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.

| 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 |

Table 1 – Sites per regeneration area

- 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.
- 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 | Total |
|---------|-------------|-------------|
| | completions | 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 | ТВС | 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

| | Appendix 1 Table 5 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 |

| | | _ | | | I | I | | | | | | | | | |
|---------|--|-----------|-------------|------------------|-------|-----|-------------|---|---|---|----|-----|-----|-----|-----|
| 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 | | | |
| | part OS Parcel 5627 off Pan Lane, east of St. Georges Way and directly south of | | | | | | | | | | | | | | |
| IPS309 | 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 | | | | | | |

| | Land between Buckbury Lane and Long | | | | | | | | | | | | | | |
|---------|---|------------|-------------|-------------------|-------|-------|----------------|---|---|----|----|----|-----|------|------|
| IPS228 | 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 | |
| | Land east of Gunville Road and west of | | | | | | | | | | | | | | |
| IPS233 | 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 | |
| 100202 | Former Library HQ, Land Adjacent St | Name | Name | 50 | 1.07 | GF | Daniela calela | | | | | | 25 | 25 | |
| IPS383 | Mary's Hospital | Newport | Newport | 50 | | | Developable | | | | | | 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 | | | | |

| IPS162 | Marshara Vallar Niversia | Manatana | Foot Mardine | 15 | 1.33 | GF | Dalimanahla | | | | | 15 | | | |
|--------|---|----------|--------------|-------------------|-------|----|-------------|---|---|----|----|----|----|-----|----|
| IPS162 | Merstone Valley Nurseries | Merstone | East Medina | As per | 1.33 | GF | Deliverable | | | | | 15 | | | |
| IPS248 | Land at Main Road | Arreton | East Medina | 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 | |

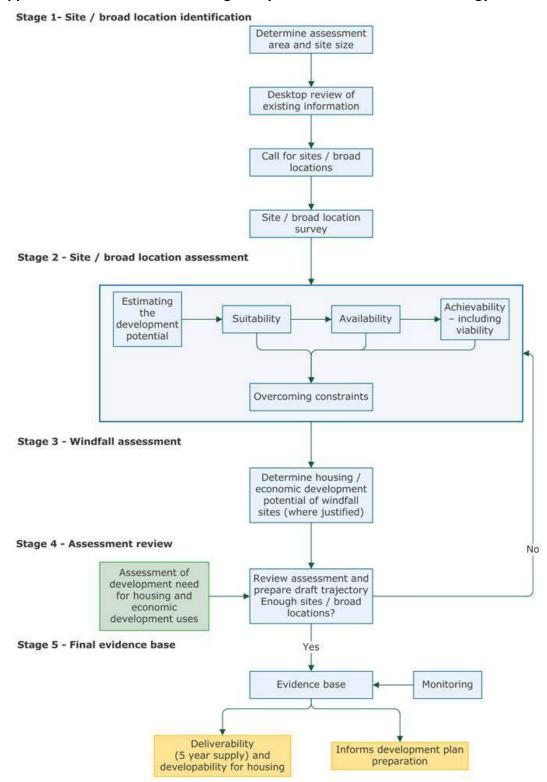
| IPS184 | Land east of Hillway Road and south of Steyne Road, | Bembridge | Ryde | 80 | 4.9 | GF | Deliverable | | 15 | 15 | 15 | 15 | 20 | | |
|---------|---|----------------|---------|-----|------|------|-------------|---|----|----|-----|-----|-----|-----|----|
| IPS183 | Land north of Mill Road and 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 | | | | |
| 11 3201 | diss well ricid, on seaview faire | N & | пуис | | | GI . | Deliverable | | | | 13 | | | | |
| IPS027 | Former Flamingo Park, Oakhill Road, | 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 | | |
| | | T | Т | Т | П | 1 | T | 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 | | |

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|--------|--|------------|---------|----|------|-----|-------------|--|---|----|----|----|----|----|
| 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 | | |

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| 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





Appendix 3 – Sites considered Currently Not Developable

| SHLAA | Site Address | Parish | Regeneration | Site | Status |
|-----------|--|--------------------------|--------------------------|------|---------------------------|
| Reference | | | Area | Area | |
| Number | | | | | |
| 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 Ashey | Ryde | 4 | Currently not developable |
| IPS085b | Land adjacent to Reynolds and Reed, Binstead | Havenstreet and Ashey | 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 |
| | | I . | | + | |
| IPS164 | Lily Grove, Main Road, Brighstone | Brighstone | West Wight | 1.13 | Currently not developable |



| Land at Rolls Hill Gurnard Po31 8ND | Gurnard | West Medina (Newport) | 1.02 | Currently not developable |
|---|--|---|---|--|
| Land at Hillis Gate Road, Northwood | Northwood | West Medina (Newport) | 4.5 | Currently not developable |
| GREAT PAN FARM PAN LANE ,NEWPORT | Newport | East Medina (Newport) | 1.2 | Currently not developable |
| Land adjacent 99 Station Road, Wootton | Wootton Bridge | East Medina (Newport) | 0.16 | Currently not developable |
| Land rear of 139, 141 and 143 Staplers Road | Newport | East Medina (Newport) | 0.5 | Currently not developable |
| Norman Court (1-6) Quarry View, Newport | Newport | West Medina (Newport) | 0.35 | Currently not developable |
| Site of former Briddlesford Farm Cottages, Littletown Lane, Wootton | Havenstreet and Ashey | East Medina (Newport) | 0.31 | Currently not developable |
| Farm Lane Cottage (Buttercup Barn), Farm Lane, off Palmers Road, Wootton Bridge | Wootton Bridge | East Medina (Newport) | 0.31 | Currently not developable |
| Isle of Wight Pet Centre, Watergate Road Newport | Newport | West Medina (Newport) | 2.1 | Currently not developable |
| Buildings and Land at Carpenters Farm, Carpenters Road, St Helens, Isle of Wight | Brading | Ryde | 0.7 | Currently not developable |
| Land at Kite Hill Farm, Firestone Copse Road, Kite Hill | Fishbourne | East Medina (Newport) | 0.24 | Currently not developable |
| Land at Woodfords Dairy (1), Pondcast Lane, Havenstreet | Havenstreet and Ashey | Ryde | 0.2 | Currently not developable |
| Land to south east of Pondcast Lane, Havenstreet | Havenstreet and Ashey | Ryde | 2.78 | Currently not developable |
| Land to southeast at Pondcast Lane, Havenstreet | Havenstreet and Ashey | Ryde | 1.35 | Currently not developable |
| Brambles Farm, Brambles Lane, Freshwater | Freshwater | West Wight | 2.5 | Currently not developable |
| Land at Littletown Lane, Wootton | Havenstreet and Ashey | East Medina (Newport) | 0.4 | Currently not developable |
| Land to the north east of Newport, off Fairlee Road. | Newport | East Medina (Newport) | 1.2 | Currently not developable |
| Land to the east of Station Road and adjacent to Packsfield Lane, Wootton. | Wootton Bridge | East Medina (Newport) | 1.83 | Currently not developable |
| Land off Carpenters Road, St Helens | St Helens | Ryde | 0.7 | Currently not developable |
| Land at Westwood, Brocks Copse Road, Wootton, IoW | Wootton Bridge | East Medina (Newport) | 2.69 | Currently not developable |
| Land at Pallance Road, Cowes | Northwood | West Medina (Newport) | 1.02 | Currently not developable |
| | Land at Hillis Gate Road, Northwood GREAT PAN FARM PAN LANE ,NEWPORT Land adjacent 99 Station Road, Wootton Land rear of 139, 141 and 143 Staplers Road Norman Court (1-6) Quarry View, Newport Site of former Briddlesford Farm Cottages, Littletown Lane, Wootton Farm Lane Cottage (Buttercup Barn), Farm Lane, off Palmers Road, Wootton Bridge Isle of Wight Pet Centre, Watergate Road Newport Buildings and Land at Carpenters Farm, Carpenters Road, St Helens, Isle of Wight Land at Kite Hill Farm, Firestone Copse Road, Kite Hill Land at Woodfords Dairy (1), Pondcast Lane, Havenstreet Land to south east of Pondcast Lane, Havenstreet Land to southeast at Pondcast Lane, Havenstreet Land at Littletown Lane, Wootton Land to the north east of Newport, off Fairlee Road. Land to the east of Station Road and adjacent to Packsfield Lane, Wootton. Land off Carpenters Road, St Helens Land at Westwood, Brocks Copse Road, Wootton, IoW | Land at Hillis Gate Road, Northwood GREAT PAN FARM PAN LANE ,NEWPORT Land adjacent 99 Station Road, Wootton Wootton Bridge Land rear of 139, 141 and 143 Staplers Road Newport Norman Court (1-6) Quarry View, Newport Site of former Briddlesford Farm Cottages, Littletown Lane, Wootton Farm Lane Cottage (Buttercup Barn), Farm Lane, off Palmers Road, Wootton Bridge Isle of Wight Pet Centre, Watergate Road Newport Buildings and Land at Carpenters Farm, Carpenters Road, St Helens, Isle of Wight Land at Kite Hill Farm, Firestone Copse Road, Kite Hill Land at Woodfords Dairy (1), Pondcast Lane, Havenstreet and Ashey Land to south east of Pondcast Lane, Havenstreet and Ashey Land to southeast at Pondcast Lane, Havenstreet and Ashey Brambles Farm, Brambles Lane, Freshwater Land at Littletown Lane, Wootton Havenstreet and Ashey Land to the north east of Newport, off Fairlee Road. Land to the east of Station Road and adjacent to Packsfield Lane, Wootton. Land off Carpenters Road, St Helens St Helens Land at Westwood, Brocks Copse Road, Wootton Bridge Wootton Bridge | Land at Hillis Gate Road, Northwood Land at Hillis Gate Road, Northwood REAT PAN FARM PAN LANE ,NEWPORT Land adjacent 99 Station Road, Wootton Land rear of 139, 141 and 143 Staplers Road Newport Land rear of 139, 141 and 143 Staplers Road Newport Norman Court (1-6) Quarry View, Newport Site of former Briddlesford Farm Cottages, Littletown Lane, Wootton Farm Lane Cottage (Buttercup Barn), Farm Lane, off Palmers Road, Wootton Bridge Isle of Wight Pet Centre, Watergate Road Newport Buildings and Land at Carpenters Farm, Carpenters Road, St Helens, Isle of Wight Land at Kite Hill Farm, Firestone Copse Road, Kite Hill Land at Woodfords Dairy (1), Pondcast Lane, Havenstreet and Havenstreet Land to south east of Pondcast Lane, Havenstreet and Havenstreet Land to southeast at Pondcast Lane, Havenstreet and Havenstreet Land at Littletown Lane, Wootton Havenstreet and Ashey Ryde Land at Littletown Lane, Wootton Land at Littletown Lane, Wootton Land to the north east of Newport, off Fairlee Road. 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Land at Westwood, Brocks Copse Road, Wootton Bridge East Medina (Newport) Ryde Land at Westwood, Brocks Copse Road, Wootton Bridge East Medina (Newport) East Medina (Newport) East Medina (Newport) East Medina (Newport) St Helens Ryde Land at Westwood, Brocks Copse Road, Wootton Bridge East Medina (Newport) Land at Pallance Road, Cowes Northwood West Medina | Land at Hillis Gate Road, Northwood Rest Medina (Newport) REST PAN FARM PAN LANE ,NEWPORT Land adjacent 99 Station Road, Wootton Wootton Bridge East Medina (Newport) Land rear of 139, 141 and 143 Staplers Road Norman Court (1-6) Quarry View, Newport Norman Court (1-6) Quarry View, Newport Site of former Briddlesford Farm Cottages, Littletown Lane, Wootton Farm Lane Cottage (Buttercup Barn), Farm Lane, off Palmers Road, Wootton Bridge Sle of Wight Pet Centre, Watergate Road Newport Buildings and Land at Carpenters Farm, Carpenters Road, St Helens, Isle of Wight Land at Kite Hill Farm, Firestone Copse Road, Kite Hill Land at Woodfords Dairy (1), Pondcast Lane, Havenstreet and Ashey Rayde Land to south east of Pondcast Lane, Havenstreet and Ashey Ryde Ryde Ashey Land to southeast at Pondcast Lane, Havenstreet and Ashey Ryde Land at Littletown Lane, Wootton Havenstreet Land to the north east of Newport, off Fireshwater Freshwater Ryde Ryde Ashey Land to the north east of Newport, off Fairlee Road. Land to the north east of Station Road and adjacent to Packsfield Lane, Wootton. Land of Carpenters Road, St Helens St Helens Ryde Ashey Land to the north east of Station Road and adjacent to Packsfield Lane, Wootton. Land at Westwood, Brocks Copse Road, Wootton Bridge Land at Westwood, Brocks Copse Road, Wootton Bridge Land at Westwood, Brocks Copse Road, Wootton Bridge East Medina (Newport) Ryde Ashey 1.35 Ashey 1.36 Land at Westwood, Brocks Copse Road, Wootton Bridge East Medina (Newport) Land at Pallance Road, Cowes Northwood West Medina Load at Pallance Road, Cowes |



| 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 (N | ewport) | Currently not developable |
| IPS335 | Long Lane Farm, Long Lane, Newport | Newport | East Medina (N | ewport) | 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 |



Isle of Wight SHLAA 2018

| 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 | Site Address | Parish | Regeneration Area | Site Area | Status |
|--------------------|---|------------|--------------------------|--------------|------------------------|
| Number | | | 7.1.00 | 71100 | |
| IPS024 | 7 Green Street, Newport | Newport | East Medina (Newport) | 0.03 | Currently not suitable |
| IPS026 | Lower Yard Farm, Newport Road, Godshill | Godshill | 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 | Havenstree t 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:

IPS001

SHLAA Ref No:

IPS001

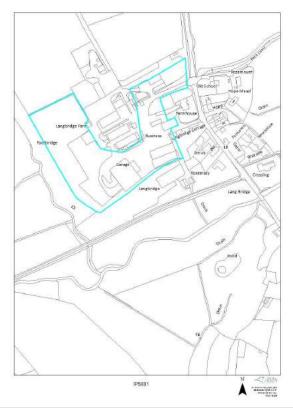
Site Area:

2.2

Site Address:

Langbridge Business Centre, Newchurch

Site location



Site Description: Langbridge Business Centre is located in Newchurch. It has a number of single storey industrial units on a level site and is bounded by fences.

Stages A and 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.

Environmental designations A2: The site is not located within any environmental designations

including heritage coast, historic park or garden or open space.

Flood zones/agricultural class/size:

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

land.

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Newchurch has no settlement boundary.

It is brownfield/greenfield:

Currently used as industrial units, employment uses. The site is flat with fences as

boundaries.

Potential landscape impact:

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:

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 | Assessme | ents - | Currently N | ot Developable | e s | SHLAA Ref No: | IPS001 | |
|----------------------|-----------------------------|---|--------------------------------------|--|----------------|--------------------|----------------|--|
| | | Briddle | esford Copse 3m r | adius. | | | | |
| Potential heritage | impact: | | | onservation area. The | | | | |
| Site access aspect | s: | The sit | e has an existing a | access onto the main | road. | | | |
| Access to public tr | ransport: | 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 pedestri | ian/ cycle: | NC9 public right of way is to the south of the site, this is also the location of the made dedicated cycle route from Sandown to Newport. | | | | | | |
| Access to services | / facilities: | Newch | urch has a prima | ry school, Peddlers ca | fe and a pub | | | |
| Access to open sp | aces: | | are some open sp Reserve | ace provisions within | Newchurch | including the Fig | eld of Hope | |
| Air quality sensitiv | vities: | None k | nown Ag | ricultural land class: T | he classifica | tion is Grade 3 | | |
| Mineral resources | 5?: | | | d within a mineral safe Id the site be conside | - | | ed to be | |
| Is there a loss to e | employment? | | The site is not an the loss of emplo | allocated employmer yment uses. | nt site but re | development m | ay result in | |
| Potential constrain | nts to deliver | y: | There is one land | owner and there are no known covenants or legal issues. | | | | |
| Infrastructure cap | acity aspects | | The site has exist | ing utilities. | | | | |
| Potential compati | ibility impacts | | The site is an empadjacent. | oloyment area with ot | her employr | nent uses imme | diately | |
| Brief planning hist | ory: | 1 | No relevant plann | ing history. | | | | |
| Overarching policy | y context: | | | d outside the settlement boundary and in the wider rural area. with employment uses. | | | | |
| Steering group's c | onclusion: | | ~ ~ | p concluded that the loyment, any change v | | in a loss of rura | | |
| Stage D - As | sessment | t - Av | ailability | | | ✓ Site availa | able if ticked | |
| Availability: | The site is no could be dev | | • | for development but | is likely with | in 5 years. Once | e commenced | |
| Put forward for: | The site has | been p | ut forward for ge | neral housing. | | | | |
| Conversion?: | Not applicat | ble | | | | | | |
| Rural exception?: | No | | | | | | | |
| Stage E - Ass | sessment | : - Acł | nievability | | | | | |
| Steering group's c | | | • | luded that as the site | is not suitab | le it is not achie | vable. | |
| Indicative yield: | 0 | | | | | ☐ Site achiev | able if ticked | |
| Stage F - Ass | essment | - SHL | .AA Panel Co | omments | | | | |
| Panel comments: | | | | the steering group's c | onclusions. | | | |
| | | | | | | | | |

Stage G - SHLAA Conclusion

| SHLAA Site Asse | essments - Currently No | t Developable | SHLAA Ref No: | IPS001 |
|-------------------------|---|---------------|--|---------------|
| Final conclusions: | Following the panel discussions concluded that the site is curren | | • | eering group |
| The site is considered: | Currently not developable | | Site could be consallocation if ticked | |
| | | | Site is suitable for | BFR if ticked |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS002

Discount

Discount

SHLAA Ref No:

IPS002

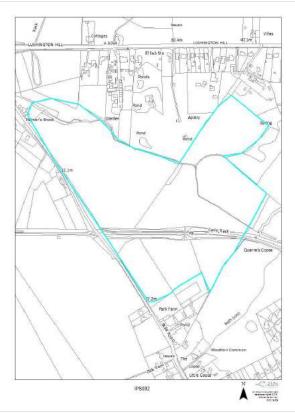
Site Area:

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.

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.

Flood zones/agricultural class/size:

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

Discount 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. 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:

Mineral resources?:

Agricultural land class: The classification is Grade 3 None Known

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

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

Stage D - Assessment - Availability

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.

| SHLAA SITE AS | sessments - Currently Not Developable | SHLAA Ref No: | IPS002 |
|------------------------|--|---|-----------------|
| ndicative yield: | | ☐ Site achiev | vable if ticked |
| Stage F - Asses | sment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA Panel agreed with the steering group's conclusions. | | |
| Stage G - SHLA | A 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 | |
| he site is considered: | : Currently not developable | anocation in ticke | u |

 \Box Site is suitable for BFR if ticked

SHLAA Ref No:

IPS003

SHLAA Ref No:

IPS003

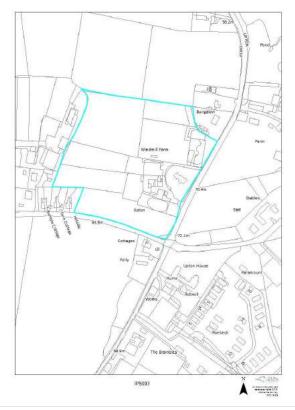
Site Area:

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.

Environmental designations A2:

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

Discount

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 SILE I | 4226221116 | ints - Currently is | ot bevelopable | SHLAA KET NO: | IPS003 | | |
|------------------------------|----------------|--|--|------------------------------|----------------|--|--|
| Potential heritage | impact: | The site is not located in | a conservation area and | there are no listed building | ngs close by. | | |
| Site access aspects | s: | | in two places, one quite from the strategic road ne crow one way section. | • | | | |
| Access to public to | ransport: | , , | outside the site. This is Ros Mon to Sat up to every | · · | Haylands | | |
| Access to pedestri | an/ cycle: | There are no public right benefit from footpaths. | ts of way or cycle links clo | ose by and the immediate | e roads do no | | |
| Access to services | / facilities: | · · | range of facilities and serv footpaths to nearby Hay | | f the | | |
| Access to open sp | aces: | There are some public o but there are no footpat | pen space facilities on the hs to them | e edge of Ryde in the Hay | /lands area | | |
| Air quality sensitiv | vities: | None known Ag | ricultural land class: The | classification is Grade 3 | | | |
| Mineral resources | i?: | The site is not located in | a mineral or mineral safe | eguarding area. | | | |
| Is there a loss to e | mployment? | : Some employmen | nt may be lost | | | | |
| Potential constrain | nts to deliver | y: There is one lando | owner. There are covena | nts relating to the power | poles. | | |
| Infrastructure cap | acity aspects | _ | acent to the settlement be existing buildings but a | - | | | |
| Potential compati | bility impacts | The site is beyond | the built up area and loc | ated in the wider rural ar | ea. | | |
| Brief planning hist | ory: | No recent plannin | g history | | | | |
| Overarching policy | y context: | The site is located | outside the settlement b | oundary and in the wide | r rural area | | |
| Steering group's conclusion: | | the existing settle accessibility in the would increase th | 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 suital | ole if ticked | | |
| Stage D - As | sessment | t - Availability | | ✓ Site availa | able if ticked | | |
| Availability: | | ot immediately available development taking plac | for development but is lik e within 5 years. | ely within 5 years with a | reasonable | | |
| Put forward for: | The site has | been put forward for ge | neral housing. | | | | |
| Conversion?: | This would r | need to be determined | | | | | |
| Rural exception?: | This would r | need to be determined | | | | | |
| Stage E - Ass | sessment | - Achievability | | | | | |
| Steering group's c | | - | luded that the site is not | suitable and therefore no | ot achievable. | | |
| Indicative yield: | 0 | | | ☐ Site achiev | able if ticked | | |
| Stage F - Ass | essment | - SHLAA Panel Co | omments | Site defilev | and it dioned | | |
| Panel comments: | | | the steering group's concl | usions. | | | |

Stage G - SHLAA Conclusion

| SHLAA Site Asse | essments - Currently Not Develo | pable | SHLAA Ref No: | IPS003 |
|-------------------------|--|-------|---------------------------------------|------------------|
| Final conclusions: | Following the panel discussions and the overa concluded that the site is currently not develo | | | teering group |
| The site is considered: | Currently not developable | | Site could be cor allocation if ticke | |
| | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS004

SHLAA Ref No:

IPS004

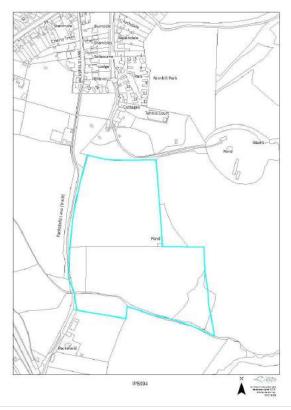
Site Area:

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, 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.

Flood zones/agricultural class/size:

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

land

Discount

Discount

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 sip 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 norther half is also in a biodiversity enhancement area. Further biodiversity studies would be

| SHLAA Site | Assessm | ents - | - Currentl | y Not Developal | ole shl | AA Ref No: | IPS004 |
|------------------------------|---|----------------|---|---|--|----------------|-----------------|
| | | requir | ed. | | | | |
| Potential heritage | e impact: | The si | te is not locat | ed in a conservation are | ea and there are no | o listed build | ings close by |
| Site access aspect | Site access aspects: Although there is a right land and along a narro | | | | ficult to ascertain | and though | third party |
| Access to public t | ransport: | | earest bus sto ort and Ryde. | pp is on Lushington Hill. | This has services i | unning to ar | nd from |
| Access to pedestr | ian/ cycle: | There wider | | tht of way immediately t | to the west of the | site and cycl | e links in the |
| Access to services | s/ facilities: | There | are no servic | es close by. | | | |
| Access to open sp | paces: | There | is limited pub | olic open space provision | n nearby | | |
| Air quality sensitiv | vities: | None | known | Agricultural land class | : The classification section to the SE | | |
| Mineral resources | s?: | The no | orthern 3/4 o | f the site is located with | in the minerals sa | feguarding a | rea |
| Is there a loss to e | employment | ?: | No, the nurs | ery is no longer in opera | ition | | |
| Potential constrai | nts to delive | ry: | There is one | landowner and there ar | e no known coven | ants or legal | issues. |
| Infrastructure cap | acity aspect | s: | | ot adjacent to the settler o existing utility services | • | | ties, as such |
| Potential compat | ibility impac | ts: | The site is be | yond the built up area a | and located in the | wider rural a | rea. |
| Brief planning hist | tory: | | No recent pla | anning history | | | |
| Overarching polic | • | | • | cated outside the settle | ment boundary an | d in the wide | er rural area |
| Steering group's conclusion: | | | of concerns i vehicular acc site is higher to have a neg | e steering group concluded that the site is not suitable. There were a number concerns including how the site could achieve a vehicular access and that any nicular access would impact on the surrounding landscape. Furthermore, the is higher that the adjacent public right of way and any development is likely have a negative impact on the character of the area and the historic steam way due to the topography. There are also a number of ecology concerns. | | | |
| | | | | | | Site suita | ble if ticked |
| Stage D - As | sessmen | ıt - Av | ailability | , | | Site avail | able if ticked |
| Availability: | The site is i | mmedia | ately available | e for development | | | |
| Put forward for: | The site ha housing. | s been p | out forward fo | or general housing, mixe | ed development (h | ousing led) a | and affordable |
| Conversion?: | No | | | | | | |
| Rural exception?: | No | | | | | | |
| Stage E - Ass | sessmen | t - Ac | hievabilit | t y | | | |
| Steering group's o | | | | concluded that the site | is not suitable and | l therefore n | ot achievable. |
| Indicative yield: | 0 | | | | | ☐ Site achie | vable if ticked |
| Stage F - Ass | sessmen | t - SH | LAA Pane | el Comments | | 2130 001110 | |
| Panel comments: | | | | with the steering group's | s conclusions. | | |

Stage G - SHLAA Conclusion

| SHLAA Site Asse | essments - Currently Not Develo | pable | SHLAA Ref No: | IPS004 |
|-------------------------|---|-------|---------------------------------------|-----------------|
| Final conclusions: | Following the panel discussions and the over concluded that the site is currently not deve | | • | teering group |
| The site is considered: | Currently not developable | | Site could be con allocation if ticke | |
| | | | Site is suitable fo | r BFR if ticked |

SHLAA Ref No:

IPS006

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, 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.

Flood zones/agricultural class/size:

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

land.

✓ Discount

Discount

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. The site can be accessed from Copse Lane. Site access aspects: Access to public transport: There are bus stops to the east along Copse Lane There are no pedestrian or cycle links adjacent to the site but the wider area has a Access to pedestrian/ cycle: 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. Golden Hill Fort, country park and nature reserves are to the north west of the site. Access to open spaces: Agricultural land class: The classification is Grade 3 Air quality sensitivities: None Known 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?: 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 Stage D - Assessment - Availability Site available if ticked

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?:

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.

| SHLAA SITE AS | ssessments - Currently Not Developable | SHLAA Ref No: | IPS006 |
|----------------------|---|--------------------|-----------------|
| ndicative yield: | 0 | ☐ Site achiev | vable if ticked |
| Stage F - Asse | ssment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA Panel agreed with the steering group's conclusion additional comments: There is concern in regards to access | • | wing |
| Stage G - SHL | AA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA asse concluded that the site is currently not developable for the | • | teering group |
| | | Site could be cor | |
| he site is considere | cd: Currently not developable | anocation if ticks | su |

 $\ \square$ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS008

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.

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.

Flood zones/agricultural class/size:

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

land.

