m buffer will be removed from the site area so as to protect the tree or trees.

Rationale

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 NPPF¹⁴ sets out that local planning authorities should plan for biodiversity at a landscape scale and should minimise impacts on biodiversity.

Sites will initially be assessed by a planning officer but sites will also be assessed by ecology officers in relation to appropriate aspects of the Habitat Regulation Assessment. Depending on timings of the ecology assessment, conclusions may affect the final overall suitability of a site.

- Impact on Historic Environment including archaeology

Elements to consider

Is the site within:

¹⁴ National Planning Policy Framework para 117

- 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

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 NPPF¹⁵ 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.

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.

- Highway access

Elements to consider

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 narrow, unmade? Are there any right of access issues, for example does the access incorporate a public right of way?

Rationale

Sites with poor accessibility can 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.

Deliverable/ developable sites will also be checked by officers at Island Roads to ascertain any potential impacts on the Island's road network. Depending on timings of this assessment, the results may affect the final overall suitability of a site.

4.43 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. This can be verified by a site visit and ARC GIS layers.

- Access to public transport

Elements to consider

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

¹⁵ National Planning Policy Framework para

structure for inclement weather? Is it located in an area that would encourage use of the bus as opposed to the car?

Rationale

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.

- Pedestrian/cycle links

Elements to consider

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

Sites located close to pedestrian or cycle links can facilitate and encourage realistic alternatives to the car making the site more sustainable.

- Access to services and facilities

Elements to consider

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

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.

- Access to open space and recreation

Elements to consider

Is the site located close to open space, play space or other recreation facilities?

Rationale

Sites located close to open space and recreation areas can reduce the need to travel.

4.44 The following themes will facilitate a wider understanding of other aspects that may affect a site's overall suitability.

- Air Quality sensitivities

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

Is the site is a mineral safeguarding area or in a known mineral area? Can the mineral be safeguarded or be extracted beforehand?

- Agricultural land classification

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

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

Does the site have potential for a mix of uses? If so likely uses?

- Constraints to delivery

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?
- What is the topography of the land, is it steep/ level/ etc., will this have an impact on delivery?
- Are there any pylons on the site?
- Does the site rely on another site coming forward; has this land been put forward through the SHLAA process?

- Infrastructure requirements/ capacity

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

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

Is there anything in the planning history that affects potential for development, has it previously been allocated, declined permission, if so for what reasons?

Only recent planning history will be looked at, that is from March 2012, when the last Core Strategy was adopted.

- Policy Context

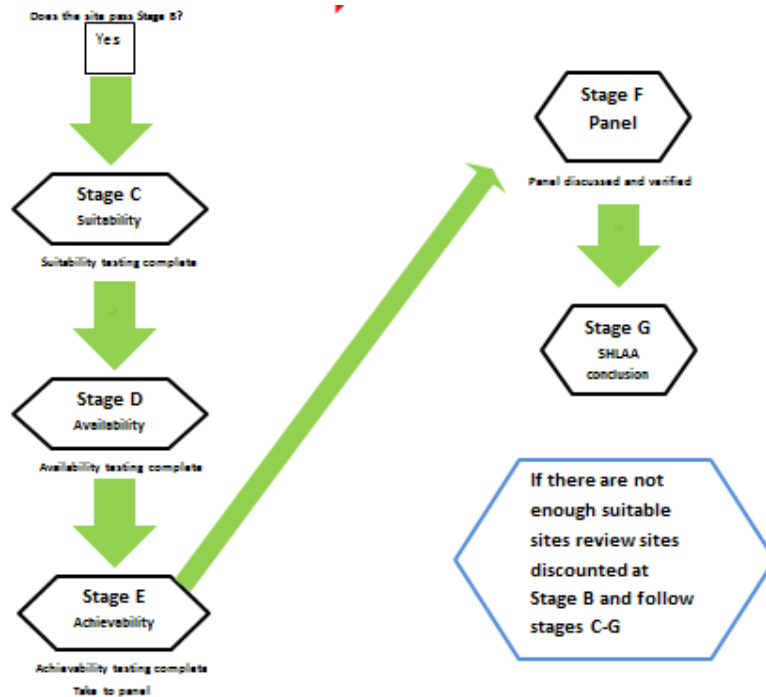
Overarching policy consideration including, is it affected by an adopted neighbourhood plan or supplementary planning document.