Discount

Discount

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

| | prin | ciples. | · · | | | | | |
|---------------------------------|---------------------|--|---|---|---|--|--|--|
| Potential biodiversity impact: | The orde bour the I | 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: | Anci | 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 a | accessed directly, it will need adj | acent land to be deve | loped first. | | | |
| Access to public transport: | Ther | e are bus stops | s to the east along Copse Lane | | | | | |
| Access to pedestrian/ cycle: | Ther | e is a public rig | ght of way to the west of the site | and the wider area ha | as cycle paths. | | | |
| Access to services/ facilities: | Fres | hwater has goo | od access to a number of services | s and facilities. | | | | |
| Access to open spaces: | Gold | en Hill Fort, co | untry park and nature reserves a | re to the north and w | est of the site. | | | |
| Air quality sensitivities: | Non | e known | Agricultural land class: The cla | ssification is Grade 3 | | | | |
| Mineral resources?: | The | site is not locat | ted in a mineral or mineral safego | uarding area. | | | | |
| s there a loss to employment | ?: | No | | | | | | |
| Potential constraints to delive | | | landowner and there are no kno | wn covenants or legal | l issues. | | | |
| nfrastructure capacity aspect | s: | The site is no | ot adjacent to other properties so need to be factored in. | | | | | |
| Potential compatibility impac | ts: | The site has a | a SINC to three sides which separ | rates if from nearby de | evelopment. | | | |
| Brief planning history: | | No apparent | planning history. | | | | | |
| Overarching policy context: | | settlement be there is no specified design, location distinctive characteristics and the building style types of according to the Parish, in | cated outside and not immediate coundary. Freshwater has an ado pecific policy on housing, their defion and layout of all development aracter of the area, respecting thes. It further sets out that development development of the area including providing suitable accommental health difficulties to enjo | epted neighbourhood esign policy sets out that should be compatible local settlement parament should encours the housing needs for modation to allow per settlement parameters. | plan. Whilst nat; the le with the attern and rage mixed or everyone in | | | |
| Steering group's conclusion: | | and potentia nearby devel | group concluded that the site is I impact of the site to the SINC a lopment. It is also considered the n the proximity of the Scheduled | nd the separation fror at a green gap is impo | m other | | | |
| | | | | | ble if ticked | | | |
| Stage D - Assessmer | + _ ^ | vailability | | Sito avail | able if ticked | | | |

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

Conversion?:

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: ☐ 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. ☐ 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:

IPS011

SHLAA Ref No:

IPS011

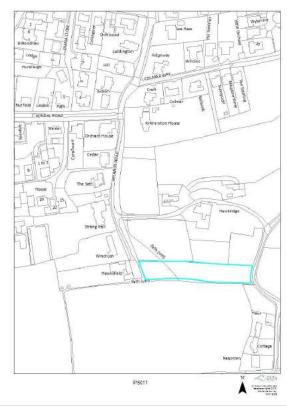
Site Area:

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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Discount

☐ Discount

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

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 | Assessm | ents - Current | ly Not Developable | SHLAA Ref No: | IPS011 | | |
|----------------------|----------------------|---|--|---------------------------|----------------|--|--|
| Potential heritage | impact: | The site is not loca | ted in a conservation area and th | ere are no listed buildir | ngs close by. | | |
| Site access aspect | | through third party site can be accesse road that is also a Furthermore, when through Summers | is stage there is no vehicular access to the site. Currently it can only be accessed ugh third party land by way of the public right of way. It is difficult to see how the an be accessed from Uplands Road. Windmill Lane is a fairly steep narrow access that is also a public right of way and not suitable for increased traffic. Itermore, where the area is heavily treed where the access could be. Access ugh Summers Court would also need third party land. | | | | |
| Access to public t | ransport: | Whilst Totland and Freshwater have regular buses to Newport, there are no bus sto close by | | | | | |
| Access to pedestr | ian/ cycle: | There are network cycle paths in close | of public rights of way close to to proximity | he site but there are no | dedicated | | |
| Access to services | s/ facilities: | Both Totland and F | reshwater do have services and | facilities. | | | |
| Access to open sp | paces: | - | blic open space provision nearby through the adjacent public righ | | access the | | |
| Air quality sensitiv | /ities: | None known | Agricultural land class: The cl | assification is urban | | | |
| Mineral resources | s?: | The site is not loca | ted in a mineral or mineral safeg | uarding area. | | | |
| Is there a loss to e | employment | ?: No | | | | | |
| Potential constrai | nts to delive | * | landowner, there are covenants s that will need to be overcome. | regarding buildings an | d the site has | | |
| Infrastructure cap | acity aspect | s: Extensions t | o existing utility services will nee | d to be factored in | | | |
| Potential compat | ibility impac | ts: The site is be | eyond the built up area and locat | ed in the wider rural ar | ea | | |
| Brief planning hist | tory: | No relevant | planning history. | | | | |
| Overarching polic | y context: | | site is located outside and not immediately adjacent to the current lement boundary. | | | | |
| Steering group's o | conclusion: | appropriate | steering group concluded that the site is not suitable. It is not in an propriate location for residential development, the site is too narrow, likely too visual in the landscape and has no appropriate means of access to the si | | | | |
| | | | | ☐ Site suitat | ole if ticked | | |
| Stage D - As | sessmer | nt - Availability | 1 | Site availa | ble if ticked | | |
| Availability: | The site is i years. | mmediately availabl | e with a reasonable prospect of | development taking pla | ce within 5 | | |
| Put forward for: | The site ha | s been put forward f | or eco friendly housing | | | | |
| Conversion?: | No | | | | | | |
| Rural exception?: | No | | | | | | |
| Stage E - Ass | sessmen | t - Achievabili | ty | | | | |
| Steering group's o | | | concluded that the site is not su | itable and therefore no | ot achievable. | | |
| Indicative yield: | 0 | | | ☐ Site achiev | able if ticked | | |
| Stage F - Acc | essmen | t - SHLAA Pand | el Comments | 2.70 300 | | | |

Stage G - SHLAA Conclusion

Panel comments:

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

| SHLAA Site Asse | essments - Currently Not Devel | lopable | SHLAA Ref No: | IPS011 |
|-------------------------|---|---------|--|------------------|
| Final conclusions: | Following the panel discussions and the ov concluded that the site is currently not dev | | • | teering group |
| The site is considered: | Currently not developable | | Site could be cor allocation if ticke | |
| | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS012

SHLAA Ref No:

IPS012

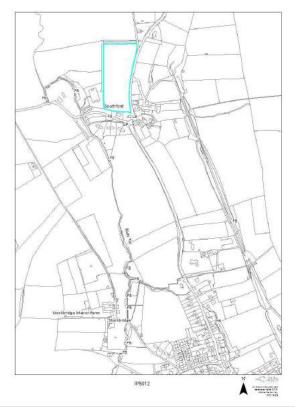
Site Area:

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.

Environmental designations A2:

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

Discount

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 | Assessme | ents - | Currently N | Not Developable | SHLAA Ref No: | IPS012 | |
|----------------------|----------------|-------------------|---|---|--|---|--|
| Potential heritage | e impact: | The si | te is not located i | n a conservation area and th | ere are no listed build | ings close by. | |
| Site access aspect | s: | There | is an existing dou | uble width farm gate on the a | adjacent road | | |
| Access to public t | ransport: | There | are no bus stops | in close proximity | | | |
| Access to pedestr | ian/ cycle: | | , - | of way to the south east of the mmediate roads do not bene | | re no cycle | |
| Access to services | s/ facilities: | walkir recog | ng and cycling car nised as a rural se | ted to services facilities or we to be maximised. It is some di ervice centre but does have s rage. Service and facilities an | stance from Whitwell ome limited services i | . This is not ncluding a | |
| Access to open sp | aces: | There | is limited public | open space provision nearby | | | |
| Air quality sensitiv | vities: | None | A | gricultural land class: The cla | ssification is Grade 3 | | |
| Mineral resources | s?: | | | ed within a mineral safeguard uld the site be considered ap | _ | ed to be | |
| Is there a loss to e | employment? |): | No | | | | |
| Potential constrai | nts to deliver | y: | There is one land | downer and there are no kno | wn covenants or legal | issues. | |
| Infrastructure cap | acity aspects | : | | diately adjacent to other prous to utility services but exter | | | |
| Potential compat | ibility impact | s: | The site is beyon | d the built up area and locat | ed in the wider rural a | rea. | |
| Brief planning his | tory: | | No recent planni | ng history. | | | |
| Overarching polic | y 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 o | conclusion: | | outside the settle disconnected fro away from local | up concluded that the site is ement boundary in the wide on nearby Whitwell and is look facilities and services with not were raised that development the area. | r rural area. The site cated in an unsustaina connecting footpath: | is too visually ble location s/pavements. | |
| | | | | | ☐ Site suita | ble if ticked | |
| Stage D - As | sessmen | t - Av | ailability | | ✓ Site avail | able if ticked | |
| Availability: | The site is ir | nmedia | ntely available wit | th a reasonable prospect of cachieved within 1-2 years | development taking pl | ace within 5 | |
| Put forward for: | The site has | been _l | out forward for g | eneral housing and mixed de | velopment (housing le | ed) | |
| Conversion?: | No | | | | | | |
| Rural exception?: | No | | | | | | |
| Stage E - Ass | sessment | : - Ac | hievability | | | | |
| Steering group's o | conclusions: | The st | eering group con | cluded that as the site is not | suitable it is not achie | vable. | |
| Indicative yield: | 0 | | | | Site achiev | vable if ticked | |
| Stage F - Ass | | _ CH | _ I ΔΔ Danal C | `omments | Site acilies | asic ii ticked | |

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

Panel comments:

SHLAA Ref No: IPS012

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

SHLAA Ref No:

IPS013

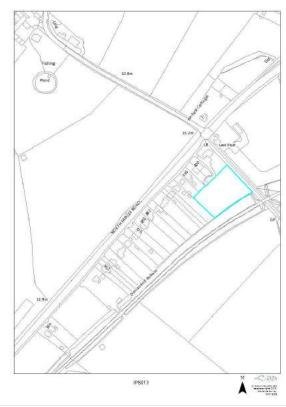
Site Area:

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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land

Discount

☐ Discount

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.

The site is greenfield and there are no buildings of 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 Copse. 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 | Assessme | ents - C | Currentl | y No | t Developable | SHLA | A Ref No: | IPS013 |
|----------------------------------|----------------|--|--|---------|--|------------------|----------------|-----------------|
| Potential heritage | impact: | The site | is not locat | ed in a | conservation area ar | nd there are no | listed build | ings close by |
| Site access aspect | S: | Access is off an unmade road, Belmont Lane which serves Belmont House. Access able to be achieved directly onto Fairlee Road. Neither of these access point wide and are along the strategic road network. | | | | | | • |
| Access to public to | ransport: | 9 with b | uses runnin | g betw | rvice, serving Newpo veen 10-30 minutes of the road to the south | lepending on th | • | |
| Access to pedestr | ian/ cycle: | | | | vay directly to the no here is a pavement o | | • | links along |
| Access to services | s/ facilities: | | t has a full r distance. | ange o | of services and faciliti | es but these ar | e not likely t | o be in |
| Access to open sp | aces: | | - | | unning to the rear/sonese are not likely to | | • | as a range of |
| Air quality sensitiv | vities: | None kn | own | Agric | cultural land class: Th | e classification | is Grade 3 | |
| Mineral resources | s?: | The site | is not locat | ed in a | mineral or mineral s | afeguarding are | эа. | |
| Is there a loss to e | employment? |): N | 0 | | | | | |
| Potential constrai | nts to deliver | - | nere is more sues. | e than | one landowner (6) bu | ut there are no | known cove | enants or legal |
| Infrastructure capacity aspects: | | | | | tely adjacent to othe o utility services. The | | | |
| Potential compatibility impacts: | | er | 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 hist | ory: | No | o recent pla | nning l | history. | | | |
| Overarching policy | y context: | Th | ne site is loc | ated o | utside the settlemen | t boundary. | | |
| Steering group's o | conclusion: | No co | 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. | | | urther | | |
| | | | | | | | | ble if ticked |
| Stage D - As | sessmen | t - Ava | ilability | | | ✓ | Site availa | able if ticked |
| Availability: | | | | - | available but it is und rs. Once commenced | • | | |
| Put forward for: | The site has | been pu | t forward fo | or gene | eral housing and mixe | d development | (housing le | :d). |
| Conversion?: | Not applica | ble | | | | | | |
| Rural exception?: | Not applica | ble | | | | | | |
| Stage E - Ass | sessment | : - Achi | evabilit | У | | | | |
| Steering group's c | onclusions: | | | | ded that as the site is be deliverability issue | | | |
| Indicative yield: | 0 | | | | | | Site achiev | able if ticked |

Stage F - Assessment - SHLAA Panel Comments

| SHLAA Site Asse | essments - 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 a concluded that the site is currently not developable for | | • | teering group | | | | |
| Γhe site is considered: | Currently not developable | | Site could be con allocation if ticke | | | | | |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS014

Discount

Discount

☐ Discount

SHLAA Ref No:

IPS014

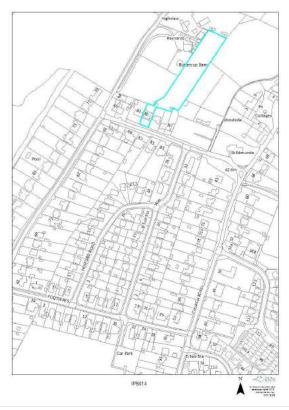
Site Area:

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

Environmental designations A2: 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.

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 Agricultural land class: 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?: 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: 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

Availability: It is unclear if the site is immediately available. However it is likely to be within the next 5 years.

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

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Stage D - Assessment - Availability

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.

| SHLAA SITE AS | ssessments - Currently Not Developable | SHLAA Ref No: | IPS014 | | | | |
|----------------------|---|-------------------|----------------|--|--|--|--|
| ndicative yield: | 0 | ☐ Site achiev | able if ticked | | | | |
| Stage F - Asse | ssment - SHLAA Panel Comments | | | | | | |
| Panel comments: | The SHLAA Panel agreed with the steering group's conclusions. | | | | | | |
| Stage G - SHL/ | AA 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. | | | | | | |
| he site is considere | d: Currently not developable | Site could be cor | | | | | |
| | | | | | | | |

 \Box Site is suitable for BFR if ticked

SHLAA Ref No:

IPS015

☐ Discount

Discount

SHLAA Ref No:

IPS015

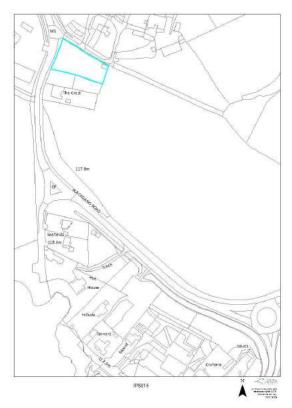
Site Area:

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.

Environmental designations A2: The site is not located within any environmental designations

including heritage coast, historic park or garden, open space

Flood zones/agricultural class/size:

land

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

The site is not located in an environmental designation. There are no tree preservation Potential biodiversity impact:

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 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

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 D - Assessment - Availability

Stage E - Assessment - Achievability

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

achievable.

| SHLAA SITE AS | sessments - | Currently in | ot Developab | ie | SHLAA Ref No: | IPS015 | | | |
|-----------------------|---|---|--------------|----|---------------------|-----------------|--|--|--|
| Indicative yield: | 0 | | | | ☐ Site achiev | vable if ticked | | | |
| Stage F - Asse | ssment - SHL | AA Panel Co | omments | | | | | | |
| Panel comments: | The SHLAA Panel agreed with the steering group's conclusions making the following additional comments: There is a lack of infrastructure, very little around the site, although there are some units around, could potentially be a single plot only if need is demonstrated. | | | | | | | | |
| Stage G - SHL/ | AA Conclusio | n | | | | | | | |
| 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 cor | | | | |
| The site is considere | d: Currently not | developable | | | allocation if ticke | ea | | | |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS016

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.

Environmental designations A2: 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

☐ Discount

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 | Assessme | ents · | - Currer | ntly No | t Developa | ble | SHLAA Ref No: | IPS016 |
|------------------------------------|---|--|--------------------------|-------------|-------------------|------------------|---|------------------|
| | | | e required esford Cop | | consideration o | of the site's lo | ocation within the | 3km radius of |
| Potential heritage | impact: | The site is not located in a conservation area and there are no listed buildings close by. | | | | | | lings close by. |
| Site access aspect | s: | The site is sloping and does have access via a gate onto Buckbury Lane an unmaroad. This is likely to need upgrading and may require hedgerow removal. | | | | | | |
| Access to public to | ransport: | 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 pedestri | an/ cycle: | There is a public right of way to the south west. The wider area has cycle links to Newport. | | | | | | |
| | | | ort has a f | ull range o | of services and f | acilities | | |
| Access to open sp | | | | ber of pub | olic open space t | facilities near | by. | |
| Air quality sensitiv | rities: | None | known | Agric | ultural land clas | ss: The classi | fication is urban | |
| Mineral resources | | | | | | | nted in a mineral sa ne site be consider | - |
| Is there a loss to e | mployment? |): | No | | | | | |
| Potential constraints to delivery: | | There is more than 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 compati | bility impact | s: | The site is | close to e | xisting resident | ial, no compa | tibility issues are e | envisaged. |
| Brief planning hist | ory: | | No appare | ent plannin | ng history. | | | |
| Overarching policy | / context: | | | | • | | urrent settlement le other side of the | • |
| Steering group's conclusion: | | The steering group concluded that the site is not suitable and had concerns ove increased access along Buckbury Lane. The site is elevated and additional concerns were raised over the landscape impact due to the sloping nature of th site. | | | | ditional | | |
| | | | | | | | Site suita | able if ticked |
| Stage D - As | sessmen | t - Av | vailabili | ty | | | ✓ Site avai | lable 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. | | | | | a reasonable | | |
| Put forward for: | The site has | been | put forwar | d for gene | ral housing. | | | |
| Conversion?: | No | | | | | | | |
| Rural exception?: | No | | | | | | | |
| Stage E - Ass | essment | · - Δc | hievahi | lity | | | | |
| Steering group's c | | | | | ded that the site | e is not suital | ole and therefore i | not achievable. |
| Indicative yield: | 0 | | | | | | _ | |
| Stage F - Ass | | . CII | | nal Car | n m o r t o | | → Site achie | evable if ticked |

The fellowing common to work and how the

Panel comments: The following comments were made by the members of the panel: The council should await

SHLAA Ref No:

☐ Site could be considered for

IPS016

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 reconsidered. 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 | allocation if ticked |
|-------------------------|---------------------------|------------------------------------|
| | | Site is suitable for BFR if ticked |

SHLAA Ref No:

IPS018

SHLAA Ref No:

IPS018

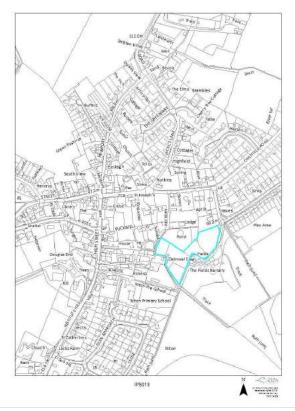
Site Area:

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, 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.

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

Discount

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

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: **IPS018** 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. The submitted form advises that the site can be accessed from Allotment Road. This Site access aspects: 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. There are some open space provisions within Niton and there is access to the wider Access to open spaces: countryside. Agricultural land class: The classification is Grade 4. None known Air quality sensitivities: Mineral resources?: The site is not located in a mineral or mineral safeguarding area. No Is there a loss to employment?: 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. The site is immediately adjacent to the settlement boundary where adjoining Infrastructure capacity aspects: properties appear to benefit from connections to utility services. The site is close to existing residential, no compatibility issues are envisaged. Potential compatibility impacts: 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. The steering group concluded that the site may have some very limited potential Steering group's conclusion:

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.

Stage D - Assessment - Availability

Site available if ticked

Site suitable if ticked

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

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: **IPS018** 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. ☐ 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:

IPS020

Discount

Discount

Discount

SHLAA Ref No:

IPS020

Site Area:

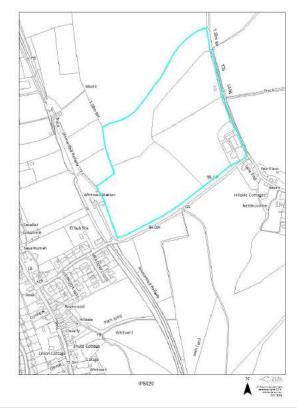
8.5

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

Environmental designations A2:

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.

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

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

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: **IPS020** 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. Access would be on to Nettlecombe Lane, a single track road. Beyond the dismantled Site access aspects: railway towards the main road the road opens up. There is a bus stop at the junction of Nettlecombe Lane with High Street. The bus stop Access to public transport: 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). There are only small areas of recreation/open space within Whitwell Access to open spaces: Agricultural land class: The classification is Grade 3 for most of Air quality sensitivities: None known the site with Grade 4 to a small area along the east boundary. Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment?: No Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues. The site is not adjacent to the settlement boundary or other properties, as such Infrastructure capacity aspects: 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 ~ Stage D - Assessment - Availability Site available if ticked Availability: Subject to planning the site could be immediately available with a reasonable prospect of development taking place in the next 5 years. The site has been put forward for general housing, mixed development (housing led) and non-Put forward for: 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.

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. 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:

IPS022

SHLAA Ref No:

IPS022

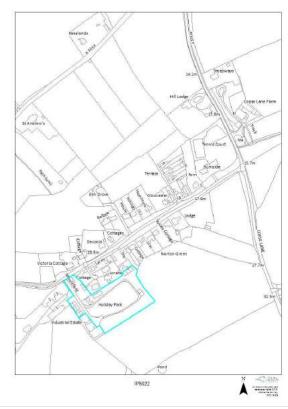
Site Area:

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.

Environmental designations A2: 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

☐ Discount

Discount

Stage C - Assessment - Suitability

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

SHLAA Ref No:

IPS022

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:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

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

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Infrastructure capacity aspects:

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

Potential compatibility impacts:

The site is close to 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.

Stage D - Assessment - Availability

Site suitable if ticked

Site available if ticked

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 | Asse | ssment | s - Currer | itly No | ot Devel | opable | | SHLAA Ref No: | IPS022 |
|---------------------|--------|------------|----------------|-----------|----------------|----------------|---------|----------------------|------------------|
| | housi | ng and gyp | osy and travel | ler accor | mmodation. | | | | |
| Conversion?: | This v | would need | d to be detern | nined | | | | | |
| Rural exception?: | No | | | | | | | | |
| Stage E - Ass | sessn | nent - A | Achievabi | lity | | | | | |
| Steering group's c | onclus | ions: The | e steering gro | up concl | uded that as | the site is no | ot suit | able it is not achie | vable. |
| Indicative yield: | 0 | | | | | | | ☐ Site achiev | able if ticked |
| Stage F - Ass | essn | nent - S | HLAA Pa | nel Co | mments | 3 | | | |
| Panel comments: | | The SHLA | A panel agree | d with tl | he steering ខ្ | group's concl | usions | | |
| Stage G - SH | LAA | Conclu | sion | | | | | | |
| Final conclusions: | | _ | • | | | | | nent process the s | teering group |
| | | | | | | | | Site could be cor | |
| The site is conside | ered: | Currently | not developa | ble | | | | anocation in ticke | |
| | | | | | | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS023

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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Discount

Discount

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.

The site is not located in an AONB. It is outside the settlement boundary on the Potential landscape impact:

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. The site is not located in a conservation area and there are no listed buildings close by. Potential heritage impact: The site has access to Bullen Road but the visibility is restricted by the nearby Site access aspects: 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 There are no public open space facilities close by but the site has good access to the Access to open spaces: countryside Agricultural land class: The classification is Grade 3 None known Air quality sensitivities: 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 **~**

Stage D - Assessment - Availability

Site available if ticked

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.

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

This would need to be determined Conversion?:

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

| SHLAA Site Ass | essm | ents - Currently Not Developable | | SHLAA Ref No: | IPS023 |
|-------------------------|---------|--|------------|---------------------------------------|-----------------|
| Steering group's concl | usions: | The steering group concluded that the site is no | ot suitabl | e and therefore n | ot achievable. |
| Indicative yield: 0 | | | | ☐ Site achiev | able if ticked |
| Stage F - Assess | sment | : - SHLAA Panel Comments | | | |
| Panel comments: | The S | SHLAA panel agreed with the steering group's co | nclusions | | |
| Stage G - SHLA | A Con | clusion | | | |
| Final conclusions: | | wing the panel discussions and the overall SHLAA uded that the site is currently not developable for | | • | teering group |
| The site is considered: | Curre | ntly not developable | | Site could be con allocation if ticke | |
| | | | | Site is suitable fo | r BFR if ticked |

SHLAA Ref No:

IPS029

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.

Environmental designations A2: 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

☐ Discount

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 | Assessme | ents - Currently Not Developable SHLAA R | ef No: IPS029 | | | |
|----------------------------------|---|--|---|--|--|--|
| Potential heritage | e impact: | The site is not located in a conservation area and there are no liste | d buildings close by. | | | |
| Site access aspect | cs: | The current access is located along Newport Road the strategic rollocated quite close to a junction and traffic lights. | ad network. It is | | | |
| Access to public t | ransport: | The site is located along the Cowes to Newport service that runs of | every 10 minutes | | | |
| Access to pedestr | ian/ cycle: | There is a pavement to the residential side of the west boundary | | | | |
| Access to services | s/ facilities: | Northwood has access to some services and facilities | | | | |
| Access to open sp | aces: | There are a few public open space facilities nearby. | | | | |
| Air quality sensitiv | vities: | None known Agricultural land class: The classification is G | rade 3 | | | |
| Mineral resources | s?: | The site is not located in a mineral or mineral safeguarding area | | | | |
| Is there a loss to e | The site is not allocated as employment but there is an em the site | oloyment use within | | | | |
| Potential constrai | nts to deliver | y: There is more one landowner but there are no known cove | nants 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 compat | ibility impact | The site is immediately adjacent to a garage and car dealers site are likely to be required. | hip buffers to the | | | |
| Brief planning history: | | No recent planning history. | | | | |
| Overarching polic | y context: | The site is located outside but immediately adjacent to the boundary. | The site is located outside but immediately adjacent to the current settlement boundary. | | | |
| | | development. The site is adjacent to a busy garage and car associated services that could lead to compatibility issues if be developed immediately adjacent. Furthermore, a buffer | 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. | | | |
| | | Si | te suitable if ticked | | | |
| Stage D - As | sessmen | t - Availability S | te available if ticked | | | |
| Availability: | years with a | ot immediately available for development. It is likely to be available reasonable prospect of development taking place within 5 years. nieved within 1 year | | | | |
| Put forward for: | The site has | been put forward for general housing. | | | | |
| Conversion?: | Not applica | ole | | | | |
| Rural exception?: | Not applical | ole | | | | |
| Stage F - Ass | sessment | - Achievability | | | | |
| Steering group's of | | The steering group concluded that the site is not suitable and the | refore not achievable. | | | |
| Indicative yield: | 0 | | | | | |
| · | | | e achievable if ticked | | | |
| JIAKE F - ASS | ころろここせこし | - SHLAA Panel Comments | | | | |

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

additional comments: *The yield is poor and would be more suitable to be used by the garage.

Stage G - SHLAA Conclusion

| SHLAA Site Asse | essments - Currently Not Dev | velopable | SHLAA Ref No: | IPS029 |
|-------------------------|--|-----------|--|------------------|
| Final conclusions: | Following the panel discussions and the concluded that the site is currently not | | • | teering group |
| The site is considered: | Currently not developable | | Site could be cor allocation if ticke | |
| | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS032

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

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

Discount

Flood zones/agricultural class/size:

Environmental designations A2:

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 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 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?: 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.

Stage D - Assessment - Availability

Site suitable if ticked

Site available if ticked

~

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 AS | ssessments - Currently Not Developable | SHLAA Ref No: | IPS032 |
|----------------------|---|-------------------|----------------|
| ndicative yield: | 0 | ☐ Site achiev | able if ticked |
| Stage F - Asse | ssment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusion | ons | |
| Stage G - SHL | AA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA assest concluded that the site is currently not developable for the | • | teering group |
| he site is considere | d: Currently not developable | Site could be cor | |
| | | | |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS033

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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land

☐ Discount

☐ Discount

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 b e 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 | Assessme | ents - Currer | itly Not Deve | elopable | SHLAA Ref No: | IPS033 | |
|------------------------------|---------------------------|---|---|--------------------------------------|--|---------------------------|--|
| Access to public tr | ransport: | | ite is close to nearby bus stops. Shanklin is served by Routes 2 and 3 that serve port to Ryde and run every 30 minutes throughout the week. | | | | |
| Access to pedestri | an/ cycle: | | | • | d adjacent to the area port in the wider area. | | |
| Access to services | / facilities: | Shanklin has a w | ide range of service | es and facilities. | | | |
| Access to open sp | aces: | There are some | oublic open space f | facilities nearby. | | | |
| Air quality sensitiv | rities: | None known | Agricultural la | nd class: The cla | ssification is urban | | |
| Mineral resources | ?: | The site is not lo | cated in a mineral | or mineral safeg | uarding area. | | |
| Is there a loss to e | mployment? | : There wo | ıld be a loss of the | public house fac | ility | | |
| Potential constrain | nts to deliver | There is o | ne landowner and | there are no kno | wn covenants or legal | issues. | |
| Infrastructure cap | acity aspects | | as the benefit of co benefit from conn | | ne utilities and adjoini services. | ng properties | |
| Potential compati | bility impact | The site is | close to existing re | esidential, no con | npatibility issues are e | nvisaged. | |
| Brief planning hist | ory: | No appare | No apparent planning history. | | | | |
| Overarching policy context: | | The site is | located in the sett | lement boundary | /. | | |
| Steering group's conclusion: | | the loss of | 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 | | | | |
| Stage D - As | sessmen | t - Availabili | ty | | ✓ Site availa | able if ticked | |
| Availability: | | • | ble with a reasonal | | evelopment taking pla | ace within 5 | |
| Put forward for: | The site has | been put forward | d for general housi | ng. | | | |
| Conversion?: | The building | g has the potentia | I to be converted. | | | | |
| Rural exception?: | No | | | | | | |
| Stage E - Ass | sessment | : - Achievabi | lity | | | | |
| Steering group's co | onclusions: | The steering gro | up concluded that | as the site is not | suitable it is not achie | vable | |
| Indicative yield: | 0 | | | | ☐ Site achiev | able if ticked | |
| Stage F - Ass | essment | - SHLAA Pa | nel Comment | ts | | | |
| Panel comments: | limite Possil panel | ed weight due to le bility also question | ocation in Shanklin nable if re-develop ential may be accep | . *Conversion maded. Difficult to de | anel: *Loss of commu ay not be suitable in vi esign due to overlooki are a number issues to | iability terms. ng The | |

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.

| SHLAA Site Asse | essments - Currently Not Developabl | е | SHLAA Ref No: | IPS033 |
|-------------------------|-------------------------------------|---|---|---------------|
| 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:

IPS036

SHLAA Ref No:

IPS036

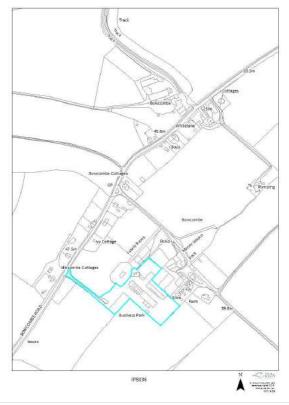
Site Area:

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.

Environmental designations A2: The site is not located within any environmental designations

including heritage coast, historic park or garden, open space.

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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is

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

ai

The site has a number of businesses located within it.

Potential landscape impact:

It is brownfield/greenfield:

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 Ref No: IPS036

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:

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?:

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

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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

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: **IPS036** 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: * 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. ☐ 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:

IPS037

Discount

Discount

SHLAA Ref No:

IPS037

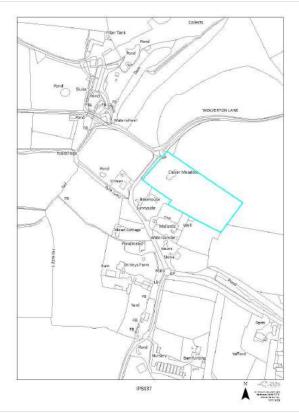
Site Area:

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.

Environmental designations A2: 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

Potential landscape impact:

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.