4.45 The above themes will be considered by planning officers through:

- Site visits
- Readily available documents including the completed site pro-formas

- ARC GIS layers including the council's current adopted Local Plan.

4.46 Once this stage is completed, sites and the information contained above will be discussed by the steering group to ensure consensus on suitability. If further information is required from a specialist, it will be sought at this stage, if possible or before final conclusions are undertaken.



Stage D – Assessment – Availability

4.47 Once the suitability of a site has been established by the steering group, the availability of the site will be 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.

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

4.48 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.

Stage E – Assessment – Achievability – Steering Group Comments

4.49 A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point of time. This is essentially a judgement about the economic viability of a site and the capacity of a developer to complete and sell the housing over a certain period.

4.50 Initial achievability will be considered by the steering group. This will facilitate the SHLAA process and be further considered by the panel. The steering group will consider the following aspects:

- 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?

Capacity Testing

4.51 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.

Build out rates

4.52 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 given by the panel.

Stage F – Assessment – Panel Comments

4.53 Once a site has progressed through the preceding stages it will be taken to a SHLAA panel for discussion and further consideration on achievability. The panel will consider and provide impartial advice and constructive comments on whether:

- The steering group's conclusions on suitability, availability, and achievability are fair and reasonable.
- There are any impacts to the deliverability/ achievability of a site within a certain timeframe, and
- There is any potential mitigation to facilitate delivery of a site that the council is unaware of.

Stage G – Conclusion – progression to SHLAA, Brownfield Land Register or potential allocation

Inclusion in the 2018 SHLAA

- 4.54 The council will consider the panel's comments on the overall achievability of a site. However, the conclusion of a site as being deliverable, developable, currently not developable or currently not suitable will be the decision of the council.
- 4.55 Any site that is considered deliverable and developable will be included in the Council's 2018 SHLAA update. Any site that is considered currently not developable or currently not suitable will not be included in the SHLAA as a site but will be listed as currently not developable or currently not suitable for clarity.

Brownfield Land Register

- 4.56 To facilitate the planning process any site that has been submitted as a brownfield site for inclusion on the Brownfield Land Register (BFR), will follow the same assessment as above. This is because all sites on the BFR must be suitable for development.
- 4.57 All sites will be identified as to whether they have requested SHLAA, BFR or both. They will all be given an Island Planning Strategy number when registered.
- 4.58 Sites that meet the criteria for inclusion on the Brownfield Land Register will then be given a BFR number and be included on a separate database for inclusion on the annual BFR. The annual BFR will be held both on the council website and central government's website.
- 4.59 For a site to be included on the BFR it must be at least 0.25ha or capable of supporting at least 5 dwellings and be suitable, available and achievable. Sites must also meet the definition of previously developed land as set out in the National Planning Policy Framework.

Progression to potential allocations

- 4.60 Sites of an appropriate size and scale may then be considered for potential allocation in the upcoming Island Planning Strategy. Such sites will be identified on the database and further assessment work may then be required.

Facilitation of the SHLAA Methodology

The Steering Group

- 4.61 The steering group will consist of senior council officers in both planning policy and development management.

The Panel

- 4.62 The preparation of a SHLAA can generate significant public interest and expectation as to what site may have the potential for development. As a result the council considers that the inclusion of a panel in its methodology for assessing sites will facilitate clarity and transparency in the overall SHLAA process and is considered as an important stage.
- 4.63 The panel will provide constructive and impartial comments and advice on the achievability of sites put before the panel. The achievability will be based on the council's initial conclusions and assessment of the "suitability," "availability" and "achievability" of submitted sites and any relevant commercial and industry information from the development sector.