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 Asse | ssments - Currently Not Developable SHLAA Ref No: IPS037 |
|----------------------------|--|
| Potential biodiversity im | 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 impac | t: 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 an unlikely to fit a car. |
| Access to public transpo | There are no public transport facilities close by |
| Access to pedestrian/ cy | 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/ facili | 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 employ | ment?: No |
| Potential constraints to | delivery: There is one landowner and there are no known covenants or legal issues. |
| Infrastructure capacity a | spects: The site has some utilities but may require extensions to be factored in. |
| Potential compatibility i | mpacts: The site is located in the wider rural area. |
| Brief planning history: | No recent planning history. |
| Overarching policy conte | The site is located outside the settlement boundary and in the wider rural area |
| Steering group's conclus | 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 |
| Stage D - Assess | ment - Availability Site available if ticked |
| · · | te is immediately available with a reasonable prospect of development taking place within 5. Once commenced could be achieved within 1 year. |
| Put forward for: The s | ite has been put forward for general housing, mixed development (housing led) and allotments |
| Conversion?: This v | vould need to be determined |
| Rural exception?: This v | vould need to be determined |
| Stage F - Assessr | nent - Achievability |
| Steering group's conclus | |
| Indicative yield: 0 | ☐ Site achievable if ticked |
| | nent - SHLAA Panel Comments |

Stage G - SHLAA Conclusion

Panel comments:

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

| SHLAA Site Asse | essments - Currently Not Deve | elopable | SHLAA Ref No: | IPS037 |
|-------------------------|--|----------|--|------------------|
| Final conclusions: | Following the panel discussions and the concluded that the site is currently not d | | • | teering group |
| The site is considered: | Currently not developable | | Site could be cor allocation if ticke | |
| | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS039

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS039

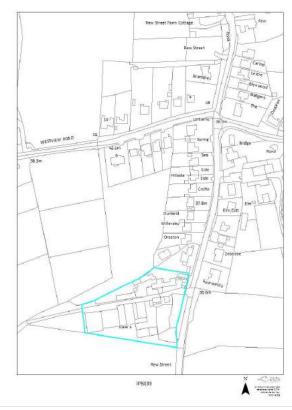
Site Area:

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, 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.

Flood zones/agricultural class/size: 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 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

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: **IPS039** required. Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by. The site has a current access onto the adjacent road Site access aspects: 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 The nearest public rights of way are to the south approximately 330m away. There are Access to pedestrian/ cycle: 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. Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known 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?: Nο 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. No apparent planning history. Brief 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: 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. ☐ Site suitable if ticked

Stage D - Assessment - Availability

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Site available if ticked

The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within

2 years

Availability:

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

| SHLAA Site | Assessm | ents - Currently No | t Developable | SHLAA Ref No: | IPS039 |
|---------------------|-------------|----------------------------|---|---------------------------------------|------------------|
| Conversion?: | This would | need to be determined | | | |
| Rural exception?: | This would | need to be determined | | | |
| Stage E - Ass | sessmen | t - Achievability | | | |
| Steering group's c | onclusions: | The steering group conclu | ded that as the site is not suit | table it is not achie | vable. |
| Indicative yield: | 0 | | | ☐ Site achiev | able if ticked |
| Stage F - Ass | essment | t - SHLAA Panel Coi | mments | | |
| Panel comments: | The S | SHLAA panel agreed with th | e steering group's conclusion | S. | |
| Stage G - SH | LAA Con | clusion | | | |
| Final conclusions: | | | and the overall SHLAA assess tly not developable for the p | • | teering group |
| The site is conside | ered: Curre | ently not developable | | Site could be cor allocation if ticke | |
| | | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS044

☐ Discount

Discount

Discount

SHLAA Ref No:

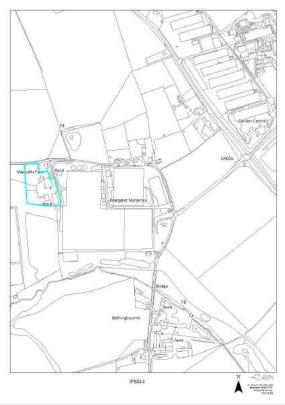
IPS044

Site Area:

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.

Environmental designations A2:

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.

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.

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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:

It is brownfield/greenfield:

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 The site is accessed off Macketts Lane. Site access aspects: 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 There is a public right of way to the north of the site (A21) but no cycle links close by Access to pedestrian/ cycle: 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 Agricultural land class: The classification is Grade 2 Air quality sensitivities: None known 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. The site is a brownfield site located outside the settlement boundary and in the Overarching policy context: 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 **~** Stage D - Assessment - Availability Site available if ticked The site is immediately available, is for sale with a reasonable prospect of development taking place Availability: within 5 years. Once commenced could be achieved within 3 years. The site has been put forward for general housing and mixed development (housing led) Put forward for: This would need to be determined Conversion?: 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: | IPS044 |
|--|----------------------|----------------|
| ndicative yield: 0 | ☐ Site achiev | able if ticked |
| Stage F - Assessment - SHLAA Panel Comments | | |
| Panel comments: The SHLAA panel agreed with the steering group's conclusion additional comments: *Could be a possible site for accommendation of the steering group's conclusion additional comments: *Could be a possible site for accommendation of the steering group's conclusion additional comments: | • | • |
| Stage G - SHLAA Conclusion | | |
| Following the panel discussions and the overall SHLAA assess concluded that the site is currently not developable for the p | | eering group |
| | Site could be cons | |
| The site is considered: Currently not developable | allocation if ticked | a |

 $\ \square$ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS045

Discount

Discount

Discount

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

Environmental designations A2: 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.

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 There are a couple of accesses to the site. The one to the west is limited by the curve Site access aspects: 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 Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment?: No Potential constraints to delivery: 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 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

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 As | sessm | ents - Currently N | ot Developabl | е | SHLAA Ref No: | IPS045 |
|------------------------|-----------|--|------------------------|-------------|---------------------------------------|-----------------|
| Steering group's cond | clusions: | The steering group conc | luded that as the site | is not suit | able it is not achie | vable. |
| Indicative yield: | 0 | | | | ☐ Site achiev | able if ticked |
| Stage F - Asses | sment | : - SHLAA Panel Co | omments | | | |
| Panel comments: | The S | SHLAA panel agreed with t | he steering group's c | conclusions | j. | |
| Stage G - SHLA | A Con | clusion | | | | |
| Final conclusions: | | wing the panel discussion luded that the site is curre | | | • | teering group |
| The site is considered | d: Curre | ently not developable | | | Site could be con allocation if ticke | |
| | | | | | Site is suitable fo | r BFR if ticked |

SHLAA Ref No:

IPS049

SHLAA Ref No:

IPS049

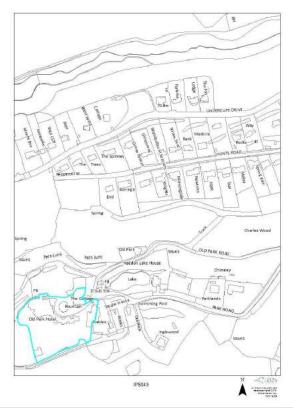
Site Area:

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

Discount

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

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 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.

There is an existing access to the hotel off Old Park Road via a one way system (single Site access aspects:

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

Agricultural land class: The classification is Grade 5 Air quality sensitivities: None known

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

Is there a loss to employment?: 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.

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

~

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

This would need to be determined Put forward for:

Stage D - Assessment - Availability

Steering group's conclusion:

Availability:

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.

| SHLAA Site As | ssessments - Currently Not Developable | SHLAA Ref No: | IPS049 | |
|----------------------|---|---------------------|----------------|--|
| ndicative yield: | 0 | ☐ Site achiev | able if ticked | |
| Stage F - Asse | ssment - SHLAA Panel Comments | | | |
| Panel comments: | The following comment was made by panel members: *S house to be improved may be suitable/ to protect the list | | ment for the | |
| Stage G - SHL | AA 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. | | | |
| | | ☐ Site could be cor | | |
| he site is considere | d: Currently not developable | allocation if ticke | 30 | |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS054

☐ Discount

Discount

✓ Discount

SHLAA Ref No:

IPS054

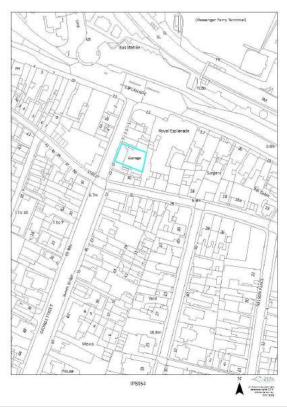
Site Area:

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, 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.

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.

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. The site is accessed off George Street. Site access aspects: There are bus stops in close proximity and Ryde is well served by public transport as Access to public transport: 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 Agricultural land class: The classification is urban Air quality sensitivities: None known Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Yes 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 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 Stage D - Assessment - Availability Site available if ticked

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

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.

| SHLAA SITE AS | sessments - Currently Not Developable | SHLAA Ref No: | IPS054 | |
|-----------------------|---|--------------------|-----------------|--|
| ndicative yield: | 0 | ☐ Site achiev | vable if ticked | |
| Stage F - Asses | ssment - SHLAA Panel Comments | | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Maybe a windfall – safe means of access required. | | | |
| Stage G - SHLA | AA 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 cor | | |
| he site is considered | d: Currently not developable | anocation ii ticke | eu | |

 \Box Site is suitable for BFR if ticked

SHLAA Ref No:

IPS056

SHLAA Ref No:

IPS056

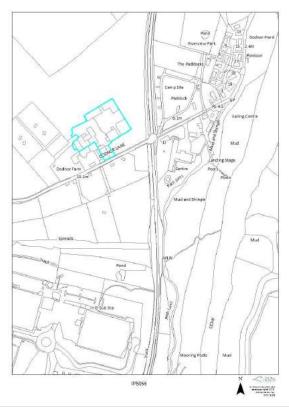
Site Area:

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.

Environmental designations A2:

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

Discount

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 | Assessme | ents - Currenti | iy not Developable | SHLAA Ref No: | IPS056 | | | |
|----------------------|----------------|--|--|--|-----------------|--|--|--|
| | | buildings and may r biodiversity enhand | require further biodiversity scement area. | tudies. The whole site is in | n a | | | |
| Potential heritage | impact: | The site is not locat | ted in a conservation area ar | nd there are no listed build | ings close by. | | | |
| Site access aspect | s: | for two cars. Limite | onto Dodnor Lane. The wid ed road traffic due to it being ath into Newport and Cowe | g a no through road but is | _ | | | |
| Access to public to | ransport: | The site is not close employment area. | e to nearby bus stops but the | ese are located within the i | nearby | | | |
| Access to pedestr | ian/ cycle: | The main Cowes to | Newport cycle and public ri | ght of way is located to the | e east. | | | |
| Access to services | / facilities: | Newport has acces area of the south. | s to a full range of services a | nd facilities. There is an ei | mployment | | | |
| Access to open sp | aces: | The wider area has | access to public open space | provisions. | | | | |
| Air quality sensitiv | vities: | None known | Agricultural land class: Th | e classification is Grade 3 | | | | |
| Mineral resources | s?: | The site is not locat | ted in a mineral or mineral s | afeguarding area. | | | | |
| Is there a loss to e | employment? | ?: The site is no | ot an allocated employment | site but there is employme | ent on the site | | | |
| Potential constrai | nts to deliver | ry: There is one | landowner and there are no | known covenants or legal | issues. | | | |
| Infrastructure cap | acity aspects | The site has | some utilities but extensions | s would need to be factore | d in. | | | |
| Potential compat | ibility impact | The site is no agricultural. | ot located close to existing he | ousing where the area is m | ore rural and | | | |
| Brief planning hist | ory: | distribution, | al for change of use from agi Dodnor Farm, Dodnor Lane, 75/18/TCP/13609/P) | _ | | | | |
| Overarching police | y context: | | The site is located outside and not immediately adjacent to the current settlement boundary. | | | | | |
| Steering group's o | onclusion: | concerns over residential de | er the location, concluding the evelopment and becoming r | oup concluded the site is not suitable for residential. They had he location, concluding the site is too far out for further elopment and becoming rural in character. Further concerns were less issues. Commercial development may be acceptable | | | | |
| | | | | | ble if ticked | | | |
| Stage D - As | sessmen | t - Availability | • | ✓ Site availa | able if ticked | | | |
| Availability: | | | able for development but is place within 5 years. Once | | | | | |
| Put forward for: | The site has | s been put forward fo | or general housing and mixe | d development (housing le | d). | | | |
| Conversion?: | This would | need to be determin | ned | | | | | |
| Rural exception?: | No | | | | | | | |
| Stage E - Ass | sessment | t - Achievabilit | ty | | | | | |
| Steering group's c | | | concluded that as the site is | not suitable it is not achie | vable. | | | |
| Indicative yield: | 0 | | | | able if ticked | | | |
| · | | : - SHLAA Pane | | — Site acillet | ane ii ticked | | | |

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

| Stage & Sills in | Concidion | | | | | | |
|-------------------------|---|--|---|--|--|--|--|
| 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:

IPS058

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS058

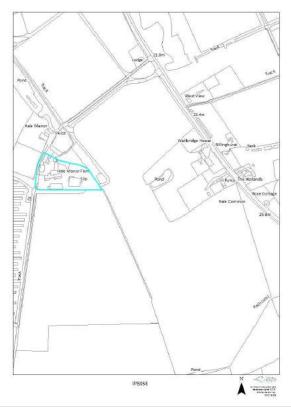
Site Area:

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

The site is 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.

Flood zones/agricultural class/size:

The site is located in FZ1.

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

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside the settlement boundary and is located in the wider rural

area.

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:

It is brownfield/greenfield:

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

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: **IPS058** 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. The site is not located in a conservation area. The site forms part of a historic farmyard Potential heritage impact: 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. There is a bus stop to the main road some distance away. This is Route 8 - Newport Access to public transport: 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 There are no public open space facilities but the site has good access to the countryside. Access to open spaces: Agricultural land class: Agricultural Land Grade 2 Air quality sensitivities: None known 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. The site is not an allocated employment site but there would be a loss of Is there a loss to employment?: 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 The steering group concluded that the site is not suitable. The site is too remote Steering group's conclusion: 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 **~** Stage D - Assessment - Availability Site available if ticked 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

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 Currently not developable Site is suitable for BFR if ticked

SHLAA Ref No:

IPS061

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS061

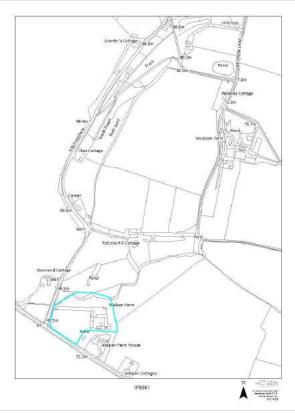
Site Area:

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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Stage C - Assessment - Suitability

The site is located outside the settlement boundary and is located in the wider rural Proximity to settlement:

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 | Assessmo | ents - | - Currently N | Not Developal | ble | SHLAA Ref No: | IPS061 |
|----------------------|----------------|-------------|--|---|-------------------------------|---|-------------------|
| Potential biodiver | rsity impact: | prese | rvation orders or The site is in a bio | n an environmental larger trees within t diversity enhancem veys may be require | he site. Ther ent area and | e are a number of | |
| Potential heritage | e impact: | west a | and south east as bility of preservir | n a conservation are such any developm ng the building or its interest which it po | ent must hav setting or an | e special regard to | the |
| Site access aspect | ts: | | te can access the ous permission. | road network and h | nas a suitable | access as a result of | of the |
| Access to public t | ransport: | There | are no bus servic | es in close proximit | У | | |
| Access to pedestr | ian/ cycle: | | | of way to the south of e no pavements to | _ | | ere are no |
| Access to services | s/ facilities: | | te is not well relange ng and cycling can | ted to services facili | ties or well-p | laced so that the u | se of |
| Access to open sp | oaces: | There count | | en space facilities bu | t the site has | good access to the | coast and |
| Air quality sensitiv | vities: | None | known | gricultural land class | : The classifi | cation is Grade 3 | |
| Mineral resource | s?: | | | ed within a mineral s uld the site be consi | - | | d to be |
| Is there a loss to e | employment? | ?: | No | | | | |
| Potential constrai | ints to delive | ry: | There is one land | downer and there ar | e no known d | covenants or legal i | ssues. |
| Infrastructure cap | pacity aspects | s: | The site has som | e utilities. | | | |
| Potential compat | ibility impact | is: | Whilst the site has services. | as permission for ho | oliday use, the | e site is some dista | nce from |
| Brief planning his | tory: | | | proved to convert ba t. P/01669/16 - refu | | • | |
| Overarching polic | y context: | | rural area. Chale housing sets out | d outside the settle Village has a Design the importance of t people and that des | n Statement he scout hall | , (2012) which in rel , the need for affor | ation to dable |
| Steering group's o | conclusion: | | | up concluded that the rea, is in an unsusta | | on being isolated fr | om services |
| | | | | | | | ole if ticked |
| Stage D - As | sessmen | t - Av | ailability | | | Site availa | ble if ticked |
| Availability: | | | | th a reasonable pros achieved within 1 ye | • | lopment taking pla | ce within 5 |
| Put forward for: | The site has | s been | put forward for at | ffordable housing or | nly | | |
| Conversion?: | No | | | | | | |

Stage E - Assessment - Achievability

Rural exception?: No

| SHLAA Site Asso | essme | ents - Currently No | t Developable | 9 | SHLAA Ref No: | IPS061 |
|-------------------------|---------|---|----------------------|-------------|----------------------|------------------|
| Steering group's conclu | usions: | The steering group conclu | ded that as the site | is not suit | able it is not achie | vable. |
| Indicative yield: 0 | | | | | ☐ Site achiev | able if ticked |
| Stage F - Assess | ment | - SHLAA Panel Cor | nments | | | |
| Panel comments: | addit | HLAA panel agreed with the lonal comments: A barn co ype of unit. | | | _ | _ |
| Stage G - SHLAA | A Con | clusion | | | | |
| Final conclusions: | | wing the panel discussions a uded that the site is curren | | | | teering group |
| | | | | | Site could be con | |
| The site is considered: | Curre | ntly not developable | | | allocation if ticke | ea |
| | | | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS062

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.

Environmental designations A2: 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

Discount

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 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, 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 outs 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

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

Availability:

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 AS | sessments - Currently Not Developable | SHLAA Ref No: | IPS062 |
|-----------------------|---|--------------------|----------------|
| ndicative yield: | 0 | ☐ Site achiev | able if ticked |
| Stage F - Asses | ssment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusion additional comments: Need to consider the possible impact | _ | ving |
| Stage G - SHLA | AA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA asse concluded that the site is currently not developable for the | | teering group |
| | | Site could be cor | |
| he site is considered | d: Currently not developable | anocation in ticke | cu |

 \Box Site is suitable for BFR if ticked

SHLAA Ref No:

IPS063

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS063

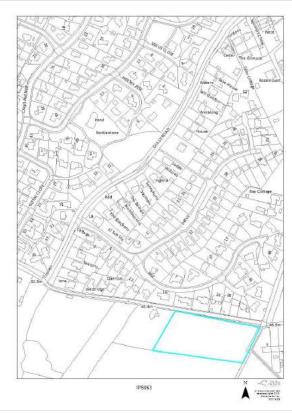
Site Area:

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.

Environmental designations A2: 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.

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 | Assessmo | ents - (| Current | ly Not D |)evelopak | ole | SHLAA | A Ref No: | IPS063 |
|----------------------|----------------|--------------|-----------------------------|----------------|--|-----------------|--------------|---------------|---------------------------------|
| Site access aspect | S: | | | | ocated onto P is narrow at t | | | • | |
| Access to public t | ransport: | Amazor | n World Sa | andown E | s Avenue. Th Bembridge S utes Sunday | t Helens Se | aview | Ryde. Th | Robin Hill is service runs |
| Access to pedestr | ian/ cycle: | | | | to the east of dedicated cyc | - | 3, R74) a | and is fairly | close to the |
| Access to services | s/ facilities: | There a | re some ser | rvices in Se | aview but it is | not a rural s | service | centre | |
| Access to open sp | paces: | | limited pul y located to | | pace provision | n nearby but | the coa | astal footpa | ith and coast |
| Air quality sensitiv | vities: | None kr | nown | Agricultu | ıral land class | : The classific | cation i | s Grade 3 | |
| Mineral resources | s?: | The site | e is not locat | ted in a mi | neral or mine | ral safeguard | ing are | a. | |
| Is there a loss to e | employment? | ?: N | No | | | | | | |
| Potential constrai | nts to deliver | ry: T | here is one | landowner | and there are | e no known d | covenar | nts or legal | issues. |
| Infrastructure cap | acity aspects | | | | er properties vons to existing | | | | connections to e factored in. |
| Potential compat | he site is clo | ose to exist | ing residentia | ll to the nort | h but h | as fields to | the east and | | |
| Brief planning hist | tory: | N | lo apparent | planning h | istory. | | | | |
| Overarching polic | y context: | S | eaview/Net | tlestone d | oes not have a | a settlement | bounda | ary. | |
| Steering group's o | conclusion: | а | _ | | cluded that th te is located c | | | | e a number of it is more |
| | | | | | | | | Site suita | ble if ticked |
| Stage D - As | sessmen | t - Ava | ailability | , | | | ✓ | Site avail | able if ticked |
| Availability: | The site is n | ot imme | diately avai | lable for de | evelopment. | Likely to be a | vailable | e in years 6 | 5-10 |
| Put forward for: | The site has | s been pu | it forward fo | or general h | nousing. | | | | |
| Conversion?: | No | | | | | | | | |
| Rural exception?: | No | | | | | | | | |
| Stage E - Ass | sessment | t - Ach | ievabilit | ty | | | | | |
| Steering group's c | | | | | that as the si | te is not suit | able it i | s not achie | vable. |
| Indicative yield: | 0 | | | | | | | Site achiev | able if ticked |
| Stage F - Ass | sessment | : - SHL | AA Pane | el Comn | nents | | | | |
| Panel comments: | The S | SHLAA pa | nel agreed v | with the st | eering group's | conclusions |). | | |
| Stage G - SH | LAA Con | clusio | n | | | | | | |
| Juge G Jii | | 214310 | • • | | | | | | |

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.

| SHLAA Site Asse | essments - Currently Not Developable | SHLAA Ref No: | IPS063 |
|-------------------------|--------------------------------------|---|---------------|
| The site is considered: | Currently not developable | Site could be cons allocation if ticked | |
| | | Site is suitable for | BFR if ticked |

SHLAA Ref No:

IPS064

SHLAA Ref No:

IPS064

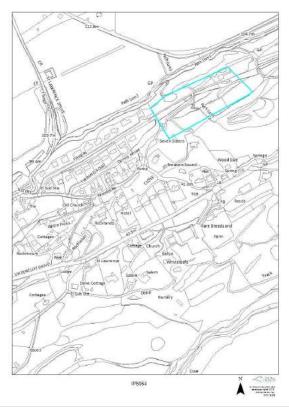
Site Area:

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.

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.

5551) Seriedarea arreferie monarr

Environmental designations A2:

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

Discount

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

| SHLAA Site | Assessme | nts - | - Currently N | ot Developable | SHLAA | A Ref No: | IPS064 | | | |
|----------------------|-----------------|---|--|---|----------------|------------------|--------------|--|--|--|
| Potential biodiver | rsity impact: | assess | 0.75ha of the site is located within a SINC and has been discounted from the assessment. | | | | | | | |
| | | additi | 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. | | | | | | | |
| | | with b | ouffers. This amou | e outside the SINC and TPC ints to approximately 0.5ha lies will be required. | | | | | | |
| Potential heritage | e impact: | as suc enhan | he south west corner of the site is located within the St Lawrence Conservation Area is such any development must pay special attention to the desirability of preserving or inhancing the character or appearance of the area. There are no listed buildings in lose proximity. | | | | | | | |
| Site access aspect | is: | Acces | s is off Seven Siste | rs Road / Fishes cul-de-sac. | | | | | | |
| Access to public t | ransport: | There | is currently no bu | s service serving St Lawren | ce. | | | | | |
| Access to pedestr | ian/ cycle: | (V76). | 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 | s/ 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 sp | paces: | Pelham Woods is located immediately to the south, | | | | | | | | |
| Air quality sensitiv | vities: | None | known Ag | ricultural land class: The class | assification i | s Grade 4 | | | | |
| Mineral resource | s?: | The si | te is not located ir | n a mineral or mineral safeg | guarding are | a. | | | | |
| Is there a loss to e | employment? | : | No | | | | | | | |
| Potential constrai | nts to deliver | y: | There is one land | owner and there are no kno | own covenar | nts or legal is: | sues | | | |
| Infrastructure cap | pacity aspects: | : | | jacent to the settlement bo sting utility services will nee | • | | es, as such | | | |
| Potential compat | ibility impacts | 5: | The site is beyond | I the built up area and locat | ed in the wi | der rural area | Э. | | | |
| Brief planning his | tory: | | | proposed bungalow, Seven decision. (TCP/22509/B/P, | - | ven Sisters Ro | oad, | | | |
| Overarching polic | y context: | | The site is located | outside the settlement bo | undary and | in the wider | rural area | | | |
| Steering group's o | 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 | e if ticked | | | |
| Stage D - As | sessment | t - A \ | ailability | | ✓ | Site availab | le if ticked | | | |
| Availability: | | | • | ned by developers with a rommenced could be achieve | | • | evelopment | | | |

The site has been put forward for general housing & bespoke design eco-housing to enable Put forward for:

improved footpath and cycle network linking Ventnor and St Lawrence.

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

| SHLAA Site Asse | ssme | ents - Currently No | ot Developab | le | SHLAA Ref No: | IPS064 |
|-------------------------|------------------|--|-------------------------|---------------|---------------------------------------|-----------------|
| Steering group's conclu | sions: | The steering group concl | uded that as the sit | e is not suit | able it is not achie | vable |
| Indicative yield: 0 | | | | | ☐ Site achiev | able if ticked |
| Stage F - Assessı | ment | - SHLAA Panel Co | mments | | | |
| Panel comments: | additi If dev | HLAA panel did not agree onal comments: Could be eloped it could allow foot A- Windfall. | e a possibility for 2-3 | 3 houses bu | it probably below : | SHLAA levels. |
| Stage G - SHLAA | Cond | clusion | | | | |
| Final conclusions: | | ving the panel discussions uded that the site is curre | | | • | teering group |
| The site is considered: | Currer | ntly not developable | | | Site could be con allocation if ticke | |
| | | | | | Site is suitable fo | r BFR if ticked |

SHLAA Ref No:

IPS070

SHLAA Ref No:

IPS070

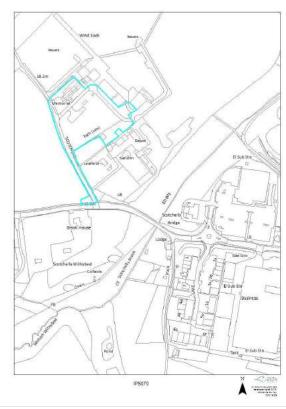
Site Area:

1.2

Site Address:

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

Site location



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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

☐ Discount

☐ Discount

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 are has access to cycle links. Access to services/ facilities: Nearby Lake and Sandown have a wider range of facilities and services. Nearby Lake and Sandown have access to open space facilities and the site has good Access to open spaces: access to the open countryside Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known 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. The site is not an allocated employment site but does have some employment Is there a loss to 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. An application for replacement planning permission (P/00052/07 – TCP/20677/X: Brief planning history: 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 Availability:

Stage D - Assessment - 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.

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

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.

| SHLAA SITE AS | ssessments - Currently Not Developable | SHLAA Ref No: | IPS070 |
|----------------------|---|--------------------|-----------------|
| ndicative yield: | 0 | ☐ Site achiev | vable if ticked |
| Stage F - Asse | ssment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusion additional comments: Poor access and too far away. Would | - | - |
| Stage G - SHL | AA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA asse concluded that the site is currently not developable for the | | teering group |
| | | Site could be cor | |
| he site is considere | ed: Currently not developable | anocation in ticke | cu |

 \Box Site is suitable for BFR if ticked

SHLAA Ref No:

IPS084

SHLAA Ref No:

IPS084

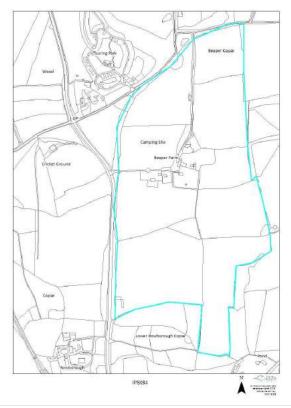
Site Area:

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.

Flood zones/agricultural class/size:

0.7ha of the site to the south east id 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.

Discount

☐ Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

The site is a mix of greenfield and brownfield. The brownfield element is as a result of

It is brownfield/greenfield: The site is a mix of greenfield and brown the touring/static camping of the site.

SHLAA Ref No:

IPS084

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.

Stage D - Assessment - Availability

Site suitable if ticked

Site available if ticked

Availability:

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

| SHLAA Site | Assess | ments - | Currer | tly Not | Developa | ble | SHLAA Ref No: | IPS084 |
|---------------------|----------|--------------|------------|--------------|------------------|---------------|--|------------------|
| Put forward for: | The site | | ut forward | d for genera | Il housing, mix | ed developm | ent (housing led) a | and affordable |
| Conversion?: | This wo | ould need to | be detern | nined | | | | |
| Rural exception?: | Not app | olicable | | | | | | |
| Stage E - Ass | sessm | ent - Acl | nievabi | lity | | | | |
| Steering group's c | onclusio | ns: The sto | | up conclude | ed that the site | is not suitab | le and is therefore | not |
| Indicative yield: | 0 | | | | | | ☐ Site achiev | vable if ticked |
| Stage F - Ass | essm | ent - SHI | AA Pa | nel Com | ments | | | |
| Panel comments: | Т | he SHLAA p | anel agree | d with the | steering group' | s conclusions | S. | |
| Stage G - SH | LAA C | onclusio | n | | | | | |
| Final conclusions: | | _ | • | | | | ment process the s urposes of SHLAA. | teering group |
| The site is conside | ered: C | urrently not | developa | ble | | | Site could be cor allocation if ticke | |
| | | | | | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS085a

SHLAA Ref No:

IPS085a

Site Area:

.

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

| Potential heritage in Site access aspects Access to public transfer Access to pedestrial Access to services/ | : ansport: | The sin | te is accessed | | | | | | | ings close by. | |
|--|---------------|------------------------------|---|----------|--------------|------------|-----------|-------------|---------------|-----------------|--|
| Access to public tra | ansport: | There Binste | | 2 011 11 | | nad netw | ork and | hac two ve | hicular acce | 2022 | |
| Access to pedestria | | Binste | is a bus stup | noart | | | | | | | |
| | an/ cycle: | | here is a bus stop near the site. This is Route 37 and serves Ryde Haylands instead Ryde and runs 10 n to Sat up to every 60 mins | | | | | | | | |
| Access to services/ | | | is a public rig nmediate roa | _ | | | - |), the wide | er area has o | cycle links but | |
| | facilities: | The no | earest faciliti | es are | in Ryde w | hich has | a wide r | ange. | | | |
| Access to open spa | ices: | | Ryde has a number of public open space facilities but the site has good access to the countryside | | | | | | | | |
| Air quality sensitivi | ties: | None | known | Agri | icultural la | and class | : The cla | ssification | is Grade 3 | | |
| Mineral resources? | ?: | | op north west vill need to be | | | | | | _ | - | |
| Is there a loss to er | mployment? | : | Whilst not a in a loss of a | | | • | site red | evelopmei | nt for house | s could result | |
| Potential constrain | y: | There is one Due to previ | | | | | | _ | | | |
| Infrastructure capa | city aspects: | : | The site has | some | utilities b | ut may r | equire e | ktensions t | o be factore | ed in. | |
| Potential compatibility impacts: | | | The site is be | eyond | the built ι | up area a | nd has b | usiness us | es on it curr | rently. | |
| 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 lo brownfield s | | outside th | ne settlei | ment bo | undary but | is a confirn | ned | |
| Steering group's co | onclusion: | | The steering the settleme there is conc | ent bou | undary wi | th poor p | oedestria | n connect | ivity. Furth | | |
| | | | | | | | | | Site suita | ble if ticked | |
| Stage D - Ass | essment | t - Av | ailability | / | | | | ✓ | Site avail | able if ticked | |
| | | | ately available ng place withi | | • | | | | • | hin 5-10 years. | |
| Put forward for: | The site has | been p | out forward fo | or gen | eral housi | ng and n | nixed dev | /elopment | (housing le | d) | |
| Conversion?: | Not applicat | ole | | | | | | | | | |
| Rural exception?: | Not applicat | ole | | | | | | | | | |
| Stage E - Ass | essment | - Ac | hievabili | tv | | | | | | | |
| Steering group's co | | | eering group | | uded that | as the si | te is not | suitable it | is not achie | evable. | |
| | | | 33 | | | | | | | | |
| Indicative yield: | 0 | | | | | | | | Cito achiev | vable 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: Used for employment/leisure/tourism. It currently operates a waste transfer, concern over loss. Question viability for residential due to existing commercial uses.

SHLAA Ref No:

IPS085a

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

☐ Discount

Discount

SHLAA Ref No:

IPS085b

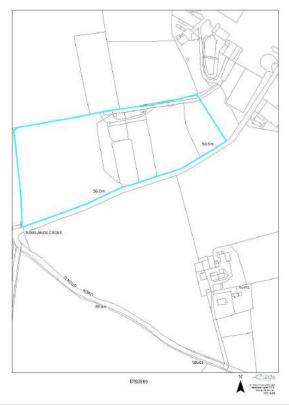
Site Area:

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.

Environmental designations A2: 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

Discount land.

Stage C - Assessment - Suitability

The site is located outside and not immediately adjacent to the current settlement Proximity to 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 | Assessm | ents - Curre | ntly Not Develo | pable | SHLAA Ref No: | IPS085b | | | |
|---|----------------|---|---|-----------------|--------------------------|-------------------|--|--|--|
| Site access aspect | īs: | 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 t | ransport: | 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 pedestr | ian/ 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 | s/ facilities: | The nearest fac | lities are in Ryde whic | h has a wide ra | ange. | | | | |
| Access to open sp | paces: | Ryde has a number of public open space facilities but the site has good access to the countryside | | | | | | | |
| Air quality sensitiv | vities: | None known | Agricultural land | class: The clas | ssification is Grade 3 | | | | |
| Mineral resources | s?: | The site is not lo | ocated in a mineral or i | mineral safegu | arding area. | | | | |
| Is there a loss to e | employment | ?: No | | | | | | | |
| Potential constrai | nts to delive | ry: There is o | one landowner and the | ere are no knov | wn covenants or legal | issues. | | | |
| Infrastructure capacity aspects: The site is immediately adjacent to other properties which appear to benefit from connections to utility services | | | | | | o benefit | | | |
| Potential compat | ibility impact | The site i | s beyond the built up a | area and has b | usiness uses adjacent | to it. | | | |
| Brief planning history: Change of use of land and buildings to haulage operating centre including plan hire and ancillary aggregate storage (sui generis use), Brickfields, Newnham Road, Ryde, allowed at appeal 30 December 2015 (TCP/32000/P/01085/14) | | | | | | ewnham | | | |
| Overarching police | y context: | The site i | s outside the settleme | nt boundary b | eyond the built up are | ea. | | | |
| Steering group's conclusion: The steering group concluded that the site is not suitable. It is located outsi the settlement boundary with poor pedestrian connectivity. Furthermore, there is concern over the visual impact of development across the site. Site suitable if tick | | | | | | nermore, site. | | | |
| Stage D - As | sessmen | t - Availabil | ity | | ✓ Site availa | able if ticked | | | |
| Availability: | | | able, owned by develors. Once commenced | • | · · | • | | | |
| Put forward for: | The site ha | s been put forwa | d for general housing | and mixed dev | velopment (housing le | ed) | | | |
| Conversion?: | Not applicable | | | | | | | | |
| Rural exception?: | Not applica | ble | | | | | | | |
| Stage E - Ass | sessment | t - Achievab | ilitv | | | | | | |
| Steering group's o | | | oup concluded that as | the site is not | suitable it is not achie | vable. | | | |
| Indicative yield: | 0 | | | | _ | able if ticked | | | |
| Stage F - Ass | sessment | : - SHLAA Pa | nel Comments | | Site defile | and it tioned | | | |
| Panel comments: | | | ed with the steering gr | | ons. | | | | |
| | | 1 - 10.0 | 30 | | | | | | |

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.

| SHLAA Site Asse | ssments - Currently Not Developable | SHLAA Ref No: | IPS085b | |
|-------------------------|-------------------------------------|--|---------------|--|
| The site is considered: | Currently not developable | Site could be consallocation if ticked | | |
| | | Site is suitable for | BFR if ticked | |

SHLAA Ref No:

IPS087

SHLAA Ref No:

IPS087

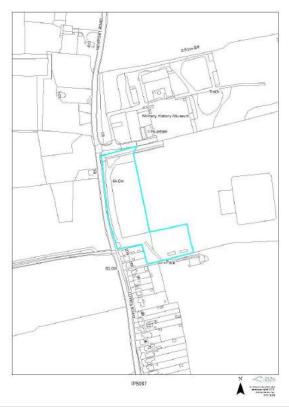
Site Area:

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.

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 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 | Assessme | ents - (| Currently N | lot Developabl | e SHLA | A Ref No: | IPS087 | |
|--|----------------|--|-------------------------------------|---|--------------------|----------------|----------------|--|
| Potential heritage | e impact: | The site | is not located in | n a conservation area | and there are no | listed buildin | ngs close by. | |
| Site access aspect | | | | | | | | |
| Access to public to | ransport: | nsport: The site is located along the Cowes to Newport service that runs every 10 minutes | | | | | | |
| Access to pedestri | ian/ cycle: | | | ublic rights of way clo ximity. There is a pav | | | dedicated | |
| Access to services | s/ facilities: | ies: 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 sp | aces: | There is | limited public o | pen space provision i | nearby | | | |
| Air quality sensitiv | vities: | None kr | own Ag | ricultural land class: | The classification | is Grade 3 | | |
| Mineral resources | s?: | | | d within the mineral suld the site be conside | - | | eed to be | |
| Is there a loss to e | employment? |): N | o but part of th | e showground will be | lost | | | |
| Potential constrai | nts to deliver | | is unclear as to sues have been | the number of landov raised. | wners, no known | covenants o | r legal | |
| Infrastructure capacity aspects: The site is immediately adjacent to other properties which appear to benefit from connections to utility services | | | | | | o benefit | | |
| Potential compati | ibility impact | sł | | rt of the agricultural sold operate if resident | • | | | |
| Brief planning hist | tory: | N | o recent plannir | ng history. | | | | |
| Overarching police | y context: | | ne site is located owes and Newp | d outside the settleme ort. | ent boundary and | l is located b | etween | |
| Steering group's o | conclusion: | th | ne frontage of th | ip concluded that the ne site would lead to d ased settlement coale | development exte | | _ | |
| | | | | | | Site suitab | le if ticked | |
| Stage D - As | sessmen | t - Ava | ilability | | \checkmark | Site availa | ble if ticked | |
| Availability: | | | • | n a reasonable prospe chieved within 1 year | | nt taking plac | e within 5 | |
| Put forward for: | The site has | been pu | t forward for ge | eneral housing. | | | | |
| Conversion?: | Not applica | ble | | | | | | |
| Rural exception?: | Not applica | ble | | | | | | |
| Stage E - Ass | sessment | t - Ach | ievability | | | | | |
| Steering group's c | conclusions: | The stee | ering group cond | cluded that the site is | not suitable and | therefore no | t achievable. | |
| Indicative yield: | 0 | | | | | Site achieva | able if ticked | |
| Stage F - Ass | sessment | : - SHL | AA Panel C | omments | | | | |
| Panel comments: | The S | HLAA pai | nel agreed with | the steering group's o | conclusions. | | | |

Stage G - SHLAA Conclusion

| SHLAA Site Asse | essments - Currently Not Deve | lopable | SHLAA Ref No: | IPS087 | | | |
|---|---|---------|---------------------------------------|------------------|--|--|--|
| Final conclusions: The site is considered: | 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. | | | | | | |
| | Currently not developable | | Site could be con allocation if ticke | | | | |
| | | | Site is suitable fo | or BFR if ticked | | | |

SHLAA Ref No:

IPS088

SHLAA Ref No:

IPS088

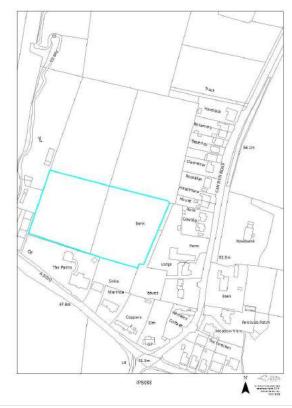
Site Area:

1.1

Site Address:

Land at rear of Fowlsdown Farm Canteen Road, Whiteley Bank

Site location



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.

Environmental designations A2: 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

Discount

☐ 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 | Assessme | ents - | Currentl | ly Not | Developa | ıble | SHLAA Ref No | : IPS088 |
|----------------------|--|--|--------------------------------|------------|----------------------------------|-----------------|---|--------------------------------------|
| Potential heritage | impact: | The sit | te is not locat | ed in a co | onservation ar | ea and there | e are no listed bui | ldings close by. |
| Site access aspect | 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 t | ransport: | 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 pedestr | ian/ cycle: | 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 | s/ facilities: | | te is not well cling can be | | | ilities or well | l-placed so that th | ne use of walking |
| Access to open sp | paces: | There count | • | open spa | ace facilities b | ut the site h | as access to the v | vider |
| Air quality sensitiv | vities: | None | known | Agricul | tural land clas | Ss: The class | ification is Grade | 3 |
| Mineral resources | s?: | | | | thin a mineral ne site be con | _ | g area. This will ropriate. | need to be |
| Is there a loss to e | employment? | : | No | | | | | |
| Potential constrai | nts to deliver | y: | There is one | landown | er and there a | re no knowr | n covenants or leg | gal issues. |
| Infrastructure cap | acity aspects | : | | | | | ear to benefit fror services will need | n connections to d to be factored |
| Potential compat | ibility impacts | 5: | The site is be | eyond the | built up area | and located | in the wider rura | al area. |
| Brief planning hist | tory: | | No recent pla | anning his | story. | | | |
| Overarching polic | y context: | | The site is lo | cated out | side the settle | ement boun | dary and in the w | ider rural area |
| Steering group's o | conclusion: | | unsustainabl | e location | n where there | is no access | | cilities. ng from Newport |
| | | | | | | | | itable if ticked |
| Stage D - As | sessment | t - A v | ailability | • | | | Site av | ailable if ticked |
| Availability: | | | ent has confir developed. | med the | site is availab | le but has no | ot indicated wher | it might be |
| Put forward for: | The site has | been p | out forward fo | or genera | I housing. | | | |
| Conversion?: | No | | | | | | | |
| Rural exception?: | No | | | | | | | |
| Stage E - Ass | sessment | - Ac | hievabilit | ty | | | | |
| Steering group's o | | | | | d that the site | e is not suita | ble and therefore | e not achievable. |
| Indicative yield: | 0 | | | | | | ☐ Site ach | nievable if ticked |
| Stage F - Ass | eccment | _ CH | I ΔΔ Dane | al Com | ments | | 3,60 401 | |

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

Panel comments:

SHLAA Ref No:

IPS088

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

SHLAA Ref No:

IPS089

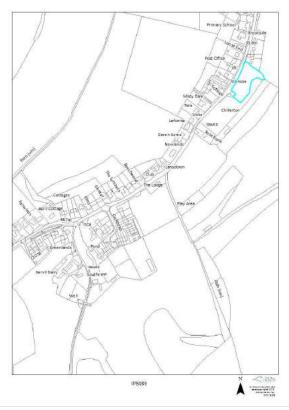
Site Area:

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

Discount

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

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 There are network of public rights of way adjacent to the village. There are no Access to pedestrian/ cycle: 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 Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known Mineral resources?: The site is not located in a mineral or mineral safeguarding area Is there a loss to employment?: No There is one landowner and there are no known covenants or legal issues. Potential constraints to delivery: 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 The site is close to existing residential but there are clear breaks/gaps to the east Potential compatibility impacts: side of the road that form part of the character of the area. No recent planning history. Brief 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.

Stage D - Assessment - Availability

Site suitable if ticked

Site available if ticked

The site is immediately available, owned by developers with a reasonable prospect of development Availability:

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?: Nο

Rural exception?: No

Stage E - Assessment - Achievability

| SHLAA Site As | sessm | ents - Currently Not Developa | ble | SHLAA Ref No: | IPS089 |
|-------------------------------|---|---|--|--|--|
| Steering group's conclusions: | | The steering group concluded that the site achievable. | e is not suitab | ole and is therefore | not |
| Indicative yield: | 0 | | | ☐ Site achiev | able if ticked |
| Stage F - Asses | ssment | t - SHLAA Panel Comments | | | |
| Panel comments: | addit creat resul susta Front natu | SHLAA panel did not agree with the steering tional comments: The existing settlement is te village centre. Visibility not a problem but tant units likely to fall outside of SHLAA (undain school. tage development would be similar to the or re are viable and have demand in this area. felt some development is acceptable. | a very linear at would need der 5). The vother side of t | site. Provides oppo I to cut into bank. illage needs margii he road, smaller si | ortunity to Number of nal growth to tes of this |
| Stage G - SHLA | AA Con | clusion | | | |
| Final conclusions: | reco | wing the panel discussions and the overall S nsidered the site but were still concerned ab acts. They concluded that the site is currentl | bout the slop | ing nature and the | associated |
| The site is considered | · | ently not developable | | Site could be cor allocation if ticke | nsidered for |
| | | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS092

SHLAA Ref No:

IPS092

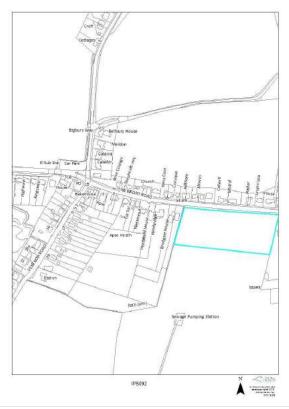
Site Area:

1.29

Site Address:

Land off Newport Road, Apse Heath, PO36 OJR (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.

Environmental designations A2:

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

Discount

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 ASS | sessments - Currently Not Developable SHLAA Ref No: IPS092 | | | | | | | |
|--------------------------|--|--|--|--|--|--|--|--|
| | trees to the roadside boundary. The site is in a biodiversity enhancement area. | | | | | | | |
| Potential heritage im | The site is not located in a conservation area and there are no listed buildings close by. | | | | | | | |
| Site access aspects: | A new access onto the main road would have to be provided. The main road is also the strategic road network. | | | | | | | |
| Access to public trans | The site is along a bus route 8 that serves Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. The service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins | | | | | | | |
| Access to pedestrian/ | cycle: There is a public right of way to the west with links to the wider countryside. There is no pavement along the road at this point. There are no cycle paths. | | | | | | | |
| Access to services/ fa | There is a convenience store with post office in Apse Heath. A local supermarket and other facilities are just over 1km away but there is not a pavement along this section o road. | | | | | | | |
| Access to open space | There is limited public open space provision nearby. | | | | | | | |
| Air quality sensitivitie | 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 emp | oyment?: No | | | | | | | |
| Potential constraints | There is one landowner and there are no known covenants or legal issues. The site is level towards the road then slopes steeply to the south | | | | | | | |
| Infrastructure capacit | The site is immediately adjacent to other properties which appear to benefit from connections to utility services, but will need to be extended. | | | | | | | |
| Potential compatibili | y impacts: The site is close to existing residential, no compatibility issues are envisaged. | | | | | | | |
| Brief planning history | No apparent planning history. | | | | | | | |
| Overarching policy co | Apse Heath does not have a settlement boundary and therefore the site is in the wider rural area. | | | | | | | |
| Steering group's cond | The steering group concluded that the site is not suitable. Whilst there is a local shop with post office and car park the site forms an important gap with far reaching views across to Wroxall Downs. The site's topography increases this impact. | | | | | | | |
| | ☐ Site suitable if ticked | | | | | | | |
| Stage D - Asses | ssment - Availability Site available if ticked | | | | | | | |
| • | e site is immediately available with a reasonable prospect of development taking place within 5 ars. Once commenced could be achieved within 3 years | | | | | | | |
| Put forward for: Th | e site has been put forward for general housing and mixed development (housing led). | | | | | | | |
| Conversion?: No | t applicable | | | | | | | |
| Rural exception?: Th | s would need to be determined | | | | | | | |
| Stage E - Asses | sment - Achievability | | | | | | | |
| Steering group's cond | - | | | | | | | |
| Indicative yield: | | | | | | | | |
| Stage F - Asses | sment - SHLAA Panel Comments | | | | | | | |

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: The site is considered: | 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. | | | | | | | |
|---|--|--|---|--|--|--|--|--|
| | Currently not developable | | Site could be considered for allocation if ticked | | | | | |
| | | | Site is suitable for BFR if ticked | | | | | |

SHLAA Ref No:

IPS093

SHLAA Ref No:

IPS093

Site Area:

1.47

Site Address:

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

Site location



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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Discount

☐ Discount

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.

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 | Assessme | ents - Current | ly Not Developabl | e SHLA | A Ref No: | IPS093 | | | | | |
|---|----------------|-------------------------------------|---|--|---|---|--|--|--|--|--|
| | | N151 or potentially | through the adjacent site | that has plannin | g permissior | ١ | | | | | |
| Access to public to | ransport: | | op is along Gunville Road o y or through the adjacent | • | • | twork of | | | | | |
| Access to pedestri | ian/ cycle: | | of public rights of way imr ycle paths in close proximi | | it to the site | but there | | | | | |
| Access to services | s/ facilities: | Gunville has a num Newport. | unville has a number of services and facilities but the site is also on the outskirts of ewport. | | | | | | | | |
| Access to open sp | aces: | The site is not loca | e site is not located close to any recognised open/recreation space | | | | | | | | |
| Air quality sensitiv | vities: | None known | Agricultural land class: | The classification | is Grade 3 | | | | | | |
| Mineral resources | s?: | The site is not loca | ted in a mineral or mineral | safeguarding are | a. | | | | | | |
| Is there a loss to e | employment? | P: No | | | | | | | | | |
| Potential constrai | nts to deliver | There is one | landowner and there are | no known covena | nts or legal i | ssues. | | | | | |
| Infrastructure capacity aspects: The site is not adjacent to the settlement boundary or other proper extensions to existing utility services will need to be factored in. | | | | | | ties, as such | | | | | |
| Potential compatibility impacts: The site is beyond the built up area. | | | | | | | | | | | |
| Brief planning hist | ory: | No recent pl | anning history | | | | | | | | |
| Overarching policy | y context: | The site is ou | utside the settlement bour | ndary which is 50 | m to the eas | it. | | | | | |
| Steering group's c | conclusion: | boundary is developmen any more tra | group concluded that the located in close proximity, t layout would enable according. Using Manor Farm Lafarm and via a track and pothermore the site does not. | it is not clear wh ess and Alvington ane would require ublic right of way | ether the ad Manor Viev e additional which is no | djacent w cannot take traffic t considered | | | | | |
| | | • | | | Site suitak | ole if ticked | | | | | |
| Stage D - As | sessmen | t - Availability | • | ✓ | Site availa | able if ticked | | | | | |
| Availability: | | • | e with a reasonable prospe be achieved within 3 year | · | nt taking plac | ce within 5 | | | | | |
| Put forward for: | The site has | s been put forward fo | or general housing | | | | | | | | |
| Conversion?: | Not applica | ble | | | | | | | | | |
| Rural exception?: | Not applica | ble | | | | | | | | | |
| Stage E - Ass | sessment | t - Achievabili | ty | | | | | | | | |
| Steering group's c | | | concluded that the site is | not suitable and | therefore no | ot achievable. | | | | | |
| Indicative yield: | 0 | | | | Site achiev | able if ticked | | | | | |
| Stage F - Ass | sessment | : - SHLAA Pane | el Comments | | J.CC GOINEV | and it tioned | | | | | |
| Panel comments: | The S | | with the steering group's o | conclusions makir | ng the follow | /ing | | | | | |

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.

| SHLAA Site Asse | ssments - Currently Not Developable | SHLAA Ref No: | IPS093 |
|-------------------------|-------------------------------------|---|-----------------|
| The site is considered: | Currently not developable | Site could be con- allocation if ticke | |
| | | Site is suitable fo | r BFR if ticked |

SHLAA Ref No:

IPS095

SHLAA Ref No:

IPS095

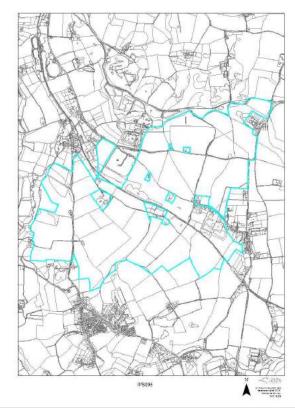
Site Area:

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.

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.

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

Discount

Discount

IPS095

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 of 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 Agricultural land class: 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?: To be confirmed

Potential constraints to delivery: There are two landowners but there are no known covenants or legal issues.

Infrastructure capacity aspects: 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 A | Assessme | ents - Cu | rren | tly N | lot [| Deve | lopal | ble | | SHLA | A Ref No |): | IPS09 | 5 |
|----------------------|---|---|--|--|---|---|--|---|---|---|--|--|--|--|
| Potential compatil | bility impacts | s: To be | e conf | irmed | - Cons | siderati | on of s | patial c | ption | s are r | equired. | | | |
| Brief planning histo | ory: | Vario | us acr | oss th | e area | a, none | appea | r to rela | ate to | reside | ntial. | | | |
| Overarching policy | context: | In reg | gards | | upcor | | | | | • | in the w sideratio | | | |
| teering group's co | onclusion: | settle proce to th scale and h proce alloca Island docu | ement ess is r e scale will n Habita ess at ation of d Plan ment | but wonot initially size eed apt the Regulthis state of a neining Silvill beautiful be | vith lin tially a and n ppropolation age. It ew set tratege prep | nited ir a suitab ature c riate su a Assess t is cons tlemen ty docu | offermation of the side received to the side red to the side r | tion and form to ite put t studies that car I that th ot be ur Consequ | d as su asses forwa , Envir nnot b ne wo nderta uently | uch corss the strd. Furtonme adecork requals also in the corrections of the corrections are the corrections of the corrections | n put form neluded to suitability rthermon ntal Impa quately u nired to in the time ther loca ments a | that y of the re, a act A act A ander nfor escal al dev nd co | the SHI this site site of Assessm rtaken i m a full le for th velopm onsider | AA e due this nent in this ne ent the |
| | | | | | | | | | | | Site su | itab | le if tick | ked |
| Stage D - Ass | sessment | t - Availa | abilit | ty | | | | | | ✓ | Site av | /ailal | ble if tio | cked |
| • | The site is no with a reaso be achieved | | ect of | devel | | | | | | | | | | could |
| out forward for: | The site has housing dev | been put fo velopment. | rward | l for ge | eneral | housin | g, mixe | ed deve | elopm | ent (ho | ousing le | d) ar | nd non- | |
| Conversion?: | This would i | need to be d | leterm | nined | | | | | | | | | | |
| ural exception?: | Not applicat | ble | | | | | | | | | | | | |
| Stage E - Ass | essment | : - Achiev | <i>y</i> abil | litv | | | | | | | | | | |
| teering group's co | | The steerin | g grou | | cluded | d that t | he site | should | initia | lly be o | onsidere | ed ou | utside o | of the |
| ndicative yield: | NA | | | | | | | | | | Site ach | nieva | able if t | icked |
| Stage F - Ass | essment | - SHLAA | Par | nel C | omr | nent | S | | | | | | | |
| Panel comments: | | HLAA panel | | | | | | s conclu | usions | 5 | | | | |
| Stage G - SH | LAA Con | clusion | | | | | | | | | | | | |
| inal conclusions: | concl | wing the pan uded that th ssociated bro | e Islar | nd Plar | nning S | | | | | | | | | |
| he site is conside | red: Curre | ntly not deve | elopak | ole | | | | | | | ould be | | | for |
| | | | | | | | | | | Site i | s suitable | e for | BFR if | ticked |

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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Discount

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

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: **IPS097** 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. The bus stop is located on the main road to the east just outside to the north of the Access to public transport: 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 There is an area just to the south that is designated common ground. Access to open spaces: Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment?: No Potential constraints to delivery: There is 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. The steering group concluded that the site is not suitable. Whilst there is a bus Steering group's conclusion: 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. Site suitable if ticked **V** 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

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

Conversion?:

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| SHLAA SITE ASSE | essments - Currently Not Developable | SHLAA Ref No: | IPS097 |
|--------------------------|--|------------------------|------------------|
| Rural exception?: No | | | |
| Stage E - Assessi | ment - Achievability | | |
| Steering group's conclus | Sions: The steering group concluded that the site is not sui | itable and therefore n | ot achievable. |
| Indicative yield: 0 | | ☐ Site achie | vable if ticked |
| Stage F - Assessr | ment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusion | ions. | |
| Stage G - SHLAA | Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA asseconcluded that the site is currently not developable for the | • | steering group |
| | | Site could be con | |
| The site is considered: | Currently not developable | anocation if tick | au . |
| | | ☐ Site is suitable for | or BFR if ticked |

SHLAA Ref No:

IPS099

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

Environmental designations A2: 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

☐ Discount

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.

SHLAA Ref No:

IPS099

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:

None known

Agricultural land class: The western half is classification is Grade 3 and the eastern half urban

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 A | Assess | ments - | - Currently N | Not Developab | le | SHLAA | A Ref No: | IPS099 |
|---------------------|----------|-------------|-------------------|--|--------------|----------|------------------------------|--------------------|
| | | | | h the adjacent radar mpatibility concerns this site. | _ | | | |
| | | | | | | | Site suita | ble if ticked |
| Stage D - Ass | sessm | ent - Av | ailability | | | ✓ | Site avail | able if ticked |
| Availability: | | | • | ch a reasonable prosp ochieved within 5 yea | | lopmer | nt taking pla | ace within 5 |
| Put forward for: | The site | has been | put forward for m | nixed development (h | ousing led) | and no | n-housing | development. |
| Conversion?: | Not app | olicable | | | | | | |
| Rural exception?: | Not app | olicable | | | | | | |
| Stage E - Ass | essm | ent - Ac | hievability | | | | | |
| Steering group's co | onclusio | ns: The st | eering group con | cluded that the site is | s not suitab | le and t | herefore n | ot achievable |
| Indicative yield: | 0 | | | | | | Site achiev | vable if ticked |
| Stage F - Ass | essmo | ent - SH | LAA Panel C | Comments | | | | |
| Panel comments: | С | omments v | | ed with the steering g e agreed with operati nent. | • | | | - |
| Stage G - SH | LAA C | onclusio | on | | | | | |
| Final conclusions: | | _ | • | ns and the overall SH rently not developabl | | | | teering group |
| The site is conside | red: C | urrently no | t developable | | | | ould be cor tion if ticke | nsidered for ed |
| | | | | | | Site is | suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS100

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS100

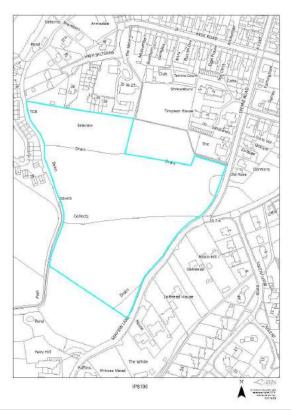
Site Area:

4.94

Site Address:

Land to the north western side of Seaview Lane, Seaview

Site location



Site Description: The site is a series of fields with trees to the hedge boundaries. The land slopes down from Steyne Road before rising up behind site.

Stages A and 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.

Environmental designations A2: 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 is located in flood zones 2 and 3. The

remainder of the site is located in FZ1 and is not class 1 or 2

agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement: Seaview does not have a settlement boundary.