- 4.64 The panel will consist of representatives from a broad cross section of appropriate industries and organisations and will be bound by a constitution and terms of reference to assist management and ensure effective transparency.
- 4.65 The overall panel will be made up of members from:
- Organisations / companies / individuals that are representative of the broad spectrum of the housing and economic development industries in the HMA.
To be representative, each will need to be actively engaged in the development of land for housing and/or economic development, for example as a land agent (i.e. national, regional or local) or developer (e.g. volume or small scale house builder), Registered Provider, architect, planner or urban designer or other related profession that may usefully inform the assessment of potential sites for housing and economic development;
 - The community represented by elected members/portfolio holders for housing and regeneration. Community representatives will be required to provide area wide input to the process.
- 4.66 Membership by representatives of the development sector will be through acceptance of an offer of appointment made by the steering group, in accordance with the selection criteria set out in Appendix 2.
- 4.67 All panel members will be expected to sign a memorandum of understanding to set out that they will comment on sites in a fair, impartial and reasonable manner.
- 4.68 A panel member that has an interest in a site will need to declare that interest. They may still comment on a site for the purpose of clarity and discussion but the conclusions on that site will be the decision of the council.
- 4.69 The panel will not vote on whether a site should be included in the SHLAA as deliverable or developable, currently not developable or currently not suitable. It is there to facilitate an understanding on the potential achievability of a site within a certain timeframe.
- 4.70 The panel will convene at the council offices on as many occasions as required and consider sites that have been submitted and assessed by the council's steering group.
- 4.71 Where there is any difference of opinion on the conclusions of a site, these will be discussed in an open and constructive manner, chaired by officers of the council.
- 4.72 In some instances further consideration of a site may be undertaken and may include additional site visits by council officers. In these circumstances or where specialist officers are called upon, the site may be taken back to the panel for further discussion.
- 4.73 If the panel do not agree with the conclusions of the steering group either at the time of the meeting or following further discussion/ consideration but no specialist officer is called upon, it is at the discretion of the steering group as to whether the site is taken back to the panel.
- 4.74 The inclusion of a site in the SHLAA as deliverable, developable, currently not developable or currently not suitable will be the decision of the council.
- 4.75 Panel members will provide advice and comments to the council on the understanding that:

The assessment of sites for new housing through the SHLAA process and the identification of potential housing sites in the SHLAA does not indicate that the sites will be allocated for new housing within the Island Planning Strategy or be granted planning permission. The SHLAA

instead forms part of the evidence base to inform plan-making. Any sites deemed suitable, available and achievable by the SHLAA 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 SHLAA may be a material consideration in the determination of planning proposals.

Other aspects

- 4.76 When developing the methodology discussions took place with a number specialist council officers and consultants, including officers from the conservation, ecology and AONB teams. This ensured the approach was appropriate to their specialist areas and included some consistent statements to incorporate.
- 4.77 The methodology was also considered by the Environment Agency to ensure the approach to flood risk was appropriate and proportionate.
- 4.78 Other utility providers and agencies have been involved through the process as a result of general workshops and evidence gathering on the quantum and location of development needed across the Island.

Appendix 1 – Site visit form

SHLAA / BFR Site Visit Pro-forma			
SHLAA Ref No BFR No: Site Address	Date of Visit	Officer	
Location		Photographs taken	Yes /No
Existing use(s) of the site -			
Description of existing buildings/structures on site (inc features, materials etc) -			
Existing boundaries and vegetation (eg fences, walls, significant trees etc), indicators of who may control boundaries -			
Biodiversity features – streams, tree groupings -			
Heritage features – listed building, archaeology –			
Topography (inc ground conditions/levels/drainage/flooding) –			
Existing neighbouring uses and potential impacts on these uses (eg overlooking, overshadowing etc). Any neighbouring heritage/biodiversity features to consider? -			
Character of the area (materials, features, styles etc) and impact upon character of area/street scene -			
Parking/access/highway issues/visibility – Can you get access to the main road network? Is it landlocked or does it need other land to come forward? Is it close to the SRN? Bus stop/footpath location?			