It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the

> outskirts of the area. The area is developed to the north and east. Very prominent location. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design

principles

The site is not located in any environmental designations. There is a TPO along the Potential biodiversity impact:

northern boundary and there are some trees within the hedge boundaries.

| SHLAA Site A | Assessm | ents - | Currently N | lot Developable | SHLAA | A Ref No: | IPS100 | | | |
|---|---|----------|--|---|------------------|--------------|----------------|--|--|--|
| 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 | 5: | | here is currently no access on to Seaview Lane and consequently a new access is equired but should be able to be achieved. | | | | | | | |
| Access to public tr | 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 ru Mon - Sat up to every 60 minutes Sundays up to every 60 mins. | | | | | | | | | |
| Access to pedestri | an/ cycle: | | | f way to the north of the rth do benefit from paver | | no dedicate | ed cycle link | | | |
| Access to services | / facilities: | There | are some service | s in Seaview but it is not a | a rural service | centre. | | | | |
| Access to open sp | aces: | There | are some public o | pen space facilities nearl | οy. | | | | | |
| Air quality sensitiv | ities: | None l | known Ag | gricultural land class: The | classification i | s Grade 3 | | | | |
| Mineral resources | Tone known | | | | | | | | | |
| Is there a loss to e | mployment? | ?: | No | | | | | | | |
| Potential constrain | nts to delive | ry: | 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 compati | bility impact | s: | The site is close t | o existing residential, no | compatibility is | ssues are e | nvisaged. | | | |
| Brief planning hist | ory: | | No recent plannii | ng history. | | | | | | |
| Overarching policy | context: | | have a Parish Pla | d outside the settlement n SPD (2005) which in rela ing home, sheltered acco | ation to housin | ng sets outs | the need for | | | |
| Steering group's c | onclusion: | | area to be an imp | up concluded that the site portant green area adjace Area may also be import | nt to Seaview | and setting | of the valley | | | |
| | | | | | | Site suital | ole if ticked | | | |
| Stage D - As | sessmen | t - Av | ailability | | ✓ | Site availa | able if ticked | | | |
| Availability: | | | • | n a reasonable prospect o chieved within 3 years | f development | t taking pla | ce within 5 | | | |
| Put forward for: | The site has | s been p | ut forward for ge | neral housing and mixed | development (| housing led | (k | | | |
| Conversion?: | Not applica | ble | | | | | | | | |
| Rural exception?: | Not applica | ble | | | | | | | | |
| Stage E - Ass | essment | t - Acl | nievabilitv | | | | | | | |
| Steering group's co | | | eering group con | cluded that the site is not | suitable and is | therefore | not | | | |
| Indicative yield: | 0 | | | | | Site achiev | able if ticked | | | |

Stage F - Assessment - SHLAA Panel Comments

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: | reconsidered the site in light | ns and the overall SHLAA assessn of the panels comments but still oncluded that the site is currentl | raised concerns over the |
| 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:

IPS103

SHLAA Ref No:

IPS103

Site Area:

2

Site Address:

Ryde House, Ryde House Drive, Binstead Road Ryde Po33 3NF

Site location



Site Description:

Ryde House is adjacent to Ryde Golf Course and is accessed from a driveway off Binstead Road. The golf course is to the south of the site and there is a woodland to the east. Surrounding uses are the golf club and residential.

Stages A and B - Discounting

Environmental designations A1:

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 leaves the developable area outside the SINC at approximately 0.75ha

Environmental designations A2:

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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The access to the site is located immediately adjacent to the existing settlement boundary, however, the site itself is located down a drive of approximately 285m.

It is brownfield/greenfield:

The site is a mix of brownfield and greenfield. Ryde house is a large Grade II listed building. The developable area has been suggested by the agent as 1.25ha, however given the extent of the SINC and the TPOs this is likely to be reduced to a developable area of around 0.5 hectares plus the driveway/access.

Potential landscape impact:

The site is fairly flat and is open to the adjacent golf course. Any development within the grounds of the site would need to consider the impact on the surrounding area. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

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

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

Availability:

•

Stage E - Assessment - Achievability

| SHLAA Site As | sessm | ents - Currently N | ot Developable | SHLAA Ref No: | IPS103 | | | |
|-------------------------------|----------|---|--|----------------------|------------------|--|--|--|
| Steering group's conclusions: | | The steering group conclachievable. | The steering group concluded that the site is not suitable and is therefore not achievable. | | | | | |
| Indicative yield: | 0 | | | ☐ Site achiev | vable if ticked | | | |
| Stage F - Asses | ssment | t - SHLAA Panel Co | omments | | | | | |
| Panel comments: | addit | | with the steering group's cor consider the current planning mprove. | _ | _ | | | |
| Stage G - SHLA | AA Con | clusion | | | | | | |
| Final conclusions: | reco | nsidered the site in light of traints and concluded that | s and the overall SHLAA asses f the panel's comments but st the site is currently not deve | ill had concerns ove | er the site and | | | |
| The site is considered | d: Curre | ently not developable | | Site could be cor | | | | |
| | | | | Site is suitable fo | or BFR if ticked | | | |

SHLAA Ref No:

IPS106

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. There 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

The site is 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.

Flood zones/agricultural class/size:

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

land

Discount

Discount

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 | Assessme | nts - Current | ly Not Developab | le | SHLAA Ref No: | IPS106 | | | |
|----------------------------------|-----------------|--------------------------------|--|--|---------------------|----------------|--|--|--|
| Potential heritage | impact: | The site is not loca | ited in a conservation area | a and there a | re no listed buildi | ngs close by. | | | |
| Site access aspect | s: | Currently the site | can only be accessed if the | nly be accessed if the adjoining site comes forward. | | | | | |
| Access to public to | ransport: | The nearest bus st | op is along Gunville Road. | • | | | | | |
| Access to pedestri | ian/ cycle: | eastern boundary. | er of footpath (N151/N67) Should the site come for dor diverted. The disman | ward as a wid | der area the foot | path will need | | | |
| Access to services | / facilities: | Gunville has a nun Newport. | nber of services and facilit | ies but the si | te is also on the o | outskirts of | | | |
| Access to open sp | aces: | | ted close to any recognise opriate areas within the sit | | eation space but | could | | | |
| Air quality sensitiv | vities: | None known | Agricultural land class: | The classifica | ation is Grade 3 | | | | |
| Mineral resources | i?: | The site is not loca | ated in a mineral or minera | al safeguardir | ng area. | | | | |
| Is there a loss to e | employment? | No | | | | | | | |
| Potential constrai | nts to deliver | y: There is one | e landowner and there are | no known co | ovenants or legal | issues. | | | |
| Infrastructure capacity aspects: | | | e site is not adjacent to the settlement boundary or other properties, as such tensions to existing utility services will need to be factored in | | | | | | |
| Potential compati | ibility impacts | The site is c | lose to existing residential | l, no compatil | bility issues are e | nvisaged. | | | |
| Brief planning hist | ory: | No recent p | lanning history. | | | | | | |
| Overarching policy | y context: | were to con | 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 c | onclusion: | | g group concluded that the site is not suitable. The site is outside nediately adjacent to the settlement boundary and is divorced from poment. | | | | | | |
| | | | | | ☐ Site suital | ole if ticked | | | |
| Stage D - As | sessment | t - Availabilit | У | | ✓ Site availa | able if ticked | | | |
| Availability: | | • | le with a reasonable prosp I be achieved within 3 yea | | ppment taking pla | ice within 5 | | | |
| Put forward for: | The site has | been put forward | for general and affordable | housing. | | | | | |
| Conversion?: | No | | | | | | | | |
| Rural exception?: | No | | | | | | | | |
| Stage E - Ass | sessment | - Achievabili | ty | | | | | | |
| Steering group's c | | | concluded that the site is | s not suitable | and is therefore | not | | | |
| Indicative yield: | 0 | | | | ☐ Site achiev | able if ticked | | | |
| Stage F - Ass | essment | - SHLAA Pan | el Comments | | | | | | |
| Panel comments: | | | 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

| SHLAA SITE ASSE | essments - Currently Not Developal | bie | SHLAA Ref No: | IPS106 | | | | | |
|-------------------------|---|-----|---------------------------------------|------------------|--|--|--|--|--|
| The site is considered: | concluded that the site is currently not developable for the purposes of SHLAA. | | | | | | | | |
| | Currently not developable | | Site could be cor allocation if ticke | | | | | | |
| | | | Site is suitable fo | or BFR if ticked | | | | | |

SHLAA Ref No:

IPS107

SHLAA Ref No:

IPS107

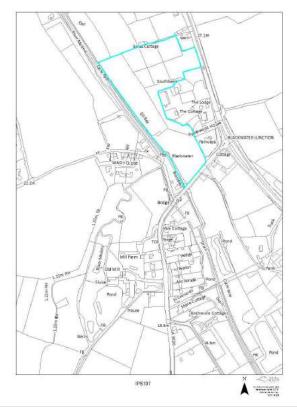
Site Area:

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 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

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:

Availability:

The site has been put forward for mixed development (housing led), non-housing development and retail/ park & ride.

| SHLAA Site | Assessm | ents - Curren | tly Not D | evelopab | le | SHLAA Ref No: | IPS107 | | | |
|---------------------|-------------|--|----------------|------------------|---------------|--|----------------|--|--|--|
| Conversion?: | Not applica | ble | | | | | | | | |
| Rural exception?: | Not applica | pplicable | | | | | | | | |
| Stage E - Ass | sessment | t - Achievabil | ity | | | | | | | |
| Steering group's co | onclusions: | The steering grou | ip concluded | that the site is | s not suitab | le and therefore n | ot achievable. | | | |
| Indicative yield: | 0 | | | | | ☐ Site achiev | able if ticked | | | |
| Stage F - Ass | essment | : - SHLAA Par | nel Comm | nents | | | | | | |
| Panel comments: | addit | HLAA panel did no ional comments: I l accessibility to Ne | Potential for | small scale res | idential. Sh | _ | _ | | | |
| Stage G - SH | LAA Con | clusion | | | | | | | | |
| Final conclusions: | recor | wing the panel disc nsidered the site in ion and concluded | light of the p | anel's comme | ents but stil | l raised concerns o | ver the | | | |
| The site is conside | red: Curre | ntly not developak | ole | | | Site could be cor allocation if ticke | | | | |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS109

SHLAA Ref No:

IPS109

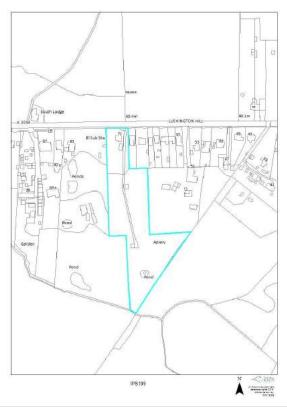
Site Area:

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.

Environmental designations A2: 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

☐ Discount

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 | Assessme | ents - | Currently N | ot Developabl | e SHL | _AA Ref No: | IPS109 | | |
|----------------------------------|--|---|--|---|-------------------|----------------|----------------|--|--|
| | | | opment be conside s will be required. | ered appropriate, rele | vant biodiversi | ty and arborio | culture | | |
| Potential heritage | impact: | The site is not located in a conservation area and there are no listed buildings close | | | | | | | |
| Site access aspect | s: | The sit | te is located along | the strategic road ne | twork. | | | | |
| Access to public to | ransport: | servic | e. Running from N | tance to the bus stop Newport Fairlee/Sta O minutes Sundays (| plers Wootto | n Binstead | | | |
| Access to pedestri | ian/ cycle: | e: 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 | s/ 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 sp | aces: | There | is limited public o | pen space provision r | nearby | | | | |
| Air quality sensitiv | vities: | None | known Ag | ricultural land class: | Γhe classificatio | n is Grade 3 | | | |
| Mineral resources | s?: | The si | te is not located ir | n a mineral or mineral | l safeguarding a | irea. | | | |
| Is there a loss to e | employment? |): | No | | | | | | |
| Potential constrain | nts to deliver | y: | 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 compati | ibility impacts | s: | The site is close to other residential and a business | | | | | | |
| Brief planning hist | ory: | | No apparent plan | ning history. | | | | | |
| Overarching policy context: | | | The site is located outside the settlement boundary. | | | | | | |
| Steering group's c | conclusion: | | The steering group concluded that the site is not suitable. A large part of the site treed or part of a TPO, this with the shape of the site would lead to a reduce coherent developable area. Concerns were also raised that there may be a number of biodiversity impacts. | | | | | | |
| | | | | | | Site suital | ole if ticked | | |
| Stage D - As | sessmen | t - Av | ailability | | [- | ✓ Site availa | able if ticked | | |
| 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 p | out forward for ge | neral housing and oth | ner. | | | | |
| Conversion?: | No | | | | | | | | |
| Rural exception?: | No | | | | | | | | |
| Stage E - Ass | sessment | - Ac | hievability | | | | | | |
| Steering group's c | | | • | cluded that the site is | not suitable an | d therefore n | ot available | | |
| Indicative yield: | 0 | | | | | ☐ Site achiev | | | |
| Stage F - Ass | | - SH | _ I ΔΔ Panel Co | omments | Ĺ | — Site achiev | able if ticked | | |
| Panel comments: | | | | the steering group's c | onclusions | | | | |
| . and comments. | 1116 3 | γ | and apreca with | and steering group's c | J | | | | |

Stage G - SHLAA Conclusion

| SHLAA Site Asse | essments - Currently Not Deve | lopable | SHLAA Ref No: | IPS109 | | | | | |
|---|---|---------|---------------------------------------|------------------|--|--|--|--|--|
| Final conclusions: The site is considered: | 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. | | | | | | | | |
| | Currently not developable | | Site could be con allocation if ticke | | | | | | |
| | | | Site is suitable fo | or BFR if ticked | | | | | |

SHLAA Ref No:

IPS110

SHLAA Ref No:

IPS110

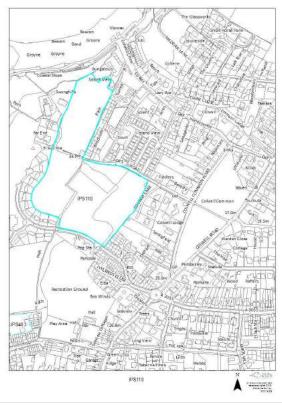
Site Area:

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.

The site is greenfield and there are no buildings or structures located on the site It is brownfield/greenfield:

The site is not located in an AONB. It is located on the cliff tops at Totland. If Potential landscape impact:

development is considered appropriate proposals will need to consider the impact on

SHLAA Ref No:

IPS110

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:

None known

Agricultural land class: 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?:

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.

Stage D - Assessment - Availability

☐ Site suitable if ticked

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Site available if ticked

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.

| SHLAA Site | Asse | ssmo | ents - | Currer | ntly N | ot De | velopa | able | | SHLAA Ref No: | IPS110 |
|---------------------|--------|-------|-----------|-----------|-----------|----------|------------|------------|--------|--|------------------|
| Put forward for: | | | | ut forwar | • | | • | | | | 3110 |
| Conversion?: | No | | , дост, р | | <u> </u> | | | | | | |
| Rural exception?: | No | | | | | | | | | | |
| Stage E - Ass | sessr | nent | t - Ach | nievabi | lity | | | | | | |
| Steering group's c | onclus | ions: | The ste | ering gro | up concl | uded th | at the sit | e is not s | uitab | e and therefore n | ot achievable |
| Indicative yield: | 0 | | | | | | | | | ☐ Site achiev | able if ticked |
| Stage F - Ass | essr | nent | - SHL | AA Pa | nel Co | mme | nts | | | | |
| Panel comments: | | The S | HLAA pa | nel agree | ed with t | he steer | ing grou | o's conclu | usions | | |
| Stage G - SH | LAA | Con | clusio | n | | | | | | | |
| Final conclusions: | | | _ | • | | | | | | nent process the s rposes of SHLAA. | teering group |
| | | | | | | | | | | Site could be cor | |
| The site is conside | ered: | Curre | ntly not | developa | ble | | | | | anocation in ticke | .u |
| | | | | | | | | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS111

Discount

Discount

SHLAA Ref No:

IPS111

Site Area:

110.3

Site Address:

Werrar Farm, Werrar Lane , Newport Isle of Wight PO30 5TU

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.

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.

Flood zones/agricultural class/size:

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

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

Discount

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

SHLAA Ref No:

IPS111

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:

None known

Agricultural land class: 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?:

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 | Assessr | nents - Current | iy not Developable | 9 | SHLAA | Ref No: | IPS111 |
|---------------------|-------------|-------------------------|---|------------|---------|-------------|--------------------|
| | | | | | | Site suita | ble if ticked |
| Stage D - As | sessme | ent - Availability | • | | ✓ | Site avail | able if ticked |
| Availability: | | • | e with a reasonable prospec be achieved within 5 years | | opment | taking pla | ce within 5 |
| Put forward for: | The site l | has been put forward f | or mixed development (ho | using led) | and the | Medina c | rossing. |
| Conversion?: | No | | | | | | |
| Rural exception?: | No | | | | | | |
| Stage E - Ass | sessme | nt - Achievabili | ty | | | | |
| Steering group's c | conclusions | General concerns v | concluded that the site is r vere also raised about the o vould be brought forward. | | | | |
| Indicative yield: | 0 | | | | | Site achiev | able if ticked |
| Stage F - Ass | sessme | nt - SHLAA Pane | el Comments | | | | |
| Panel comments: | Th | e SHLAA panel agreed | with the steering group's co | onclusions | S. | | |
| Stage G - SH | ILAA Co | onclusion | | | | | |
| Final conclusions: | | • | ssions and the overall SHLA currently not developable | | • | | teering group |
| The site is conside | ered: Cu | rrently not developable | 2 | | | ould be cor | nsidered for ed |
| | | | | | Site is | suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS112

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SHLAA Ref No:

IPS112

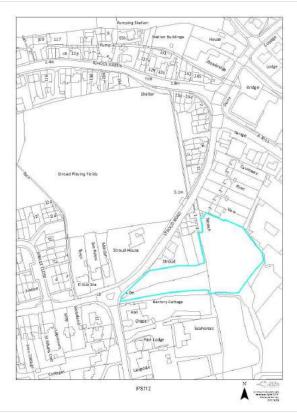
Site Area:

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Site Address:

Land off Stroud Road, at rear of Co-op shop, Freshwater.

Site location



Site Description:

The site is a small paddock/grazing area located next to other residential uses and employment. The boundaries are a mix of scrubby hedges and fencing. The access is located on a bend in the road opposite a junction.

Stages A and B - Discounting

Environmental designations A1: The site is no

The site is 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.

Flood zones/agricultural class/size: The south half of the site is located in FZ2 and 3.

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

Stage C - Assessment - Suitability

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

It is brownfield/greenfield: The site is greenfield with no structure or buildings on 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 significant trees within the site

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

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: **IPS112** however there are some close by, Stroud House and Stroud Cottages. The strategic road network is along Afton Road. The site is currently accessed via a Site access aspects: gate on the bend of Stroud Road. Therefore an upgraded access will be required and subject to impact on junction and neighbouring properties. There are bus stops along Afton Road Access to public transport: 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. Stroud playing fields are located in close proximity. Access to open spaces: Agricultural land class: The classification is urban. Air quality sensitivities: None known Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment?: No Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues. Infrastructure capacity aspects: The site is 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 Asse | essments - Currently Not Developable | SHLAA Ref No: | IPS112 |
|-------------------------|---|---------------------|-----------------|
| | achievable | | |
| Indicative yield: | | ☐ Site achiev | vable if ticked |
| Stage F - Assess | ment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclus | ions. | |
| Stage G - SHLAA | Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA ass concluded that the site is currently not developable for th | | teering group |
| | | ☐ Site could be cor | nsidered for |
| The site is considered: | Currently not developable | allocation if ticke | ed |
| | | | |

 $\ \square$ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS116

SHLAA Ref No:

IPS116

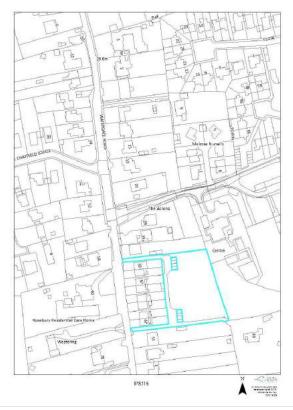
Site Area:

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, 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.

Flood zones/agricultural class/size:

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

land.

✓ Discount

Discount

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 | Assessm | ents - Current | ly Not Developable | SHLAA Ref No: | IPS116 | | |
|------------------------------|----------------|--|--|---------------------------|-----------------|--|--|
| Potential heritage | e impact: | The site is not loca | ted in a conservation area and th | nere are no listed buildi | ngs close by. | | |
| Site access aspect | :S: | land behind. Thes | icular accesses to the site giving e are narrow and wide enough fond to the east could be used for | or one car only. The su | - | | |
| Access to public t | ransport: | The nearest bus st | op is at some distance from the | site. | | | |
| Access to pedestr | ian/ cycle: | - | ght of way to the north, and the ads do not have pavements | re are wider cycle route | es in the area. | | |
| Access to services | s/ facilities: | Newport has a full | range of services and facilities. | | | | |
| Access to open sp | paces: | Newport has a ran | ge of public open space provisio | ns | | | |
| Air quality sensitiv | vities: | None known | Agricultural land class: The cl | assification is Grade urb | oan | | |
| Mineral resources | s?: | The site is not loca | ted in a mineral or mineral safeg | guarding area. | | | |
| Is there a loss to e | employment | ?: No | | | | | |
| Potential constrai | nts to delive | ry: There is mo legal issues. | re than one landowner (6) but th | nere are no known cove | nants or | | |
| Infrastructure cap | pacity aspects | | The site is within the settlement boundary where adjoining properties benefit from connections to utility services. | | | | |
| Potential compat | ibility impact | The site is c | ose to existing residential, no co | mpatibility issues are e | nvisaged. | | |
| Brief planning hist | tory: | No recent p | anning history. | | | | |
| Overarching police | y context: | The site is si | tuated within the settlement bo | undary | | | |
| Steering group's conclusion: | | access and vimpact on the constitute be character of would resultant to the constitute of the constitu | 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. | | | | |
| | | | | | ble if ticked | | |
| Stage D - As | sessmen | t - Availability | / | ✓ Site availa | able if ticked | | |
| Availability: | | • | e with a reasonable prospect of obe achieved within 1 to 1.5 year | | ce within 5 | | |
| Put forward for: | The site ha | s been put forward | for general housing | | | | |
| Conversion?: | No | | | | | | |
| Rural exception?: | No | | | | | | |
| Stage E - Ass | sessment | t - Achievabili | ty | | | | |
| Steering group's c | conclusions: | The steering group | concluded that the site is not si | uitable and therefore n | ot achievable. | | |
| Indicative yield: | 0 | | | ☐ Site achiev | able if ticked | | |
| Stage F - Ass | sessment | t - SHLAA Pan | el Comments | | | | |

Stage G - SHLAA Conclusion

Panel comments:

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

| SHLAA Site Asse | essments - Currently Not Deve | lopable | SHLAA Ref No: | IPS116 |
|-------------------------|---|---------|--|------------------|
| Final conclusions: | Following the panel discussions and the overconcluded that the site is currently not de | | • | teering group |
| The site is considered: | Currently not developable | | Site could be cor allocation if ticke | |
| | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS118

SHLAA Ref No:

IPS118

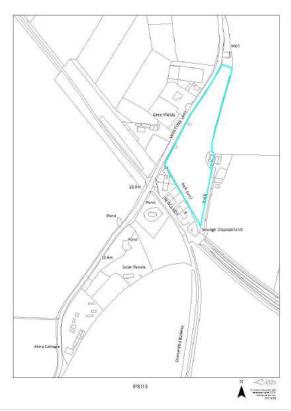
Site Area:

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.

Environmental designations A2: 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

☐ Discount

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 | Assessm | ents - Current | tly Not Developable | SHLAA Ref No: | IPS118 | | |
|----------------------------------|----------------|------------------------------------|---|--|----------------|--|--|
| Potential heritage | e impact: | The site is not loca | ated in a conservation area and th | ere are no listed buildi | ngs close by | | |
| Site access aspect | is: | | ent vehicular access but has poor loss of the roadside hedge. | rehicular access but has poor visibility. Any improvement to this of the roadside hedge. | | | |
| Access to public t | ransport: | Godshill Shankli | o close by. This is along Route 2 son Sandown Brading Tesco R days up to every 30 minutes. | | • | | |
| Access to pedestr | ian/ cycle: | • | ight of way to the south (A1) and to do not benefit from pavements | there is a cycle track ne | ear by. The | | |
| Access to services | s/ facilities: | Merstone has no | services or facilities, there is some | rural employment. | | | |
| Access to open sp | paces: | There is limited pu countryside | ublic open space facilities but the s | site has good access to | the | | |
| Air quality sensitiv | vities: | None known | Agricultural land class: The cla | ssification is Grade 3 | | | |
| Mineral resources | s?: | The site is not loca | ated in a mineral or mineral safegu | arding area | | | |
| Is there a loss to e | employment? | ?: No | | | | | |
| Potential constrai | nts to delive | | There is a family trust with more than one landowner but there are no known covenants or legal issues. | | | | |
| Infrastructure capacity aspects: | | utility servi | 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 compat | ibility impact | The site is c | lose to some existing residential b | ut is on the edge of the | e area. | | |
| Brief planning hist | tory: | No recent p | lanning history. | | | | |
| Overarching polic | y context: | The site is lo | The site is located outside the settlement boundary and in the wider rural area. | | | | |
| Steering group's conclusion: | | area where over the ne | 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 suitab | le if ticked | | |
| Stage D - As | sessmen | t - Availabilit | у | Site availa | ble if ticked | | |
| Availability: | | | ilable for development but is likely g place within 5 years. Once com | • | | | |
| Put forward for: | The site has | s been put forward | for general housing and mixed de | velopment (housing led | d). | | |
| Conversion?: | No | | | | | | |
| Rural exception?: | This would | need to be determi | ned | | | | |
| Stage E - Ass | sessment | t - Achievabili | itv | | | | |
| Steering group's o | | | p concluded that the site is not su | table and is therefore | not | | |
| Indicative yield: | 0 | | | ☐ Site achieva | able if ticked | | |
| Chase F Ass | | L CIII A A Da- | al Cammanta | Site achieve | ADIC II CICKEU | | |

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

| SHLAA Site Asse | essments - Currently Not Developable | SHLAA Ref No: | IPS118 |
|-------------------------|--|---------------------------------------|------------------|
| | narrow. | | |
| Stage G - SHLAA | Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA a concluded that the site is currently not developable for | • | teering group |
| The site is considered: | Currently not developable | Site could be cor allocation if ticke | |
| | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS119

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS119

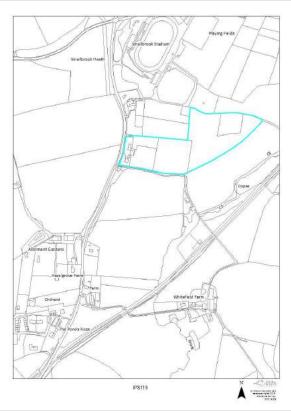
Site Area:

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.

Environmental designations A2: 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.

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 | Assessm | ents - Curren | itly Not Developable | SHLAA Ref No: | IPS119 | | |
|-------------------------|---------------|---------------------------------------|--|----------------------------|----------------|--|--|
| | | along most boun | daries. The site is in a biodiversity | / enhancement area. | | | |
| Potential heritage | impact: | The site is not loo | cated in a conservation area and th | nere are no listed buildi | ngs close by. | | |
| Site access aspect | s: | The site can be a | ccessed from the main road onto | a fast section of road. | | | |
| Access to public tr | ransport: | There are no bus | stops in close proximity | | | | |
| Access to pedestri | ian/ 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: | | ell related to services facilities or wing can be maximised | vell-placed so that the u | ise of | | |
| Access to open sp | aces: | Smallbrook stadi | um is to the north of the site. | | | | |
| Air quality sensitiv | vities: | None known | Agricultural land class: The cl | assification is Grade 3 | | | |
| Mineral resources | i?: | The site is not loo | cated in a mineral or mineral safeg | uarding area. | | | |
| Is there a loss to e | mployment | ?: No | | | | | |
| Potential constrain | nts to delive | ry: There is or | ne landowner and there are no kno | own covenants or legal | issues. | | |
| Infrastructure cap | acity aspects | | The site may have some utilities but extensions to existing utility services will need to be factored in. | | | | |
| Potential compati | bility impact | ts: The site is | beyond the built up area and loca | ted in the wider rural a | rea | | |
| Brief planning history: | | without co Road, cond Change of | Lawful development certificate for continued use of property as a dwelling without complying with agricultural occupancy condition, Ashey Vineyard, Ashey Road, conditional approval 08 December 2014 (LDC/19876/K/P/01285/14) Change of use of stores to B1, Ashey Vineyard, Ashey Road, Ryde, conditional approval 14 October 2015 (TCP/19876/M/P/01000/15). | | | | |
| Overarching policy | y context: | The site is rural area. | located outside the settlement bo | oundary and is located i | n the wider | | |
| Steering group's c | onclusion: | | 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. | | | | |
| | | | | | ble if ticked | | |
| Stage D - As | sessmen | ıt - Availabili | ty | ✓ Site availa | able if ticked | | |
| Availability: | | | ailable for development but is like ng place within 5 years. | ly within 5 years with a | reasonable | | |
| Put forward for: | The site ha | s been put forward | d for general housing. | | | | |
| Conversion?: | No | | | | | | |
| Rural exception?: | No | | | | | | |
| Stage E - Ass | sessmen | t - Achievabi | lity | | | | |
| Steering group's c | onclusions: | The steering grou | up concluded that as the site is no | t suitable it is not achie | vable. | | |
| Indicative yield: | 0 | | | ☐ Site achiev | able if ticked | | |
| Stage F - Ass | essment | t - SHLAA Par | nel Comments | | | | |
| Panel comments: | The S | SHLAA panel agree | d with the steering group's conclu | sions. | | | |

Stage G - SHLAA Conclusion

| SHLAA Site Asse | essments - Currently Not Deve | lopable | SHLAA Ref No: | IPS119 |
|-------------------------|--|---------|---------------------------------------|------------------|
| Final conclusions: | Following the panel discussions and the or concluded that the site is currently not de | | • | teering group |
| The site is considered: | Currently not developable | | Site could be con allocation if ticke | |
| | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS120

SHLAA Ref No:

IPS120

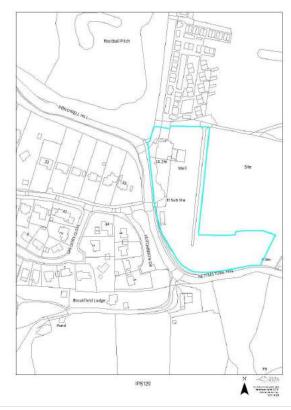
Site Area:

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.

Environmental designations A2: 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

☐ Discount

✓ 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** The site has a current access on to the adjacent road, this is at the junction of Pondwell Site access aspects: 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 Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known 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?: It is not clear whether the public house is being retained 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 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: 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: 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: 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

Stage D - Assessment - Availability

~

Site available if ticked

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.

| SHLAA SITE AS | ssessments - Currently Not Developable | SHLAA Ref No: | IPS120 | | | | |
|---|---|---------------------------------------|-----------------|--|--|--|--|
| ndicative yield: | 0 | ☐ Site achiev | vable if ticked | | | | |
| Stage F - Asse | ssment - SHLAA Panel Comments | | | | | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusion | ns. | | | | | |
| Stage G - SHL | AA Conclusion | | | | | | |
| 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. | | | | | | | |
| he site is considere | d: Currently not developable | Site could be cor allocation if ticke | | | | | |

 \Box Site is suitable for BFR if ticked

SHLAA Ref No:

IPS122

SHLAA Ref No:

IPS122

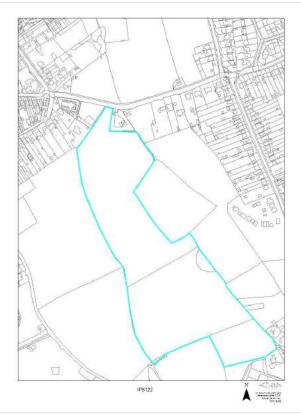
Site Area:

9.9

Site Address:

Cockleton Farm, Place Road Tuttons Hill, Cowes

Site location



Site Description:

The site is a large field located between Gurnard and Cowes and in the Jordon 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.

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

Discount

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 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 or 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

SHLAA Ref No:

IPS122

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:

None known

Agricultural land class: The majority of the site is located within Grade 3 with a the bottom south east corner located in urban

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

| SHLAA Site A | Asses | smen | ts - Curren | tly No | ot Devel | opable | | SHLAA Ref No: | IPS122 |
|--------------------|---------|---|---|--|---|--|--|--|---|
| Availability: | | | ediately availal aking place wit | | | eing marke | ted with | h a reasonable pro | spect of |
| Put forward for: | The si | te has be | een put forward | l for gen | eral housin | g. | | | |
| Conversion?: | Not a | oplicable | | | | | | | |
| Rural exception?: | Not ap | plicable | | | | | | | |
| Stage E - Ass | essn | nent - | Achievabi | lity | | | | | |
| teering group's c | onclusi | ons: Th | ne steering grou | ıp concli | uded that a | s the site is | not suit | table it is not achie | vable. |
| ndicative yield: | 0 | | | | | | | ☐ Site achiev | vable if ticked |
| Stage F - Ass | essm | nent - | SHLAA Par | nel Co | mment | S | | | |
| Panel comments: | | addition | • | otential | | | | lusions making the of the site for hous | _ |
| Stage G - SH | LAA | Concl | usion | | | | | | |
| Final conclusions: | | develop discussion site and impacts will need some pounderta | ment and it was ons and the ove concluded that and further inv d to be tested to otential for addi | s considerall SHLA some o estigation hrough I tional de conside | ered that so AA assessm of the site to on in relatio landscape so evelopment red further. | ome may be ent process the east m n to settlem ensitivity wo it is consid It is theref | e accept the ste ay be su nent coa ork. Cor ered th | ring group membe able. Following the ering group recon uitable depending alescence. The ex- nsequently whilst the at sensitivity analy acluded that the sit | ne panel sidered the on landscape tent though there may be assistant of the should be |
| he site is conside | red: | Currentl | y not developal | ole | | | | Site could be cor allocation if ticke | |
| | | | | | | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS123

☐ Discount

Discount

Discount

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.

Environmental designations A2: 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.

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

| SHLAA Site | Assessmer | nts - Currently No | ot Developable | SHLAA Ref No: | IPS123 | | |
|----------------------------------|----------------|--|--|---|----------------|--|--|
| | p | reservation orders or la | rger trees within the site | | | | |
| Potential heritage | impact: | he site is not located in | a conservation area and th | ere are no listed buildi | ngs close by. | | |
| Site access aspect | | A new access is likely to be required, this would require some hedgerow removal. The road is quite narrow in places. | | | | | |
| Access to public to | ransport: T | here is no bus service ir | Porchfield | | | | |
| Access to pedestr | | here is a public right of ave pavements | way to the west, there are | no cycle links and the | road do not | | |
| Access to services | | orchfield has very limite uilding. | d services or facilities, ther | e is a public house and | l community | | |
| Access to open sp | aces: | here are no public open | space facilities close by | | | | |
| Air quality sensitiv | vities: N | lone known Agr | icultural land class: The cla | ssification is Grade 4 | | | |
| Mineral resources | s?: T | he site is not located in | a mineral or mineral safegu | uarding area. | | | |
| Is there a loss to e | employment?: | No | | | | | |
| Potential constrai | | There is one lando | wner and there are no kno | wn covenants or legal | issues. | | |
| Infrastructure capacity aspects: | | Infrastructure asper | Infrastructure aspects and extensions to nearby utility services will need to be factored in | | | | |
| Potential compatibility impacts: | | | The site is located in the wider rural area where there is very limited access to services and facilities | | | | |
| Brief planning hist | ory: | No recent planning | g history. | | | | |
| Overarching policy | y context: | The site is located | outside the settlement bou | ndary and in the wide | r rural area | | |
| Steering group's o | conclusion: | settlement bounda services and facilit | o concluded that the site is ary in the wider rural area a ies. There are further conc nally, the roads to the site | and is too isolated and erns over the impact o | remote from | | |
| | | | | | ole if ticked | | |
| Stage D - As | sessment - | - Availability | | ✓ Site availa | able if ticked | | |
| Availability: | | • | is owned by developers wit ars. Once commenced cou | | | | |
| Put forward for: | The site has b | een put forward for gen | eral housing | | | | |
| Conversion?: | Not applicable | 2 | | | | | |
| Rural exception?: | Not applicable | | | | | | |
| Stage E - Ass | sessment - | Achievability | | | | | |
| Steering group's c | onclusions: T | he steering group concl | uded that as the site is not | suitable it is not achie | vable. | | |
| Indicative yield: | 0 | | | ☐ Site achiev | able if ticked | | |
| Stage F - Ass | sessment - | SHLAA Panel Co | mments | | | | |
| Panel comments: | The SHL | AA panel agreed with t | ne steering group's conclus | ions. | | | |
| Stage G - SH | LAA Concl | usion | | | | | |

Page 173

Following the panel discussions and the overall SHLAA assessment process the steering group

Final conclusions:

| SHLAA SITE ASSE | essments - Currently Not Developa | abie | 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 con allocation if ticke | | | | | |
| | | | Site is suitable fo | or BFR if ticked | | | | |

SHLAA Ref No:

IPS128

SHLAA Ref No:

IPS128

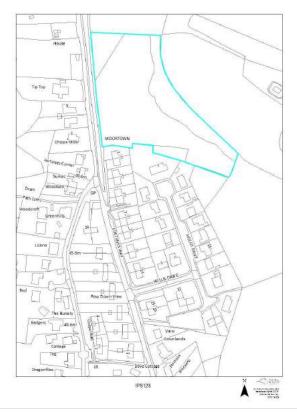
Site Area:

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

Discount

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 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 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 Agricultural land class: The classification is Grade 3

Mineral resources?:

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

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Infrastructure capacity aspects:

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

Availability:

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

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 Asse | ssments - Currently No | t Developable | SHLAA Ref No: | IPS128 |
|--|----------------------------------|---------------------------------|---------------------|----------------|
| Rural exception?: This v | would need to be determined | | | |
| Stage E - Assessr | ment - Achievability | | | |
| Steering group's conclus | sions: The steering group conclu | ded that the site is not suitab | le and therefore n | ot achievable. |
| Indicative yield: 0 | | | ☐ Site achiev | able if ticked |
| Stage F - Assessr | ment - SHLAA Panel Cor | nments | | |
| Panel comments: | The SHLAA panel agreed with the | e steering group's conclusions | S. | |
| Stage G - SHLAA | Conclusion | | | |
| Final conclusions: Following the panel discussions and the overall SHLAA assessment process the st concluded that the site is currently not developable for the purposes of SHLAA. | | | teering group | |
| | | | Site could be cor | nsidered for |
| The site is considered: | Currently not developable | | allocation if ticke | ed |

 \square Site is suitable for BFR if ticked

SHLAA Ref No:

IPS132

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.

Environmental designations A2: 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

Discount

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.

| The site is not located in a conservation area and there are no listed buildings close by | | | |
|--|--|---|--|
| The site can be accessed off Victoria Crescent. | | | |
| 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. | | | |
| 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. | | | |
| Ryde has a full range of services and facilities | | | |
| There are a number of public open space facilities nearby. | | | |
| None known Agricultural land class: The classification is urban | | | |
| The site is not located in a mineral or mineral sa | feguarding area. | | |
| ?: The site is a former site | | | |
| 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. | | | |
| The site is within the settlement boundary where adjoining properties benefit from connections to utility services. | | | |
| The site is close to existing residential, no | compatibility issues are er | nvisaged. | |
| B8 (storage and distribution) including the Depot, Victoria Crescent, Ryde, conditional P/00215/17) Demolition of existing depot buildings, contemporary accommodation for duration of the process of th | e siting of up to 45 contain al approval 27 June 2017 (nstruction of 6 no new dw of construction works, Vict | ners, Victoria TCP/18881/B- vellings with coria Depot, | |
| The site is situated within the settlement site. | e site is situated within the settlement boundary and a confirmed brownfield e. | | |
| residential development. Whilst located | in the settlement boundar | ry, the shape | |
| | | ble if ticked | |
| t - Availability | ✓ Site availa | able if ticked | |
| | The site can be accessed off Victoria Crescent. The site is within walking distance of a bus stop options within and to Newport and the wider are There are no public rights of way close by but the The roads in the area have pavements and the wider are a number of public open space facilities. There are a number of public open space facilities. There are a number of public open space facilities. There are a number of public open space facilities. The site is not located in a mineral or mineral sate of the site is a former site. There is one landowner and there are noted of the site is within the settlement boundar from connections. Appropriate investigation of the site is close to existing residential, noted of the site is close to existing depot buildings, contemporary accommodation for duration of the victoria Crescent, Ryde, refused 24 May 2. The site is situated within the settlement site. The steering group concluded that the sit residential development. Whilst located of the site and location in relation to adjain the site and location in relation t | The site is within walking distance of a bus stop. Ryde has a number of bu options within and to Newport and the wider area. There are no public rights of way close by but the wider area has a number The roads in the area have pavements and the wider area has cycle links. Ryde has a full range of services and facilities There are a number of public open space facilities nearby. None known Agricultural land class: The classification is urban The site is not located in a mineral or mineral safeguarding area. There is one landowner and there are no known covenants or legal Given the historical uses there may be some potential for pollution contamination. Appropriate investigations may be required. The site is within the settlement boundary where adjoining propert from connections to utility services. The site is close to existing residential, no compatibility issues are er Change of use from Sui generis (Council storage yard and distributic B8 (storage and distribution) including the siting of up to 45 contain Depot, Victoria Crescent, Ryde, conditional approval 27 June 2017 (P/00215/17) Demolition of existing depot buildings, construction of 6 no new dw temporary accommodation for duration of construction works, Vict Victoria Crescent, Ryde, refused 24 May 2018 (TCP/18881/C/P/003) The site is situated within the settlement boundary and a confirmer site. The steering group concluded that the site is not suitable for higher residential development. Whilst located in the settlement boundar of the site and location in relation to adjacent developments would constrained layout pattern. | |

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.

Rural exception?: No

Conversion?:

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.

| SHLAA SITE AS | sessments - Currently Not Developable | SHLAA Ref No: | IPS132 | |
|----------------------|---|-----------------------|-----------------|--|
| ndicative yield: | 0 | ☐ Site achiev | vable if ticked | |
| Stage F - Asses | ssment - SHLAA Panel Comments | | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusion additional comments: Access is poor. | ons making the follow | wing | |
| Stage G - SHL | AA 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 cor | | |
| he site is considere | d: Currently not developable | anocation if ticke | eu | |

 \square Site is suitable for BFR if ticked

SHLAA Ref No:

IPS134

Discount

✓ Discount

SHLAA Ref No:

IPS134

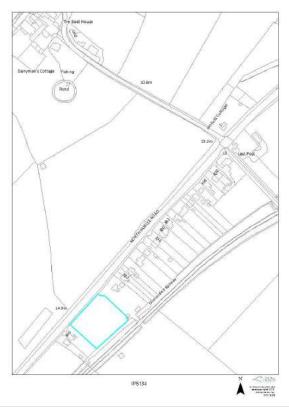
Site Area:

0.4

Site Address:

Land adjacent to 358 Fairlee Road, Newport, Isle Of Wight

Site location



Site Description:

The site is an area of extended garden / paddock on the main Newport to Ryde road. The site is level and bounded to the roadside by a hedge interspersed with scrubby trees. There is no current boundary to the south west, a fence to the north east and a hedge with trees to the rear of the site (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.

Environmental designations A2: 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 outside the settlement boundary.

It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site

The site is not located in an AONB. There are houses to each side of the site and the Potential landscape impact:

> main road is located to the front. There are views to woodland. 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 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 that may need to be considered.

SHLAA Ref No:

IPS134

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

There is no current access to the front, a new access onto the main road would need to Site access aspects:

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.

There is a public right of way to the north east and there are cycle links along the Access to pedestrian/ cycle:

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.

There is a green corridor running to the rear/south of the site. Newport has a range of Access to open spaces:

open space facilities but these are not likely to be in walking distance.

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

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

Is there a loss to employment?: No

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

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.

The site is immediately adjacent to other properties which appear to benefit Infrastructure capacity aspects:

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.

A single dwelling has been approved on the adjacent site P/00789/17 and is Brief planning history:

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

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 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: The steering group concluded that the site is not suitable and is therefore not

| SHLAA Site Ass | essments - Currently Not Developable | SHLAA Ref No: | IPS134 |
|-------------------------|---|-----------------------|------------------|
| | achievable. The power lines would need to be mo on viability. | ved underground which | will impact |
| Indicative yield: 0 | | ☐ Site achiev | able if ticked |
| Stage F - Assess | sment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclu | usions. | |
| Stage G - SHLA | A Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA as concluded that the site is currently not developable for t | • | teering group |
| | | Site could be cor | |
| The site is considered: | Currently not developable | | |
| | | ☐ Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS136

SHLAA Ref No:

IPS136

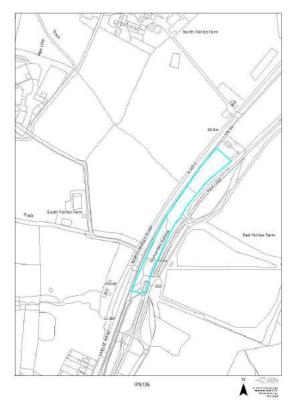
Site Area:

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, 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

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Discount

Discount

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 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

SHLAA Ref No:

IPS136

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:

Availability:

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.

V

Site suitable if ticked

Site available if ticked

Stage D - Assessment - 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.

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

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.

| ontaa site as | sessments - currently Not Developable | SHLAA Ref No: | IPS136 | |
|-----------------------|---|-------------------|-----------------|--|
| ndicative yield: | 0 | ☐ Site achiev | vable if ticked | |
| Stage F - Asses | ssment - SHLAA Panel Comments | | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusion | ions. | | |
| Stage G - SHLA | AA 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. | | | |
| he site is considered | d: Currently not developable | Site could be cor | | |

 $\ \square$ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS139

SHLAA Ref No:

IPS139

Site Area:

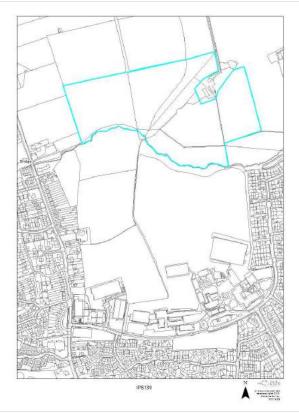
8.5

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.

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.

Flood zones/agricultural class/size:

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

Discount

Discount

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. Over half of the site is located in a SINC. The remainder of the site, the area to assess, Potential biodiversity impact: 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. The site is not located in a conservation area and there are no listed buildings close by Potential heritage impact: The wider site is currently accessed from Forest Road which is a narrow farm lane that Site access aspects: 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. There are network of public rights of way within the wider site but there are no Access to pedestrian/ cycle: 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. There are a number of public open space facilities nearby. Access to open spaces: Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known Mineral resources?: The site is not located in a mineral or mineral safeguarding area Is there a loss to employment?: No Potential constraints to delivery: 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. The site is not adjacent to the settlement boundary or other properties, as such Infrastructure capacity aspects: 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 Stage D - Assessment - Availability Site available if ticked 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 A | ssess | ments - Currently Not Developable | | SHLAA Ref No: | IPS139 | |
|-------------------------|-------|---|----|-----------------------------|---------------|--|
| | | achievable. | | | | |
| Indicative yield: | 0 | | | ☐ Site achievable if ticked | | |
| Stage F - Asse | ssme | ent - SHLAA Panel Comments | | | | |
| Panel comments: | Th | clusions | 5. | | | |
| Stage G - SHL | AA C | onclusion | | | | |
| Final conclusions: | | ollowing the panel discussions and the overall SHLAA oncluded that the site is currently not developable fo | | • | teering group | |
| | | | | Site could be cor | nsidered for | |
| The site is considered: | | urrently not developable | | allocation if ticke | łd. | |

 \Box Site is suitable for BFR if ticked

SHLAA Ref No:

IPS141

SHLAA Ref No:

IPS141

Site Area:

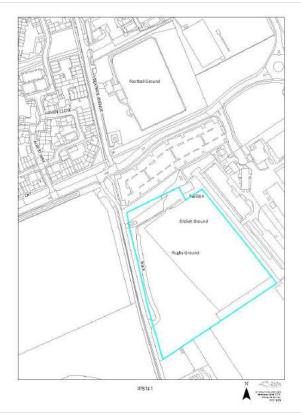
3.2

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.

Environmental designations A2:

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

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

Discount

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 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:

Agricultural land class: The classification is Grade 3 None known

Mineral resources?:

The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment?:

No

Potential constraints to delivery:

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

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.

This would need to be clarified.

Conversion?: Not applicable

Put forward for:

| SULAN SILE ASS | 6221116 | 21112 - | Current | IY IVO | t Dev | elopai | Jie | SHLA | A Ref No: | IPS141 |
|--|----------------|----------|-------------|--------|---------|----------------------|--------------|----------|---------------|------------------|
| Rural exception?: Not | applica | ble | | | | | | | | |
| Stage E - Assess | ment | t - Ach | ievabili | ty | | | | | | |
| Steering group's conclu | ısions: | The ste | ering group | conclu | ded tha | t the site | is not suita | able and | therefore n | ot achievable |
| Indicative yield: 0 | | | | | | ☐ Site achievable if | | | | able if ticked |
| Stage F - Assess | ment | - SHL | AA Pane | el Coi | mmer | nts | | | | |
| Panel comments: The SHLAA panel agreed additional comments: Pe | | | | | | | | | _ | ving |
| Stage G - SHLAA | A Con | clusio | n | | | | | | | |
| Final conclusions: | | _ | panel discu | | | | | | | teering group |
| The site is considered: | Curre | ntly not | developable | 2 | | | | | ould be cor | sidered for d |
| | | | | | | | | Site is | s suitable fo | r BFR if ticked |

SHLAA Ref No:

IPS142

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 slops 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.

Environmental designations A2:

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

Discount

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

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: **IPS142** 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. The site is currently accessed via a public right of way and other Diocese land. Site access aspects: 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 There is limited public open space provision nearby Access to open spaces: Agricultural land class: The classification is Grade 3 None known Air quality sensitivities:

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 top north of the site is located within a mineral safeguarding area. This will need to

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:

Mineral resources?:

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.

be considered further should the site be considered appropriate

Site suitable if ticked **~**

Site available if ticked

Stage D - Assessment - 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?:

Availability:

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: ☐ 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. ☐ 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:

IPS143

Discount

Discount

Discount

SHLAA Ref No:

IPS143

Site Area:

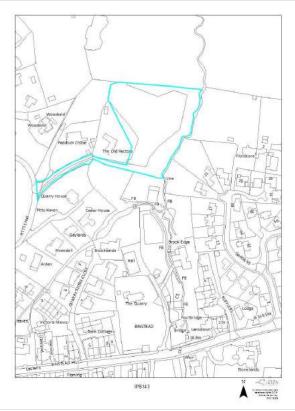
0.8

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.

Environmental designations A2:

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

Flood zones/agricultural class/size:

0.13ha along the eastern boundary is located in FZ 2 & 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:

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 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

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

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

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

Put forward for:

The site has been put forward for general housing.

Conversion?:

Availability:

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

| SHLAA Site As | sses | ssments - Cu | urrently N | Not Develo | pable | SHLAA Ref No: | IPS143 |
|-----------------------|------|---|--|--|---|---|---|
| | | is conside | red that the s | ite could come | forward in yea | rs 6-10 | |
| Indicative yield: | 2 | | | | | ☐ Site achiev | vable if ticked |
| Stage F - Asse | ssn | nent - SHLA | A Panel C | Comments | | | |
| Panel comments: | | The SHLAA pane | l agreed with | the steering gr | oup's conclusio | ns. | |
| Stage G - SHL | AA | Conclusion | | | | | |
| Final conclusions: | | steep slope to or that there are to came forward w potential. Howe | ne side with a so many issue ith the adjace ever, at this st ess the steer | a number of levents for the site to ent site and issuitage following the | els. Given the s be considered es could be ove ne panel discus | current access is nar site constraints, it is appropriate in isola ercome, then there is sions and the overal ite is currently not c | considered tion. If it may be Il SHLAA |
| The site is considere | ed: | Currently not de | velopable | | | Site could be cor | |
| | | | | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS144

SHLAA Ref No:

IPS144

Site Area:

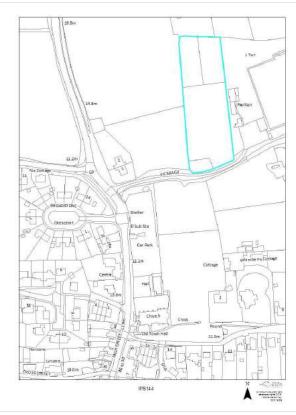
0.15

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

Environmental designations A2: 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

Discount

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

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

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: **IPS144** 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. The site is accessed by Vicarage Lane. This lane is narrow and would require Site access aspects: 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. Agricultural land class: The site is classified as Grade 3 Air quality sensitivities: None known. Mineral resources?: The site is not in a mineral or mineral safeguarding area. Is there a loss to employment?: Nο 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. No issues known Potential compatibility impacts: 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

| SHLAA Site | Asse | ssment | s - Current | ly Not | Developak | ole | SHLAA Ref No: | IPS144 | | |
|---------------------|--------|---|----------------------------------|-------------|------------------|---------------|---|------------------|--|--|
| Availability: | | | nmediately ava uld take place | | | ext 5 years. | Once site commen | iced | | |
| Put forward for: | No | | | | | | | | | |
| Conversion?: | No | | | | | | | | | |
| Rural exception?: | No. A | Although th | e council consi | ders that | it could potenti | ally be acce | eptable in part. | | | |
| Stage E - Ass | sessn | nent - A | chievabili | ty | | | | | | |
| Steering group's c | onclus | | steering group | conclude | ed that the site | is not suital | ole and is therefore | not | | |
| Indicative yield: | 0 | | | | | | ☐ Site achiev | vable if ticked | | |
| Stage F - Ass | essn | nent - S | HLAA Pan | el Com | ments | | | | | |
| Panel comments: | | additiona | comments: A | ccess diffi | | arage Lane, | ns making the follow may not be approp gissues. | - | | |
| Stage G - SH | LAA | Conclu | sion | | | | | | | |
| 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 cor | | | |
| The site is conside | ered: | Currently | not developabl | е | | | | | | |
| | | | | | | | Site is suitable fo | or BFR if ticked | | |

SHLAA Ref No:

IPS145b

SHLAA Ref No:

IPS145b

Site Area:

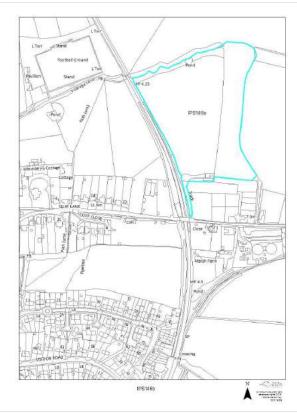
3.94

Site Address:

Land Between east of Railway & Quay Lane, Brading

Isle of Wight **PO36 0AT**

Site location



Site Description:

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

Environmental designations A2:

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

Flood zones/agricultural class/size:

1.7ha is located in flood zones 2 and 3 and has been removed from this assessment.

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

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the current settlement boundary and separated by the railway line.

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 Ref No:

IPS145b

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 | 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 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:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

There is an area to the north within the site that is located within the minerals safeguarding area

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Infrastructure capacity aspects:

The site is 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.

Stage D - Assessment - Availability

Site suitable if ticked

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.

| SHLAA Site | Asses | ssment | s - Currei | ntly N | ot Devel | opable | | SHLAA Ref No: | IPS145b |
|---------------------|---------|------------|----------------|-----------|--------------|----------------|----------|--|------------------|
| Put forward for: | The si | te has bee | en put forwar | d for ger | neral housin | g | | | |
| Conversion?: | No | | | | | | | | |
| Rural exception?: | No | | | | | | | | |
| Stage E - Ass | sessn | nent - A | Achievab | lity | | | | | |
| Steering group's c | onclusi | ons: The | e steering gro | up concl | uded the sit | e is not suita | able an | d therefore not ac | hievable. |
| Indicative yield: | 0 | | | | | | | ☐ Site achiev | able if ticked |
| Stage F - Ass | essm | nent - S | HLAA Pa | nel Co | mment | S | | | |
| Panel comments: | | The SHLA | A panel agree | ed with t | he steering | group's cond | clusions | 5. | |
| Stage G - SH | LAA | Conclu | sion | | | | | | |
| Final conclusions: | | _ | • | | | | | ment process the s urposes of SHLAA | teering group |
| The site is conside | ered: | Currently | not developa | ble | | | | Site could be cor allocation if ticke | |
| | | • | · | | | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS147

SHLAA Ref No:

IPS147

Site Area:

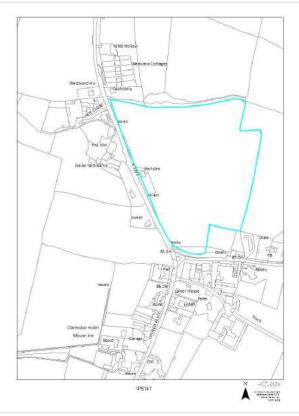
5.29

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

The site is not located within any environmental designations Environmental designations A2: including heritage coast, historic park or garden, open space.

Discount

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: IPS147 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.

The state of the state of

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: None known Agricultural land class: The classification is Grade 3

Mineral resources?: The entire site is located within a mineral safeguarding area. This will need to be

considered further should the site be considered appropriate.

Is there a loss to employment?: No

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

Infrastructure capacity aspects: The site is 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

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

Stage D - Assessment - Availability

Rural exception?: This would need to be determined

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SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: **IPS147** 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. ☐ Site could be considered for

The site is considered:

Currently not developable

allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS148

SHLAA Ref No:

IPS148

Site Area:

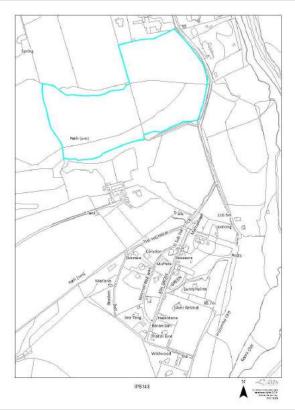
5.9

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.

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.

Flood zones/agricultural class/size:

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

land.

Discount

Discount

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

| SHLAA Site | Assessme | ents | - Currently | y Not Develop | able | SHLAA Ref No: | IPS148 | | | |
|--|----------------|---|---|--|--|----------------------|----------------|--|--|--|
| | | chara | acter | | | | | | | |
| Potential biodiver | sity impact: | the as | ssessment. The erows. Given t | ere are no TPOs on tl he proximity of the s | n an ancient woodland buffer zone and has been removed from e are no TPOs on the site but there are several trees and mature e proximity of the site to the adjacent SINC and the ancient hat further studies will be required. | | | | | |
| Potential heritage | e impact: | The si | site is not locate | ed in a conservation a | area and there a | are no listed buildi | ngs close by | | | |
| Site access aspect | :s: | There | e is access onto | Luccombe Road an i | unmade road. | | | | | |
| Access to public to | ransport: | Rook | ley Godshill | Ventnor Shanklin | on the main road approximately 550m. Route 3 - Newport ntnor Shanklin Sandown Brading Tesco Ryde. This runs 0 minutes Sundays up to every 30 minutes | | | | | |
| Access to pedestr | ian/ cycle: | | | nt of way within the s | | | here are no | | | |
| Access to services | s/ facilities: | Shanl | klin has a wide | range of facilities an | d services. | | | | | |
| Access to open sp | paces: | There is limited public open space provision nearby but the public rights of way join the coastal footpath. | | | | | | | | |
| Air quality sensitiv | vities: | None known Agricultural land class: The east of the site is urban and the western half is Grade 3 | | | | | | | | |
| Mineral resources?: The north eastern area of the site is located in a mineral safeguarding area. This need to be considered further should the site be considered appropriate | | | | | | a. This will | | | | |
| Is there a loss to e | employment? |): | No | | | | | | | |
| Potential constrai | nts to deliver | y: | There is one I | andowner and there | are no known o | covenants or legal | issues. | | | |
| Infrastructure cap | acity 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 compat | ibility impact | s: | The site is outside the settlement boundary on the edge of the area | | | | | | | |
| Brief planning hist | tory: | | No apparent planning history. | | | | | | | |
| Overarching police | y context: | | The site is out | tside the settlement | boundary on th | e 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 suital | ole if ticked | | | |
| Stage D - As | sessmen | t - A | vailability | | | ✓ Site availa | able if ticked | | | |
| Availability: | | | | able for development place within 5 years. | | | | | | |
| Put forward for: | The site has | been | put forward fo | r general housing and | d mixed develop | ment (housing led | (k | | | |
| 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 AS | ssessments - Currently Not Developable | SHLAA Ref No: | IPS148 |
|----------------------|---|---------------------------------------|-----------------|
| ndicative yield: | 0 | ☐ Site achiev | vable if ticked |
| Stage F - Asse | ssment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusion | ns | |
| Stage G - SHL | AA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA assest concluded that the site is currently not developable for the | • | teering group |
| he site is considere | d: Currently not developable | Site could be cor allocation if ticke | |

 $\ \square$ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS149

SHLAA Ref No:

IPS149

Site Area:

10.8

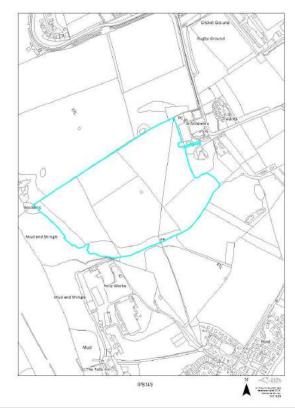
Site Address:

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 SINC 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.