General comments/observations -
Additional info/consultations/revisions required -
Potential further information required following visit –

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Appendix 2

Selection Requirements and Process for Panel Membership for representatives of the house and economic development industries

Eligibility

The candidate will need to be actively engaged in the development of land for housing for example as a land agent or developer, registered provider of affordable housing, architect, planner or urban designer or other related profession that may usefully inform the assessment of potential sites for housing.

Composition

The panel must be representative of the broad cross section of the house and economic development industries on the island. The council will seek to achieve a balance in the professions / nature of business undertaken by panel members. The panel will include at least one of the following:

- National volume house builder (if possible)
- Regional house builder
- Small scale house builder
- Developer of elderly persons accommodation (if possible)
- Professional with knowledge and/or experience of developing sites for the Gypsy and Traveller community (if possible)
- Land Agent representing the housing development industry
- Registered provider of affordable housing involved in new build projects
- Architect, urban designer, planner or other professional
- Community representation (local elected member)

Process

The selection process for making an offer of appointment will be undertaken by the steering group with the aim of achieving an optimal mix of panel members.

The steering group will make an offer of appointment in writing to each candidate for panel membership. It will require a written confirmation of acceptance from each candidate.

If a candidate declines to confirm their acceptance of panel membership, or where a panel member elects to leave the panel, the steering group will select an appropriate alternative candidate.



**Stakeholder Panel for Strategic
Housing and Land Availability
Assessments in the Isle of Wight
Housing Market Area**

**Panel Constitution and Terms of
Reference**

Draft 2018 V4

1.0 Introduction

Why is there a need for a Panel?

- 1.1 The Government's Planning Practice Guidance¹ makes clear the importance of a partnership approach to the preparation of strategic housing land availability assessments (SHLAAs). Whilst this is not overly prescriptive, it advocates that local planning authorities should work with key stakeholders to undertake assessments, to ensure a joined-up and robust approach.
- 1.2 The Isle of Wight Council (hereafter referred to as "the council") has convened a panel of partners to consider the achievability of sites that have been put forward for consideration via a variety of sources.
- 1.3 The council considers that panel input is an important stage in the process of preparing a SHLAA. This is set out in the council's draft SHLAA methodology (hereafter referred to as the "methodology"). The methodology makes clear that the panel should be representative of a broad cross section of the housing and economic development industries in the housing market area (HMA). It will therefore be well placed to provide an informed view on the "achievability" of potential sites for new housing and economic development.
- 1.4 The panel's other roles and responsibilities are set out in paragraph 3.4 below.

Constitution and Terms of Reference

- 1.5 The preparation of a SHLAA is likely to generate significant public interest and scrutiny. For the sake of clarity and transparency in the management of the process and to assist in the effective operation of the panel, the council therefore considers it necessary that the panel is bound by a constitution and terms of reference.
- 1.6 This constitution and terms of reference will be considered and endorsed by the panel in agreement with a steering group of officers representing the council (hereafter referred to as "the steering group"). The steering group will be made up of senior planning policy officers and team leaders from both planning policy and development management.
- 1.7 Once agreed the council will make the constitution and terms of reference publicly available.
- 1.8 The constitution and terms of reference will be kept under review by the panel and steering group, to ensure it remains fit for purpose.

¹ Planning Practice Guidance: Housing and Economic Land Availability Assessments (March 2014) Department for Communities and Local Government.

2.0 Constitution

Purpose

- 2.1 The constitution sets out how the panel will be formed, how it will operate, how decisions will be made.

Membership

- 2.2 The overall panel will be made up of members from:
- Organisations / companies / individuals that are representative of the broad spectrum of the housing and economic development industries in the HMA.