Environmental designations A2:

Flood zones/agricultural class/size:

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

The extent of the flood zone is the same as the environmental designations. Consequently 10.8ha has been assessed below.

(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.

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Discount

Discount

Discount

SHLAA Ref No:

IPS149

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

Agricultural land class: The classification is Grade 3

Mineral resources?:

The east section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Infrastructure capacity aspects:

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. The adjacent site to the south has planning permission for residential but this has not been started.

Brief planning history:

No apparent planning history.

Overarching policy context:

Whippingham does not have a settlement boundary.

Steering group's conclusion:

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.

| SHEAR SILE ASSESSIFIELDS - CULTETILITY NOT DEV | | evelu | pable | | SHL | .AA | Ret No: | IPS | 149 | | | | | |
|--|----------|--------|-----------|-----------|----------|----------|-----------|------------|----------|--------|----------|--------------------------|----------|---------------------|
| | | | | | | | | | | | | Site suita | able if | ticked |
| Stage D - As | sessr | nent | - Ava | ilabili | ty | | | | | [| ✓ | Site avai | lable if | f ticked |
| Availability: | | | | • | | | | | • | | • | ears. It is ieved wit | | nsidered 5 years |
| Put forward for: | The si | te has | been put | forward | d for ge | eneral h | ousing, | mixed de | velopm | ent (l | hou | ising led). | | |
| Conversion?: | No | | | | | | | | | | | | | |
| Rural exception?: | No | | | | | | | | | | | | | |
| Stage E - Ass | sessn | nent | - Achi | evabi | lity | | | | | | | | | |
| Steering group's o | conclusi | ons: | The stee | ring grou | up con | cluded t | that the | site is no | t suitab | le an | d th | nerefore r | not ach | nievable. |
| Indicative yield: | 0 | | | | | | | | | [| | Site achie | vable | if ticked |
| Stage F - Ass | sessn | nent | - SHLA | AA Par | nel C | omm | ents | | | | | | | |
| Panel comments: | : | The SF | ILAA pan | el agree | d with | the ste | ering gro | oup's cor | clusion | s. | | | | |
| Stage G - SH | ILAA | Conc | lusion | 1 | | | | | | | | | | |
| Final conclusions: | : | | • | | | | | | | | • | cess the of SHLAA. | | ng group |
| The site is conside | ered: | Curren | tly not d | evelopal | ble | | | | | | | uld be co ion if tick | | ed for |
| | | | | | | | | | | Site | is | suitable f | or BFR | t if ticked |

SHLAA Ref No:

IPS155

Discount

Discount

☐ Discount

SHLAA Ref No:

IPS155

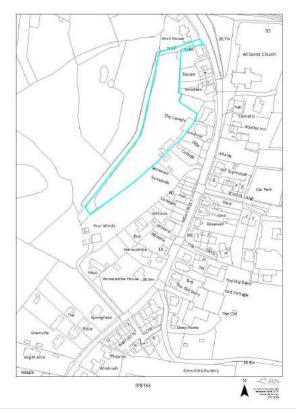
Site Area:

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.

Environmental designations A2:

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. 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.

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. There is an access to the site from High Street but this is narrow and cannot easily be Site access aspects: 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 Agricultural land class: 0.21 of the land is Grade 3, the remainder Air quality sensitivities: None known 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.

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

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 AS | ssessments - currently Not Developable | SHLAA Ref No: | IPS155 |
|----------------------|--|-------------------|-----------------|
| ndicative yield: | 0 | ☐ Site achiev | vable if ticked |
| Stage F - Asse | ssment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusion | ons. | |
| Stage G - SHL | AA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA assection concluded that the site is currently not developable for the | • | teering group |
| he site is considere | cd: Currently not developable | Site could be cor | |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS156

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

The site is 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 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

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

☐ Discount

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

SHLAA Ref No:

IPS156

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 | Assessment | ts - Currently | Not Developabl | le | SHLAA Ref No: | IPS156 |
|---------------------|------------------------|--|---|-------------------------|--|-----------------|
| | | character, loss v different charac | would blur the present eter. | distinction | n between two buil | t up areas of |
| | | | | | ☐ Site suita | ble if ticked |
| Stage D - Ass | sessment - | Availability | | | Site avail | able if ticked |
| Availability: | | /agent has confirme d or developed. | d the site is available b | ut has not | indicated when it | might be |
| Put forward for: | The site has be | en put forward for g | eneral housing | | | |
| Conversion?: | Not applicable | | | | | |
| Rural exception?: | Not applicable | | | | | |
| Cto = 0 | | A abia, abilit, | | | | |
| • | | Achievability | | | | |
| Steering group's co | | e steering group co hievable | ncluded that the site is | not suitab | le and is therefore | not |
| Indicative yield: | 0 | | | | ☐ Site achiev | able if ticked |
| Stage F - Ass | essment - S | SHLAA Panel (| Comments | | | |
| Panel comments: | additiona decision, | al comments: There potentially improve | ee with the steering gr is the potential for de the appearance of the the site. Note issues wi | velopmen e area. Cou | t, don't agree with uld replicate the m | the appeal |
| Stage G - SH | LAA Conclu | ision | | | | |
| Final conclusions: | reconside | ered the site in light | ons and the overall SHL of the panel's comme I that the site is curren | nts. Howe | ver, their original | concerns |
| | | | | | Site could be cor | sidered for |
| The site is conside | red: Currently | not developable | | | allocation if ticke | ed |
| | | | | | Site is suitable fo | or BFR if ticke |

SHLAA Ref No:

IPS158

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SHLAA Ref No:

IPS158

Site Area:

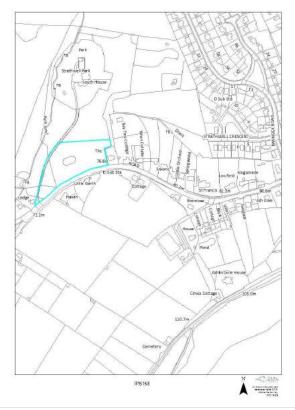
0.8

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.

The site is not located within any environmental designations Environmental designations A2:

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 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

Agricultural land class: The classification is Grade 3

Mineral resources?:

The south west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment?:

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.

Stage D - Assessment - Availability

Site suitable if ticked

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.

Conversion?:

No

| SHLAA SITE ASSE | essments - Currently Not Develop | abie | SHLAA Ref No: | IPS158 |
|--------------------------|---|--------------------|----------------------|------------------|
| Rural exception?: No | | | | |
| Stage E - Assess | ment - Achievability | | | |
| Steering group's conclus | sions: The steering group concluded that as the | e site is not suit | able it is not achie | vable. |
| Indicative yield: 0 | | | ☐ Site achiev | able if ticked |
| Stage F - Assessi | ment - SHLAA Panel Comments | | | |
| Panel comments: | The SHLAA panel agreed with the steering grou | up's conclusions | 5. | |
| Stage G - SHLAA | Conclusion | | | |
| Final conclusions: | Following the panel discussions and the overal concluded that the site is currently not develop | | • | teering group |
| | | | Site could be cor | |
| The site is considered: | Currently not developable | | anocation in ticke | cu |
| | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS159

☐ Discount

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SHLAA Ref No:

IPS159

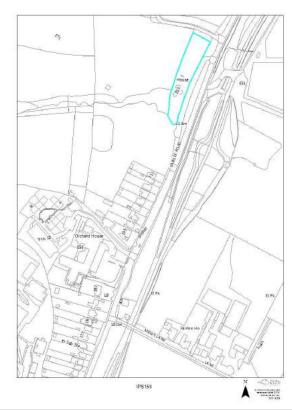
Site Area:

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

Environmental designations A2: 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.

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: **IPS159** 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. There is a public right of way to the north east some distance away and there are cycle Access to pedestrian/ cycle: links along the dismantled railway. There is a pavement on the opposite side of the 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. Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment?: Nο 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 **~** 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: 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.

| ontaa site as | sessments - currently Not Developable | SHLAA Ret No: | IPS159 |
|-----------------------|--|-------------------|----------------|
| ndicative yield: | 0 | ☐ Site achiev | able if ticked |
| Stage F - Asses | ssment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusi | ons. | |
| Stage G - SHLA | A Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA asseconcluded that the site is currently not developable for the | • | teering group |
| | | Site could be cor | |
| he site is considered | : Currently not developable | | |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS163

Discount

Discount

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SHLAA Ref No:

IPS163

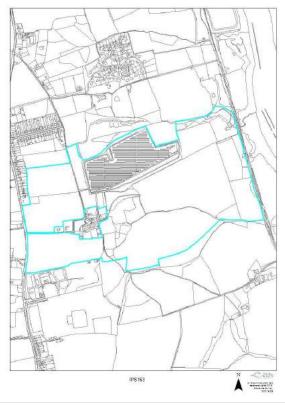
Site Area:

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

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.

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

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.

SHLAA Ref No:

IPS163

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

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: ☐ 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.

SHLAA Ref No:

Site could be considered for

Site is suitable for BFR if ticked

allocation if ticked

character of Chawton, the impact on the ecological designations and ancient woodland. Furthermore, there are a number of trees individual and groupings

IPS163

SHLAA Site Assessments - Currently Not Developable

Currently not developable

The site is considered:

SHLAA Ref No:

IPS164

SHLAA Ref No:

IPS164

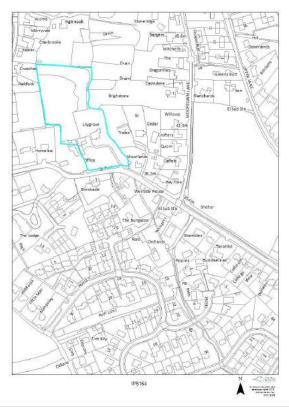
Site Area:

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 tress, 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, SINC, 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.

Environmental designations A2:

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

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

Discount

☐ 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 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

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:

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.

Stage D - Assessment - Availability

/

Site available if ticked

Site suitable 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:

The site has been put forward for general housing.

Conversion?:

Conversion or inclusion of the existing dwelling may be appropriate

| SHLAA SITE ASSE | ssments - Currently Not Deve | lopable | SHLAA Ref No: | IPS164 |
|-------------------------|--|----------------------|--------------------|-----------------|
| Rural exception?: No | | | | |
| Stage E - Assess | nent - Achievability | | | |
| Steering group's conclu | ons: The steering group concluded that achievable. Access to the site need | • | • | • |
| ndicative yield: 0 | | | ☐ Site achie | vable if ticked |
| Stage F - Assessi | nent - SHLAA Panel Commen | ts | | |
| Panel comments: | The SHLAA panel agreed with the steering additional comments: It is a challenging swindfall but this is subject to access which achieve. | ite and the yield wo | uld be small – 3-4 | units Possible |
| Stage G - SHLAA | Conclusion | | | |
| Final conclusions: | Following the panel discussions and the or reconsidered the site in light of the site's not developable for the purposes of SHLA | constraints and cond | • | |
| | Comments were developed by | | Site could be cor | |
| The site is considered: | Currently not developable | | | |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS165

SHLAA Ref No:

IPS165

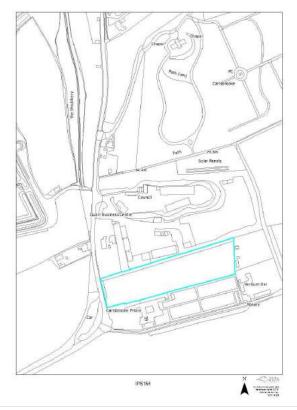
Site Area:

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

Discount

land.

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

SHLAA Ref No:

IPS165

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:

Availability:

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

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: ☐ 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. ☐ 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:

IPS166

SHLAA Ref No:

IPS166

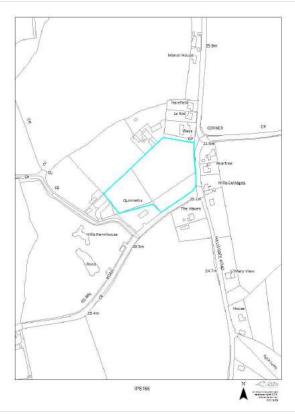
Site Area:

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

Discount

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

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.

Potential heritage impact:

SHLAA Ref No:

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

IPS166

| Site access aspect | ts: | A new access would be required and consideration to the bend and junctions would need to be given. | | | | | |
|----------------------------------|----------------|--|--|--|--|--|--|
| Access to public t | ransport: | ne nearest regular bus service is located along the main Newport to Cowes road, ome distance away. There are bus stops close to the site but these serve Route 32 hich runs Tuesday to Saturday mornings. | | | | | |
| Access to pedestr | ian/ 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 | s/ 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 sp | paces: | There are no public open space facilities but the site has access to the countryside | | | | | |
| Air quality sensitiv | vities: | None known Agricultural land class: The classification is Grade 3 | | | | | |
| Mineral resources | s?: | The site is not located in a mineral or mineral safeguarding area. | | | | | |
| Is there a loss to e | employment? | : No | | | | | |
| Potential constrai | nts to deliver | y: 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 his | tory: | No recent planning history. | | | | | |
| Overarching police | | 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. | | | | | |
| 3.00p 0.0 | | 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 | | | | | |
| Stage D - As | sessmen | t - Availability Site available if ticked | | | | | |
| Availability: | | nmediately available with a reasonable prospect of development taking place within 5 commenced could be achieved within 2-3 years | | | | | |
| Put forward for: | The site has | been put forward for general housing. | | | | | |
| Conversion?: | Not applical | ble | | | | | |

| SHLAA Site Asse | essme | nts - Curi | ently N | ot Develo | pable | | SHLAA Ref No: | IPS166 |
|--------------------------|---------|----------------|--------------|-----------------|----------------|--------|--|----------------|
| Rural exception?: This | would n | eed to be det | ermined | | | | | |
| Stage E - Assess | ment | - Achieva | bility | | | | | |
| Steering group's conclus | sions: | The steering | group conc | luded that as t | he site is not | t suit | able it is not achie | vable. |
| Indicative yield: 0 | | | | | | | ☐ Site achiev | able if ticked |
| Stage F - Assessi | ment | - SHLAA I | Panel Co | omments | | | | |
| Panel comments: | The Sh | HLAA panel ag | greed with t | the steering gr | oup's conclu | sions | | |
| Stage G - SHLAA | Conc | lusion | | | | | | |
| Final conclusions: | | | | | | | nent process the s rposes of SHLAA. | teering group |
| | | | | | | | Site could be con | |
| The site is considered: | Curren | ntly not devel | opable | | | | allocation if ticke | eu |
| | | | | | | | Site is suitable fo | r BFR if ticke |

SHLAA Ref No:

IPS167

SHLAA Ref No:

IPS167

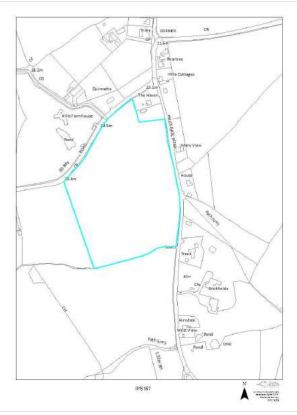
Site Area:

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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

Discount

Discount

Discount

Stage C - Assessment - Suitability

Potential landscape impact:

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

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 | Assessme | ents - | Currently No | ot Developabl | l e shi | LAA Ref No: | IPS167 |
|----------------------|-----------------|---------|--|---|--------------------|------------------|----------------|
| Potential heritage | impact: | The sit | te is not located in a | a conservation area | and there are r | no listed buildi | ngs close by. |
| Site access aspect | S: | | access would be re to be given. | equired and conside | ration to the be | end and junction | ons would |
| Access to public to | ransport: | some | earest regular bus s distance away. The runs Tuesday to Sa | ere are bus stops clo | - | • | |
| Access to pedestri | ian/ cycle: | | is a public right of value. There are no | | the site (CS26). | There are no p | pavements to |
| Access to services | s/ facilities: | | te is not well relate cling can be maxim | | es or well-place | d so that the u | se of walking |
| Access to open sp | aces: | There | are no public open | space facilities but | the site has acc | ess to the cou | ntryside |
| Air quality sensitiv | vities: | None | known Agri | cultural land class: | The classification | on is Grade 3 | |
| Mineral resources | s?: | The si | te is not located in a | a mineral or minera | l safeguarding a | area. | |
| Is there a loss to e | employment? | : | No | | | | |
| Potential constrai | nts to deliver | y: | | landowner but ther elegraph pole runni | | | legal |
| Infrastructure cap | acity aspects | : | | other properties w extensions to existi | | | |
| Potential compati | ibility impacts | | The site is located i services and faciliti | n the wider rural ar es | ea where there | is no direct ac | cess to |
| Brief planning hist | ory: | | No apparent planni | ng history. | | | |
| Overarching policy | y context: | | The site is located of | outside the settlem | ent boundary a | nd in the wide | r rural area. |
| Steering group's c | conclusion: | | | concluded that the mote from facilities There are also conc | s. It has poor pu | ublic transport | links and no |
| | | | | | | Site suitab | ole if ticked |
| Stage D - As | sessment | t - Av | ailability | | | Site availa | ble if ticked |
| Availability: | | | ntely available with a nenced could be ach | | • | ent taking plac | ce within 5 |
| Put forward for: | The site has | been p | out forward for gen | eral housing | | | |
| Conversion?: | Not applicat | ble | | | | | |
| Rural exception?: | This would r | need to | be determined | | | | |
| Stage E - Ass | sessment | - Ac | hievability | | | | |
| Steering group's c | | | eering group conclu | uded that as the site | e is not suitable | it is not achiev | vable. |
| Indicative yield: | 0 | | | | | | able if ticked |
| Stage F - Ass | sessment | - SH | LAA Panel Co | mments | | Size defilevi | adic ir ticked |

Stage G - SHLAA Conclusion

Panel comments:

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

| SHLAA Site Asse | essments - Currently Not Develop | pable | SHLAA Ref No: | IPS167 |
|-------------------------|---|-------|--|------------------|
| Final conclusions: | Following the panel discussions and the overa concluded that the site is currently not developed. | | • | teering group |
| The site is considered: | Currently not developable | | Site could be cor allocation if ticke | |
| | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS168

Discount

Discount

Discount

SHLAA Ref No:

IPS168

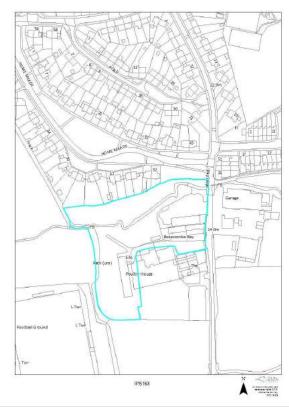
Site Area:

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.

Environmental designations A2: The site is not located within any environmental designations

including heritage coast, historic park or garden, open space.

Flood zones/agricultural class/size: 0.6ha is located within FZ2 and 3 and has been removed from the assessment.

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

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 Ref No:

IPS168

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:

None known Agricultural land class: The c

Agricultural land class: The classification is Grade urban

Mineral resources?:

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

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Infrastructure capacity aspects:

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

Potential compatibility impacts:

The site is close to existing residential, 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:

Availability:

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

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 As | ssessm | ents - Currently N | ot Developab | le | SHLAA Ref No: | IPS168 |
|-----------------------|-----------|--|------------------------|-------------|--|----------------|
| Steering group's con | clusions: | The steering group conc | luded that the site is | not suitabl | e and therefore no | t achievable. |
| Indicative yield: | 0 | | | | ☐ Site achieva | able if ticked |
| Stage F - Asse | ssment | t - SHLAA Panel Co | omments | | | |
| Panel comments: | The S | SHLAA panel agreed with t | he steering group's | conclusions | i. | |
| Stage G - SHL | AA Con | clusion | | | | |
| Final conclusions: | | wing the panel discussion: luded that the site is curre | | | • | eering group |
| The site is considere | d: Curre | ently not developable | | | Site could be consallocation if ticked | |
| | | | | | Site is suitable for | BFR if ticked |

SHLAA Ref No:

IPS171

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, 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.

Flood zones/agricultural class/size:

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

land.

Discount

Discount

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

| | | • | | | | | |
|----------------------|---|--|--|--|--|--|--|
| | а | account. Relevant 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 aspect | s: T | There is access on to Station Road from the site. | | | | | |
| Access to public to | | 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 pedestri | | This dismantled railway which is the cycle track and footpath to Newport is located to the west. | | | | | |
| Access to services | | Nootton has a number of local facilities in line with it being classified as a rural service tentre | | | | | |
| Access to open sp | | here is limited public open space provision nearby but good links to the wider countryside | | | | | |
| Air quality sensitiv | vities: | None known Agricultural land class: The classification is Grade 3 | | | | | |
| Mineral resources | 5?: | The site is not located in a mineral or mineral safeguarding area. | | | | | |
| Is there a loss to e | mployment?: | No | | | | | |
| Potential constrain | nts to delivery: | There is one landowner and there are no known covenants or legal issues. | | | | | |
| Infrastructure cap | acity aspects: | The site has the benefit of some utilities. | | | | | |
| Potential compati | bility 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 hist | ory: | No recent planning history. | | | | | |
| Overarching policy | y context: | The site is located outside but immediately adjacent to the current settlement boundary | | | | | |
| Steering group's c | onclusion: | The steering group concluded that the site is not suitable. The site is a narrow visual site on the other side of the road from the surrounding development. Furthermore, the existing building is a single storey and the site is too small to achieve the numbers for SHLAA. | | | | | |
| | | ☐ Site suitable if ticked | | | | | |
| Stage D - As | sessment | - Availability Site available if ticked | | | | | |
| Availability: | The site is impressed in the site is impressed in the site is impressed in the site in the site is impressed in the site | mediately available with a reasonable prospect of development taking place within 5 | | | | | |
| Put forward for: | The site has b | een put forward for general housing. | | | | | |
| Conversion?: | This would ne | eed to be determined | | | | | |
| Rural exception?: | No | | | | | | |
| Stage E - Ass | sessment - | - Achievability | | | | | |
| Steering group's c | | The steering group concluded that as the site is not suitable it is not achievable. | | | | | |
| Indicative yield: | 0 | ☐ Site achievable if ticked | | | | | |
| • | | SHLAA Panel Comments | | | | | |
| JLUSE F - H33 | Coolliciit - | SILAA Fallet Collinellis | | | | | |

SHLAA Ref No: IPS171

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

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.

Environmental designations A2: 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

☐ Discount

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.

| SILAA SILE | H32C33III | ents - Cun | CIILI | y Not Develop | abic | SHLAA | A RET NO: | IPS1/2 |
|------------------------------|-----------------------|---|---|--|-----------------------|-------------|--------------|---|
| Potential heritage | e impact: | The site is not | locat | ed in a conservation a | rea and there | are no l | isted buildi | ngs close by. |
| Site access aspect | ts: | Access will required the demolition of a double garage to enable access onto Staplers Road. | | | | | | |
| Access to public t | ransport: | Fairlee/Staple | 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 pedestr | ian/ cycle: | | _ | tht of way in close pro the main road | ximity to the e | ast, but | there are r | o footpaths |
| Access to services | s/ facilities: | Newport has | a full i | range of services and | facilities. | | | |
| Access to open sp | paces: | The site has a close proximit | | to the countryside via | a PROW but t | here are | e no play ar | eas etc. in |
| Air quality sensitiv | vities: | None known | | Agricultural land cla | The classif and urban | | | the north |
| Mineral resource | s?: | The site is not | t locat | ed in a mineral or mir | neral safeguard | ding area | а. | |
| Is there a loss to e | employment? | P: No | | | | | | |
| Potential constrai | ints to delive | ry: There is | s mor | e one landowner but | there are no ki | nown co | venants or | legal issues. |
| Infrastructure cap | | The site is immediately adjacent to other properties which appear to benefit from connections to utility services | | | | | | |
| Potential compat | :s: The site | e is clo | ose to existing residen | tial, no compat | tibility is | sues are en | visaged. | |
| Brief planning his | torv: | No rece | nt pla | anning history. | | | | |
| Overarching polic | • | | | cated outside but imm | nediately adjac | ent to t | he current s | settlement |
| | | bounda | ıry. | | | | | |
| Steering group's conclusion: | | back la accomm of the p access | 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. | | | | | it can be for the size terns over |
| | | | | | | | Site suitab | le if ticked |
| Stage D - As | sessmen | t - Availab | ility | , | | ✓ | Site availa | ble if ticked |
| Availability: | The site is in years. | mmediately ava | ailable | e with a reasonable pr | ospect of deve | lopmen | t taking pla | ce within 5 |
| Put forward for: | The site has | s been put forw | ard fo | or general housing and | d affordable ho | ousing | | |
| Conversion?: | No | | | | | | | |
| Rural exception?: | No | | | | | | | |
| Stage E - Ass | sassmant | t - Achieva | hilit | V | | | | |
| Steering group's of | | | | concluded that as the | site is not suit | able it i | s not achiev | /able |
| Indicative yield: | | | , 1 | | | | | |
| · | 0 | 0111 7 7 7 | | | | | Site achieva | able if ticked |
| Stage F - Ass | sessment | : - SHLAA F | ane | el Comments | | | | |

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

additional comments: Concerns over poor access and lack of visibility.

Panel comments:

SHLAA Ref No:

IPS172

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

SHLAA Ref No:

IPS173

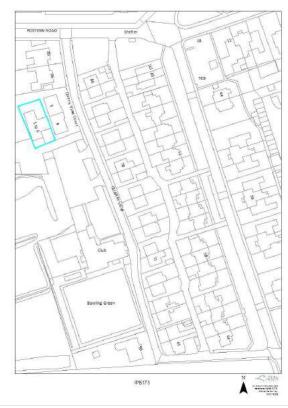
Site Area:

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.

Environmental designations A2: 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

Discount

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 | Assessm | ents - C | urrently | y Not Deve | lopable | | SHLAA Ref No: | IPS173 |
|----------------------|-------------------------|--------------|----------------|---|------------------|-----------|---|-------------------|
| Access to public to | ransport: | The near | est bus sto | p is located alor | ng Forest Roa | d to the | south | |
| Access to pedestri | ian/ cycle: | | e network o | | of way close t | o the si | te but there are | no dedicated |
| Access to services | s/ facilities: | Newport | : has a full r | ange of services | s and facilities | s. | | |
| Access to open sp | aces: | There are | e a number | of public open | space facilitie | es nearb | y. | |
| Air quality sensitiv | vities: | None kno | own | Agricultural la | nd class: The | classific | cation is urban | |
| Mineral resources | s?: | The site i | is not locate | ed in a mineral | or mineral saf | feguard | ing area. | |
| Is there a loss to e | employment [°] | ?: No | ot applicabl | e | | | | |
| Potential constrai | nts to delive | | ere is one l | | e site is curren | ntly in u | se and existing to | enants will |
| Infrastructure cap | acity aspects | s: Th | e site has s | ome utilities bu | ıt may require | e extens | sions to be facto | red in. |
| Potential compat | ibility impact | ts: Th | ere are no | compatibility is | sues envisage | ed. | | |
| Brief planning hist | tory: | No | recent pla | nning history. | | | | |
| | | | | ted outside and immediately adjacent to the settlement s a confirmed brownfield site. | | | | |
| Steering group's o | conclusion: | im | mediately a | adjacent to the | settlement bo | oundary | is a brownfield s y, it is a small site of considered sui | e that will not |
| Class D. As | | | ·1 - 1- ·1· · | | | | ✓ | |
| Stage D - As | | | | | | | | ilable if ticked |
| Availability: | | | • | • | | | being marketed | • |
| Put forward for: | | | forward fo | r general and a | ffordable hou | ising. | | |
| Conversion?: | Not applica | | | | | | | |
| Rural exception?: | Not applica | ibie | | | | | | |
| Stage E - Ass | sessmen | t - Achi | evabilit | у | | | | |
| Steering group's c | conclusions: | | | concluded that nent on the site | | achieva | able given the ex | isting level of |
| Indicative yield: | 0 | | | | | | ☐ Site achie | evable if ticked |
| Stage F - Ass | sessment | t - SHLA | A Pane | l Commen | ts | | | |
| Panel comments: | The S | SHLAA pan | el agreed w | vith the steering | g group's conc | clusions | | |
| Stage G - SH | ΙΙ ΔΔ Con | clusion | | | | | | |
| Final conclusions: | Follo | wing the p | anel discus | | | | nent process the | |
| | conc | luded that | the site is o | currently not de | evelopable for | r the pu | rposes of SHLAA | |
| The site is conside | ered: Curre | ently not de | evelopable | | | | Site could be coallocation if tick | |
| | | | | | | | Site is suitable i | for BFR if ticked |

SHLAA Ref No:

IPS174

SHLAA Ref No:

IPS174

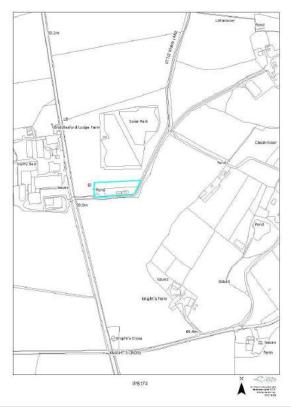
Site Area:

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.