To be representative, each will need to be actively engaged in the development of land for housing and/or economic development, for example as a land agent (i.e. national, regional or local) or developer (e.g. volume or small scale house builder), Registered Provider, architect, planner or urban designer or other related profession that may usefully inform the assessment of potential sites for housing and economic development;
 - The community represented by elected members/portfolio holders for housing and regeneration. Community representatives will be required to provide area wide input to the process.
- 2.3 The panel should be attended by a quorum of 3 members.
- 2.4 The council will work with the chair of the Chamber of Commerce's Agents and Architects Forum to identify candidates to be representatives of the development sector on the panel. From the Chamber of Commerce nominated shortlist, offers of appointment will be made by the steering group in accordance with the selection criteria set out in **Appendix 1**.
- 2.5 Where a panel member representing the development sector elects to leave the panel, the steering group will be responsible for making an offer of appointment to another organisation / company / individual in accordance with the requirements for selection set out in **Appendix 1**.
- 2.6 Panel members will be expected to attend panel meetings and the council will provide, where possible, at least two weeks notice of any proposed meeting. The steering group will periodically review panel membership. If a panel member is identified as having a low attendance record, their membership will be reconsidered by the steering group. The steering group will be responsible for appointing a replacement panel member, as described in paragraph 2.4 above.

- 2.7 Membership of the panel will be on a voluntary / unpaid basis. There will be no budget provision for the panel.
- 2.8 All panel members will be expected to sign a memorandum of understanding (MoU) **Appendix 2** to set out that they will comment on sites in a fair, impartial and reasonable manner.

Leading Panel Meetings

- 2.9 Panel meetings will be chaired by a representative from the council.

Accountability

- 2.10 The panel will work in a transparent manner and in accordance with the methodology, the constitution and terms of reference and the MoU.
- 2.11 Panel members will be provided with relevant information about the relevant sites and other draft documentation relating to the SHLAA assessment process. If sensitive (personal or commercial) information has been submitted, this will not be shared with the panel. Panel members will be required to keep any information they receive confidential. Where there is deemed to be inappropriate conduct² by a panel member this will be referred to the steering group which will act as arbitrator to resolve the matter. If an issue is deemed to be serious it will be raised with the panel member's professional body.

Timetables and Meetings

- 2.12 Panel members will be required to attend meetings as required to facilitate the completion of a SHLAA. The council will prepare a timetable indicating likely dates for meetings, make provision for a suitable venue and make clear the timescales for the process leading to the completion of the SHLAA. This will need to be agreed between the council and the panel.

Declaration of site interest

- 2.13 Interest in the development of one or more potential sites assessed through the SHLAA will not preclude membership of the panel. However, where such an interest exists either as:
- the controller of land, or
 - with an option to purchase, or
 - as agent for a landowner, or

² Inappropriate conduct may be deemed to have occurred: where a panel member has failed to declare an interest in one or more sites at the time of the assessment; where a panel member may have misused its privileged position or knowledge of identified sites prior to the publication of the SHLAA; where panel members have been found to have misused information to gain a commercial advantage; or where panel members have been found to have colluded towards the successful inclusion of one or more sites in a published SHLAA.

- where there is a connection to the promotion of the site in some way then this interest must be declared to the panel.

Where a panel member declares an interest in one or more potential sites they may continue to provide advice on the developability and deliverability of these sites for the purpose of the preparation of the SHLAA.

Consideration of which sites are to be included in the SHLAA

- 2.14 Each panel member will provide constructive and impartial comments and advice on the achievability of sites put before the panel. The achievability will be based on the council's initial conclusions and assessment of the "suitability," "availability" and "achievability" of submitted sites and any relevant commercial and industry information from the development sector.
- 2.15 The council will also seek comments from panel members on those sites they consider should be included in the deliverable or developable land supply.
- 2.16 The council will consider the advice and comments of all panel members when making its final assessment of identified sites. The council will attach the appropriate weight to such advice and comments, relative to other evidence and considerations. Final assessment of sites and their inclusion in a published SHLAA will be the responsibility and decision of the council.
- 2.17 The panel will not vote on whether a site should be included in the SHLAA as deliverable or developable, currently not developable or currently not suitable. It is there to facilitate an understanding on the potential achievability of a site within a certain timeframe
- 2.18 Where there is any difference of opinion on the conclusions of a site these will be discussed in an open and constructive manner, and will inform the council's final view on the achievability of the site.
- 2.19 To ensure that publication of the SHLAA is practicable in accordance with a timetable agreed between the council and the panel, the council may still make a final assessment of sites where one or more panel members have been unable to comment or where one or more panel members are unable to attend a panel meeting.
- 2.20 Where elements of the assessment for a site are incomplete, the council may consider the merits for the inclusion of such sites in the published SHLAA. In such instances the council will have regard to whether "missing" information would fundamentally preclude the deliverability and developability of a site, and whether this could reasonably be expected to be resolved at a later stage in the plan making or development control decision making processes.
- 2.21 Panel members will provide advice and comments to the council on the understanding that:

The assessment of sites for new housing through the SHLAA process and the identification of potential housing sites in the SHLAA does not indicate that the sites will be allocated for new housing within the Island Planning Strategy or be granted planning permission. The SHLAA instead forms part of the evidence base to inform plan-making. Any sites deemed suitable, available and achievable by the SHLAA 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 SHLAA may be a material consideration in the determination of planning proposals.

Administrative support and publication of the SHLAA

- 2.22 The council will be responsible for providing administrative support to the panel for the purpose of recording notes of meetings and preparing draft documents in relation to the SHLAA where these are necessary.
- 2.23 The council will be responsible for publishing the SHLAA covering its planning administrative area on its website and making this publicly available.

3.0 Terms of Reference

Purpose

- 3.1 The terms of reference sets out the objectives, scope (roles and responsibilities) and deliverables for the panel. These may be defined in or draw from the methodology.
- 3.2 The panel will play an important role in advising on the preparation of the Isle of Wight SHLAA in its HMA. The SHLAA will inform future housing development in the HMA in the context of a spatial planning policy framework and sustainable development objectives. The panel will be representative of key industry and agency stakeholders in housing.

Objectives

- 3.3 The panel will have the following objectives:
- i. To provide constructive and impartial comments and advice on the achievability (deliverability and developability) of identified sites in an efficient and timely manner to enable the completion of SHLAA in accordance with the timescales agreed with the council.
 - ii. To add value to the SHLAA process through the skills, expertise and knowledge of each of the panel members.

Scope (roles and responsibilities)

- 3.4 The roles and responsibilities of the panel will be:
- i. To act as an independent body appointed by the steering group for the council that is representative of key stakeholders in the HMA, for the sole purpose of the preparation of SHLAA in the HMA.
 - ii. To consider and give advice on whether the methodology and the constitution and terms of reference will provide the basis for a partnership approach in respect of the Government's Planning Practice Guidance³.
 - iii. To consider the conclusions on the initial assessments undertaken by the council of the "suitability," "availability" and "achievability" of potential sites for housing development in its planning administrative area and give constructive comments where relevant.
 - iv. To consider the conclusions of the steering group and comment on the "achievability" of potential sites for housing development which are being assessed for the purpose of the SHLAA. This will essentially be a judgement about the economic viability of each site, and the capacity of a developer to deliver the homes over a certain period – being affected by market, cost and delivery factors⁴. Each panel member will have regard to any relevant published documents and draw from their own experience in giving a view on the "achievability" of each potential development site.
 - v. To optionally undertake any other tasks identified and agreed with the steering group for the purpose of preparing the SHLAA in the HMA.

Deliverables

- 3.5 The panel will contribute to the SHLAA by giving advice and constructive comments on the deliverability and developability of identified potential sites for housing and economic development to the council.

National policy, Practice Guidance and Methodology background

- 3.6 The SHLAA shall be prepared in accordance with the requirements placed through the National Planning Policy Framework, the Government's Planning Practice Guidance and the methodology.

³ Planning Practice Guidance: Housing and Economic Land Availability Assessments (March 2014) Department for Communities and Local Government, paragraph 3-008.

⁴ Paragraphs 3-021 to 3-023, Planning Practice Guidance: Housing and Economic Land Availability Assessments (March 2014) Department for Communities and Local Government.

Appendix 1 – Selection criteria

Selection Requirements and Process for Panel Membership for representatives of the house and economic development industries

Eligibility

The candidate will need to be actively engaged in the development of land for housing for example as a land agent or developer, registered provider of affordable housing, architect, planner or urban designer or other related profession that may usefully inform the assessment of potential sites for housing.

Composition

The panel must be representative of the broad cross section of the house and economic development industries on the island. The council will seek to achieve a balance in the professions / nature of business undertaken by panel members. The panel will include at least one of the following:

- National volume house builder (if possible)
- Regional house builder
- Small scale house builder
- Developer of elderly persons accommodation (if possible)
- Professional with knowledge and/or experience of developing sites for the Gypsy and Traveller community (if possible)
- Land Agent representing the housing development industry
- Registered provider of affordable housing involved in new build projects
- Architect, urban designer, planner or other professional
- Community representation (local elected member)

Process

The selection process for making an offer of appointment will be undertaken by the steering group with the aim of achieving an optimal mix of panel members.

The steering group will make an offer of appointment in writing to each candidate for panel membership. It will require a written confirmation of acceptance from each candidate.

If a candidate declines to confirm their acceptance of panel membership, or where a panel member elects to leave the panel, the steering group will select an appropriate alternative candidate.

Appendix 2 – Memorandum of understanding

MEMORANDUM OF UNDERSTANDING

Between

SHLAA Panel Members

And

The Isle of Wight Council

This Memorandum of Understanding is drawn up to provide a basis on which the **SHLAA Panel Members** (henceforward the panel) and **the Isle of Wight Council** (henceforward the council) may develop a relationship, specifically to provide constructive comments on the achievability of sites put forward for inclusion in the council's strategic housing land availability assessment.

The strategic housing land availability assessment (SHLAA) is an important piece of evidence that will inform the council's new Island Planning Strategy. Submitted sites put forward for consideration and inclusion into the council's SHLAA will need to be assessed to determine their achievability in particular whether they are deliverable or developable over a prescribed timeframe of whether they are currently not developable or currently not suitable.

The assessment of sites for new housing through the SHLAA process and the identification of potential housing sites in the SHLAA does not indicate that the sites will be allocated for new housing within the Local Plan or be granted planning permission. The SHLAA instead forms part of the evidence base to inform plan-making. Any sites deemed suitable, available and achievable by the SHLAA 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 SHLAA may be a material consideration in the determination of planning proposals.

This Memorandum of Understanding (henceforth MoU) is intended to provide a basis on which the SHLAA panel will operate. That is all panel members representing the development sector will be required to sign this MoU to confirm that they will:

- Convene at the council offices on as many occasions as required and consider sites that have been submitted and assessed by the council's steering group.

- Keep information received/heard or seen confidential until such times as the SHLAA is published.
- Declare an interest they have in any sites submitted on the understanding that they may still comment on a site for the purpose of clarity and discussion but the conclusions on that site will be the decision of the council.
- Act in a reasonable, fair and impartial manner on all sites presented to the panel.
- Consider the steering group's conclusions on suitability, availability, and achievability to ensure they are fair and reasonable.
- Provide constructive and impartial comments on the potential achievability of a site.
- Understand that any decisions on the inclusion of a site in the council's published SHLAA as deliverable, developable, not currently developable or not suitable will be the decision of the council.

This MoU has been drawn up and will be implemented in good faith. It expresses the hope and intention of the undersigning members to develop their existing co-operation, based on mutual respect and understanding. This MoU will continue for a period of one year, and may be terminated by either party providing one month's notice.

Panel Member

Company

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Date