Environmental designations A2:

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

Discount

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 | Assessm | ents - Cu | rrent | ly No | t Developa | able | SHLAA Ref No: | IPS174 | |
|---------------------------------------|---|---|---|--------------------|---|----------------------|--|----------------|--|
| | | may be req | uired. | | | | | | |
| 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 | | The site has | te has access onto Littletown Lane | | | | | | |
| Access to public to | ccess to public transport: There are no bus stops | | | tops in | walking distance | e. | | | |
| Access to pedestr | ss to pedestrian/ cycle: There are no public rig not benefit from footp | | | | hts of way or cycle links close by and the immediate roads do aths. | | | | |
| Access to services | s/ 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 sp | aces: | There is limited public open space provision nearby | | | | | | | |
| Air quality sensitivities: None known | | | Agric | cultural land clas | ss: The class | ification is Grade 3 | | | |
| | | | whole site is located in a mineral safeguarding area. This will need to be idered further should the site be considered appropriate. | | | | | | |
| Is there a loss to e | employment ² | ?: It is i | not an a | llocate | d site but may r | esult in a los | t business. | | |
| Potential constraints to delivery: | | ry: Ther | 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 compat | ibility impact | The s | site is be | eyond t | he built up area | and located | l in the wider rural a | rea. | |
| Brief planning hist | tory: | No re | ecent pl | anning | history. | | | | |
| Overarching policy context: | | The | The site is located outside the settlement boundary and in the wider rural area | | | | | | |
| Steering group's conclusion: | | locat isola | 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 access onto Briddlesford Road. | | | | | | |
| | | | | | | | | ble if ticked | |
| Stage D - As | sessmen | t - Availa | ability | , | | | Site avail | able if ticked | |
| Availability: | | • | | - | | | easonable prospect of be achieved within | | |
| Put forward for: | The site ha | s been put fo | rward f | or gene | eral housing. | | | | |
| Conversion?: | No | | | | | | | | |
| Rural exception?: | No | | | | | | | | |
| Stage E - Ass | sessmen | t - Achiev | /abili | ty | | | | | |
| Steering group's c | | | | _ | ded that as the | site is not su | uitable it is not achie | vable | |
| Indicative yield: | 0 | | | | | | ☐ Site achiev | able if ticked | |
| Stage F - Ass | sessment | t - SHLAA | Pane | el Coi | mments | | | | |
| Panel comments: | | | | | e steering group | o's conclusio | ns. | | |
| Stage G - SH | ILAA Con | clusion | | | | | | | |
| _ | | | | | | | | | |

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.

| SHLAA Site Asse | essments - Currently Not Developable | • | SHLAA Ref No: | IPS174 |
|-------------------------|--------------------------------------|---|---|---------------|
| 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:

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS175

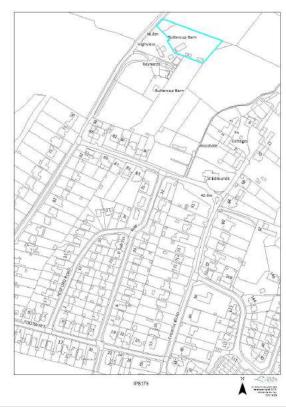
Site Area:

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.

Environmental designations A2: 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.

Stage C - Assessment - Suitability

The site is located outside the settlement boundary and beyond the built up area. The Proximity to settlement:

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 it's

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 or 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 Agricultural land class: 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

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

Stage D - Assessment - Availability

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

| SHLAA SITE AS | ssessments - Currently Not Developable | SHLAA Ref No: | IPS175 | | | |
|----------------------|---|--------------------|-----------------|--|--|--|
| ndicative yield: | 0 | ☐ Site achiev | vable if ticked | | | |
| Stage F - Asse | ssment - 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 - SHL | AA 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 cor | | | | |
| he site is considere | ed: Currently not developable | anocation if ticke | su . | | | |

 \Box Site is suitable for BFR if ticked

SHLAA Ref No:

IPS176

SHLAA Ref No:

IPS176

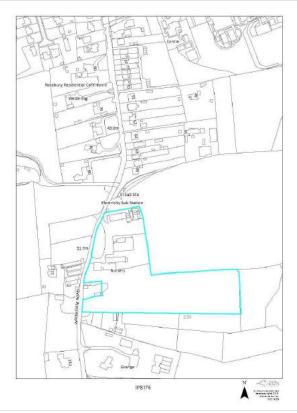
Site Area:

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

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

Discount

Flood zones/agricultural class/size:

Environmental designations A2:

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

Discount

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, 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

| SHLAA Site As | ssessme | ents - (| Currently N | lot Developab | le sh | HLAA Ref No: | IPS176 |
|-------------------------|---|--|---|--|---|---|-----------------------|
| | | interspe | rsed | | | | |
| Potential heritage in | mpact: The site is not located in a conservation area a | | | | and there are | no listed buildi | ngs close by. |
| Site access aspects: | ts: Access is onto Watergather road is narrower | | | te Lane, the current a | ccess has rest | ricted visibility a | and is where |
| Access to public tran | ansport: The nearest bus stop is | | | at some distance fro | m the site. | | |
| Access to pedestriar | n/ 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 | | | | es in the area. | |
| Access to services/ f | facilities: | Newport has a full range of services and facilities. | | | | | |
| Access to open space | es: | Newpor | t has a range of | public open space pr | ovisions | | |
| Air quality sensitiviti | es: | None kn | own Ag | gricultural land class: | The classificat and urban to t | | o the south |
| Mineral resources?: | | | | site is located within a further should the sit | _ | | This will |
| Is there a loss to em | ployment? | | | ocated for employmene site were to be red | | vould be a loss | of |
| Potential constraints | s to deliver | y: Tl | nere is one land | owner and there are | no known cov | enants or legal | issues. |
| Infrastructure capac | ity aspects | : Т | he site has som | ome utilities but may require extensions to be factored in. | | | |
| Potential compatibi | lity impacts | s: TI | ne site is on the | edge of the area who | ere the contex | t of the area is | more rural. |
| Brief planning histor | y: | N (T su N | urseries, Water CP/32096/P/01 Irgery, horticult | part of vacant buildir gate Road, Newport, .484/14). Demolition ural storage building, gate Road, Newport, '00444/18) | conditional ap of glasshouse parking and la | proval 04 Februs, proposed vet andscaping, Nev | uary 2015 cerinary |
| Overarching policy of | context: | | ne site is located a brownfield si | d outside but in close te | proximity to t | he settlement k | ooundary and |
| Steering group's cor | nclusion: | se | ettlement bound | up concluded that the dary and too far from dscape impact, topog | services with | poor access. Tl of employmen | here is further |
| | | | | | | ☐ Site suitak | ole if ticked |
| Stage D - Asse | essment | t - Ava | ilability | | | Site availa | able if ticked |
| * | | | • | h a reasonable prosp chieved within 2-3 ye | | ment taking pla | ace within 5 |
| Put forward for: | he site has | been pu | t forward for ge | eneral housing. | | | |
| Conversion?: | his would r | need to b | e determined | | | | |
| Rural exception?: | lot applicat | ole | | | | | |
| Stage E - Asse | ssment | - Achi | ievabilitv | | | | |
| Steering group's con | | | | cluded that the site is | not suitable a | nd therefore no | ot achievable. |
| Indicative yield: | 0 | | | | | | able if ticked |
| Stage F - Asse | ssment | - SHL | AA Panel C | omments | | | |

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.

| 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 Ref No:

IPS178

Discount

Discount

Discount

SHLAA Ref No:

IPS178

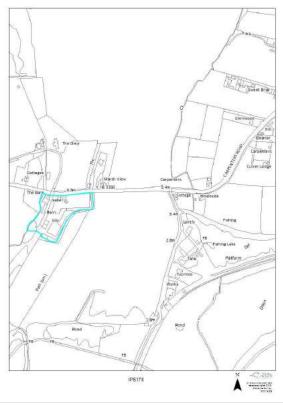
Site Area:

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.

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.

Flood zones/agricultural class/size:

0.17ha is located in flood zones 2 and 3 (SFRA). This area has been removed from the assessment.

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

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 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:

Agricultural land class: The classification is Grade 3 None known

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?:

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.

Stage D - Assessment - Availability

Site suitable if ticked **~**

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 2-4 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 Ref No:

IPS178

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS179

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS179

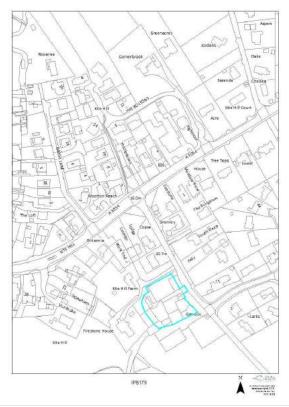
Site Area:

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.

Environmental designations A2: 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.

Stage C - Assessment - Suitability

Proximity to settlement: The site

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

SHLAA Ref No:

IPS179

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

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?:

Availability:

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

| SHLAA Site As | sess | sments - Currently Not Develop | able | SHLAA Ref No: | IPS179 |
|-----------------------|--------------|---|-------------------------------------|--|--------------------------|
| | | could be between 1 -5 in years 1-5 | | | |
| Indicative yield: | 0 | | | ☐ Site achiev | able if ticked |
| Stage F - Asse | ssmo | ent - SHLAA Panel Comments | | | |
| Panel comments: | р | The SHLAA Panel agreed with the steering ground anel were that they agreed with the steering oo small. | • | | |
| Stage G - SHL | AA C | Conclusion | | | |
| Final conclusions: | ir t T | following the panel discussions and the overal information suggested that the covenants are hat whilst the site may be suitable for some litherefore the steering group concluded that the burposes of SHLAA. | quite restrictive mited developr | e. Therefore it is coment it may not be | onsidered achievable. |
| The site is considere | d: C | currently not developable | | Site could be cor allocation if ticke | |
| | | , , | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS180a

☐ Discount

Discount

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SHLAA Ref No:

IPS180a

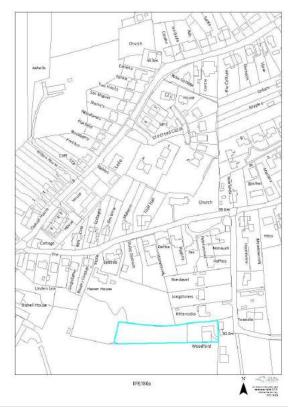
Site Area:

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.

Environmental designations A2: 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.

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 | Assessme | ents - Current | ly Not Developable | SHLAA Ref No: IPS | 180a |
|----------------------|----------------|---|---|--|-----------|
| Site access aspect | s: | | | ent site also in the same landown likely to require highway improve | |
| Access to public tr | ransport: | Whilst there is a bu | ıs stop close by, Southern V | ectis are no longer running this s | ervice. |
| Access to pedestri | ian/ cycle: | | ght of way to the east of the road does not have a pave | e site (R10) but no dedicated cycloment. | e ways |
| Access to services | / facilities: | Havenstreet has lit garage, no school c | | ies. There is a local public house | and |
| Access to open sp | aces: | There is a recreation | n ground to the east | | |
| Air quality sensitiv | vities: | None known | Agricultural land class: T | he classification is Grade 4 | |
| Mineral resources | i?: | The site is not locat | ted in a mineral or mineral | safeguarding area. | |
| Is there a loss to e | employment? | : No | | | |
| Potential constrain | | | landowner and there are n | o known covenants or legal issues | S. |
| Infrastructure cap | acity aspects | | nmediately adjacent to othe ctions to utility services | r properties which appear to ben | efit |
| Potential compati | ibility impact | The site is be | eyond the built up area and | located in the wider rural area. | |
| Brief planning hist | ory: | No recent pla | anning history. | | |
| Overarching policy | y context: | The site is lo | cated outside the settleme | nt boundary and in the wider rura | al area |
| Steering group's c | onclusion: | the site is ve | - · | ite is not suitable. The road netwo | |
| | | | | ☐ Site suitable if | ticked |
| Stage D - As | sessmen | t - Availability | 7 | ✓ Site available if | fticked |
| Availability: | The site is n | ot immediately avai | lable for development, but | may be available in years 6-10 | |
| Put forward for: | The site has | been put forward fo | or non-housing developmer | nt | |
| Conversion?: | Not applica | ble | | | |
| Rural exception?: | Not applica | ole | | | |
| Stage E - Ass | sessment | - Achievabilit | ty | | |
| Steering group's c | onclusions: | The steering group | concluded that the site is r | ot suitable and therefore not ach | nievable |
| Indicative yield: | 0 | | | ☐ Site achievable | if ticked |
| Stage F - Ass | essment | - SHLAA Pane | el Comments | | |
| Panel comments: | | | | onclusions making the following and exposed landscape from Ro | wlands |
| Stage G - SH | LAA Con | clusion | | | |
| Final conclusions: | | • | ssions and the overall SHLA currently not developable | A assessment process the steerir for the purposes of SHLAA. | ng group |
| | | | | Site could be considered | ed for |

The site is considered: Currently not developable

SHLAA Ref No:

IPS180a

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS180b

☐ Discount

Discount

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SHLAA Ref No:

IPS180b

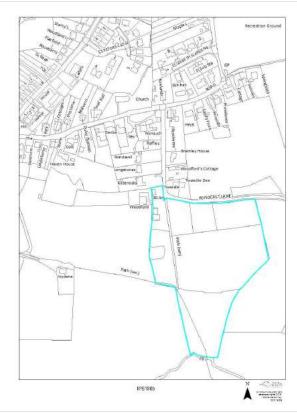
Site Area:

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.

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.

Flood zones/agricultural class/size:

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 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 As | ssessments | - Currently Not Developable SHLAA Ref No: IPS180b | | | |
|-------------------------|--|--|--|--|--|
| Potential biodiversit | 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 in | tial heritage impact: The site is not located in a conservation area and there are no listed buildings close by. | | | | |
| Site access aspects: | | ess is onto Pondcast Lane which is narrow and development is likely to require way improvements. | | | |
| Access to public tran | nsport: Whi | lst there is a bus stop close by, Southern Vectis are no longer running this service. | | | |
| Access to pedestriar | wes | re is a public right of way through the site to the west (R10) and across the south tof the site (R8) but no dedicated cycle ways and the immediate road does not a pavement. | | | |
| Access to services/ f | | enstreet has little in the way of local facilities. There is a local public house and ge, no school or shop. | | | |
| Access to open space | es: Ther | e is a recreation ground to the east | | | |
| Air quality sensitiviti | es: Non | e 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 em | ployment?: | No | | | |
| Potential constraints | s to delivery: | There is one landowner and there are no known covenants or legal issues. | | | |
| Infrastructure capac | ity 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 compatibi | lity impacts: | The site is beyond the built up area and located in the wider rural area. | | | |
| Brief planning histor | y: | No recent planning history. | | | |
| Overarching policy of | ontext: | The site is located outside the settlement boundary and in the wider rural area | | | |
| Steering group's cor | iclusion: | 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 | | | |
| Stage D - Asse | ssmant - A | vailability Site available if ticked | | | |
| | | mediately available for development, but may be available in years 6-10 | | | |
| • | | | | | |
| | lot applicable | n put forward for non-housing development | | | |
| | | | | | |
| Rural exception?: N | lot applicable | | | | |
| Stage E - Asse | ssment - A | chievability | | | |
| Steering group's con | clusions: 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

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

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No:

IPS180b

| Stage G - | SHLAA | Conc | lusior |
|-----------|-------|------|--------|
|-----------|-------|------|--------|

| 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

SHLAA Ref No:

IPS180c

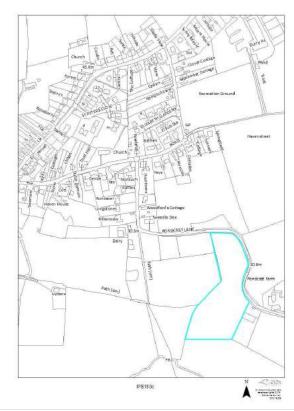
Site Area:

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

Environmental designations A2: 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

Discount

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 | Assessme | ents - Curre | ently No | t Developab | le sh | LAA Ref No: | IPS180c |
|--|---|---|--|---|-----------------------------------|-------------------|---|
| | | be required. | | | | | |
| Potential heritage | The site is not in a conservation area but there is a listed building to the east of the sit As such any development must have special regard to the desirability of preserving th building or its setting or any features of special architectural or historic interest which possesses. | | | | | reserving the | |
| Site access aspect | S: | Access is onto highway impro | | ane which is narrov | w and developn | nent is likely to | require |
| Access to public to | ransport: | Whilst there is | a bus stop | close by, Southern | Vectis are no l | onger running | this service. |
| Access to pedestri | ian/ 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 | s/ 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 sp | aces: | There is a recre | eation grou | nd to the north of | the site | | |
| Air quality sensitiv | vities: | None known | Agric | cultural land class: | The classification and Grade 4 to | | o the south |
| Mineral resources | s?: | The site is not | located in a | mineral or minera | l safeguarding a | area. | |
| Is there a loss to e | employment? | o: No | | | | | |
| Potential constraints to delivery: The | | There is | There is one landowner and there are no known covenants or legal issues | | | | |
| | | | 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 compati | ibility impact | s: The site | is beyond t | he built up area ar | d located in the | e wider rural a | rea. |
| Brief planning hist | ory: | No appa | rent planniı | ng history. | | | |
| Overarching policy | y context: | The site | is located o | located outside the settlement boundary and in the wider rural area | | | |
| Steering group's c | conclusion: | the site | 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. | | | | |
| | | | | | | | ble if ticked |
| Stage D - As | sessmen | t - Availabi | lity | | | Site availa | able if ticked |
| Availability: | The site is n | ot immediately | available fo | or development, bu | ıt may be availa | able in years 6- | -10 |
| Put forward for: | The site has | been put forwa | ard for non- | housing developm | ent | | |
| Conversion?: | Not applica | ble | | | | | |
| Rural exception?: | Not applica | ble | | | | | |
| Stage E - Ass | sessment | t - Achieval | oility | | | | |
| Steering group's c | onclusions: | The steering g | oup conclu | ded that the site is | not suitable a | nd therefore n | ot achievable |
| Indicative yield: | 0 | | | | | ☐ Site achiev | able if ticked |
| Stage F - Ass | sessment | - SHLAA P | anel Coi | mments | | | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, |
| Panel comments: | The S | | eed with th | e steering group's | conclusions ma | king the follov | ving |

Stage G - SHLAA Conclusion

| SHLAA Site Asse | essments - Currently Not Develor | oable | SHLAA Ref No: | IPS180c |
|-------------------------|--|-------|---------------------------------------|------------------|
| Final conclusions: | Following the panel discussions and the overa concluded that the site is currently not develop | | • | teering group |
| The site is considered: | Currently not developable | | Site could be con allocation if ticke | |
| | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS181

☐ Discount

Discount

☐ Discount

SHLAA Ref No:

IPS181

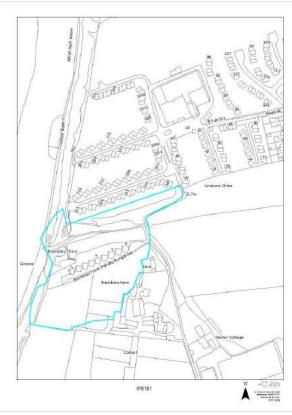
Site Area:

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.

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.

Flood zones/agricultural class/size: The coastal edge is located in FZ 2 and 3

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

land.

Stage C - Assessment - Suitability

Potential landscape impact:

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.

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 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

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?:

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:

Availability:

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

V

Site available if ticked

Stage D - Assessment - Availability

The landowner/agent has confirmed the site is available but has not indicated when it might be

brought forward or developed.

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

Conversion?: This would need to be determined

Rural exception?: Not applicable

Stage E - Assessment - Achievability

| SHLAA Site Ass | essme | ents - Currently Not Develo _l | pable | SHLAA Ref No: | IPS181 |
|-------------------------|---------|--|----------------------------|---------------------------------------|---------------|
| Steering group's concl | usions: | The steering group concluded that as the | ne site is not suit | able it is not achie | vable. |
| Indicative yield: 0 | | | ☐ Site achievable if ticke | | |
| Stage F - Assess | ment | - SHLAA Panel Comments | | | |
| Panel comments: | | HLAA panel agreed with the steering gro ional comments: Access is poor, site is p | | | ving |
| Stage G - SHLA | A Con | clusion | | | |
| Final conclusions: | | wing the panel discussions and the overauded that the site is currently not develo | | | teering group |
| | | | | Site could be con allocation if ticke | |
| The site is considered: | Curre | ntly not developable | | anocación n cicke | <u>.</u> |

 \square Site is suitable for BFR if ticked

SHLAA Ref No:

IPS182

SHLAA Ref No:

IPS182

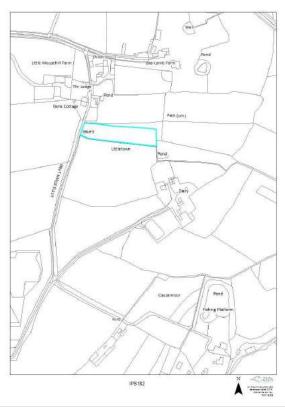
Site Area:

0.4

Site Address:

Land at Littletown Lane, Wootton

Site location



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.

Environmental designations A2: 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

Discount

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 | Assessme | ents - Currently | Not Developable | SHLAA Ref No: | IPS182 |
|------------------------------|-----------------|---|---|--------------------------|-----------------|
| Potential heritage | e impact: | The site is not located | in a conservation area and th | ere are no listed buildi | ings close by. |
| Site access aspect | s: | The site is accessed of | f Littletown Lane an unmade | narrow lane. | |
| Access to public t | ransport: | There are no bus stop | s in walking distance. | | |
| Access to pedestr | ian/ cycle: | There is a public right by. | of way to the north (N2), the | re are no dedicated cyo | cle links close |
| Access to services | s/ facilities: | The site is not well rel walking and cycling ca | ated to services facilities or w in be maximised | ell-placed so that the u | se of |
| Access to open sp | aces: | There is limited public | open space provision nearby | | |
| Air quality sensitiv | vities: | None known | Agricultural land class: The cla | assification is Grade 3 | |
| Mineral resources | s?: | The site is not located | in a mineral or mineral safeg | uarding area. | |
| Is there a loss to e | employment? | : No | | | |
| Potential constrai | nts to deliver | There is one lar | ndowner and there are no kno | own covenants or legal | issues. |
| Infrastructure cap | acity aspects | | ndjacent to the settlement boo xisting utility services will nee | | ties, as such |
| Potential compat | ibility impacts | s: The site is beyo | nd the built up area and locat | ed in the wider rural a | rea. |
| Brief planning hist | tory: | No apparent pla | anning history. | | |
| Overarching policy context: | | The site is locat | ed outside the settlement bo | undary and in the wide | r rural area |
| Steering group's conclusion: | | location, locate | 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 suital | ole if ticked |
| Stage D - As | sessmen | t - Availability | | ✓ Site availa | able if ticked |
| Availability: | | ner/agent has confirme ward or developed. | ed the site is available but has | not indicated when it | might be |
| Put forward for: | The site has | been put forward for g | general housing. | | |
| Conversion?: | No | | | | |
| Rural exception?: | No | | | | |
| Stage E - Ass | sessment | : - Achievability | | | |
| Steering group's o | | - | ncluded that as the site is not | suitable it is not achie | vable. |
| Indicative yield: | 0 | | | _ | |
| · | | - SHLAA Panel | Comments | □ Site achiev | able if ticked |
| Panel comments: | | | h the steering group's conclus | sions | |
| i anei comments. | THE 3 | TILAA pallel agileeu Wil | ii the steering group's conclus | лонэ. | |

Stage G - SHLAA Conclusion

Final conclusions: Follow

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.

| SHLAA Site Asse | essments - Currently Not Developabl | e | SHLAA Ref No: | IPS182 |
|-------------------------|-------------------------------------|---|--|-----------------|
| The site is considered: | Currently not developable | | Site could be consallocation if ticker | |
| | | | Site is suitable for | r BFR if ticked |

SHLAA Ref No:

IPS186

☐ Discount

Discount

Discount

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, 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.

Flood zones/agricultural class/size: 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 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 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.

The site is accessed via a slipway onto the main road. It is unclear who has control of Site access aspects:

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

There is a green corridor located close by that runs along the dismantled railway. Access to open spaces:

Newport has a range of open space facilities but these are not likely to be in walking

distance.

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

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

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.

> Ш Site suitable if ticked

~

Stage D - Assessment - Availability

Site available if ticked

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.

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

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.

| SHLAA SITE ASSE | ssments - Currently Not Developable | SHLAA Ref No: | IPS186 |
|-------------------------|---|----------------------------|----------------|
| Indicative yield: 0 | | ☐ Site achieva | able if ticked |
| Stage F - Assessi | ment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel did not agree with the steering group's comments: Potential residential to south and some to the Gypsy/travellers. The slip road is old Fairlee Road. Potent | e north. Possible site for | _ |
| Stage G - SHLAA | Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA ass reconsidered the site in light of the panel's comments. The above and further raised concerns of the access and slip raise currently not developable for the purposes of SHLAA. | hey still have concerns a | as set out |
| | | Site could be cons | |
| The site is considered: | Currently not developable | allocation if ticked | J. |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS187

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 rea. 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, 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.

Flood zones/agricultural class/size:

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

land.

Discount

Discount

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

| SHLAA Site | Assessmo | ents | - Currently N | lot Developable | SHLAA Ref No: | IPS187 |
|----------------------|----------------|--------|-------------------------------|--|--|---------------------------|
| | | taken | into consideration | ١. | | |
| Potential heritage | e impact: | The si | ite is not located ir | n a conservation area and | there are no listed build | ings close by. |
| Site access aspect | īs: | There | | s will be through the resion Packsfield Lane but is nari | | _ |
| Access to public t | ransport: | Fair | lee/Staplers Woo | in walking distance to the otton Binstead Ryde ar o every 15 minutes | | • |
| Access to pedestr | ian/ cycle: | | • | ublic rights of way within a | and adjacent to the area | . There is also |
| Access to services | s/ facilities: | Woot | | of local facilities in line w | ith it being classified as a | rural service |
| Access to open sp | paces: | | is limited public o ryside | pen space provision near | by but good links to the | wider |
| Air quality sensitiv | vities: | None | known Ag | ricultural land class: The | classification is Grade 3 | |
| Mineral resources | s?: | | | neral safeguarding area to r should the site be consid | | This will need |
| Is there a loss to e | employment? | ?: | No | | | |
| Potential constrai | nts to delive | ry: | There is more one | e landowner but there are | no known covenants or | legal issues. |
| Infrastructure cap | pacity aspects | S: | | diately adjacent and part vities appear to benefit from | | |
| Potential compat | ibility impact | :s: | | o existing residential, while is on the edge of the are | | |
| Brief planning hist | tory: | | No recent planning | ng history. | | |
| Overarching polic | y context: | | The house is with east. | in the settlement bounda | ry and the land just outs | ide to the |
| Steering group's o | conclusion: | | about how the sit | p concluded that the site te can be suitably accesse three TPO trees. Further the wider countryside aream railway. | d, and may also require more, the site is rural in | the potential context and |
| | | | | | ☐ Site suita | ble if ticked |
| Stage D - As | sessmen | t - A | vailability | | ✓ Site avail | able if ticked |
| Availability: | | | | rned by developers with a mmenced could be achiev | | development |
| Put forward for: | The site has | s been | put forward for ge | neral housing. | | |
| Conversion?: | No | | | | | |
| Rural exception?: | No | | | | | |
| Stage F - Ass | sassmant | t _ Λα | hiovahility | | | |

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

| SHLAA SITE AS | ssessments - currently Not Developable | SHLAA Ref No: | IPS187 |
|----------------------|--|-------------------|-----------------|
| ndicative yield: | 0 | ☐ Site achiev | vable if ticked |
| Stage F - Asse | ssment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusion | ons. | |
| Stage G - SHL | AA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA assection concluded that the site is currently not developable for the | • | teering group |
| he site is considere | cd: Currently not developable | Site could be cor | |

 $\ \square$ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS188

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.

Environmental designations A2: 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

☐ Discount

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.

| CHI A A Cita | Accoccm | ontc | Curront | ly Not Davalanable | CLILAA | Def Ne | 100400 |
|----------------------|----------------|----------|--------------------------------|--|----------------------|--------------|----------------|
| SHLAA SILE | A55625111 | ents - | Currenti | ly Not Developable | SHLAA | Ref No: | IPS188 |
| Potential heritage | e impact: | The sit | e is not locat | ted in a conservation area a | nd there are no li | sted buildii | ngs close by |
| Site access aspect | is: | | is a narrow a would be re | ccess onto the site adjacent quired. | to Glenwood. U | pgrading o | r a new |
| Access to public t | ransport: | Amazo | n World Sa | close to the existing access. andown Bembridge St He ery 60 minutes Sundays up | elens Seaview | Ryde. This | |
| Access to pedestr | ian/ cycle: | | | ght of way to the south west ed cycle path and there are | | | |
| Access to services | s/ facilities: | | ens has acces ervice centre | ss to a number of services and | nd facilities assoc | iated with | it being a |
| Access to open sp | paces: | St Hele | ens has a nun | nber of public open space p | rovisions. | | |
| Air quality sensiti | vities: | None l | known | Agricultural land class: Th | ne classification is | Grade 3 | |
| Mineral resources | | The sit | e is not locat | ted in a mineral or mineral s | safeguarding area | | |
| Is there a loss to e | emplovmenti | ?: | No | | | | |
| Potential constrai | | | | landowner and there are no | o known covenan | ts or legal | issues. |
| Infrastructure cap | | | | o existing utility services wil | | | |
| Potential compat | ibility impact | | Whilst there wider rural a | is some sporadic developm rea. | ent opposite the | site is loca | ted in the |
| Brief planning his | tory: | | No recent pla | anning history. | | | |
| Overarching polic | y context: | | The site is loo | cated outside the settlemer | nt boundary and is | s located in | the wider |
| Steering group's o | conclusion: | | divorced from | group concluded that the si m the settlement boundary would be visually prominen | and is located in | | |
| | | | | | | Site suitab | le if ticked |
| Stage D - As | sessmen | nt - Av | ailability | 7 | ✓ | Site availa | ble if ticked |
| Availability: | | | ent has confir developed. | med the site is available bu | t has not indicate | d when it r | night be |
| Put forward for: | The site has | s been p | ut forward fo | or general housing. | | | |
| Conversion?: | No | | | | | | |
| Rural exception?: | No | | | | | | |
| Stage E - Ass | sessmen | t - Acl | nievabilit | ty | | | |
| Steering group's o | conclusions: | The ste | eering group | concluded that as the site is | s not suitable it is | not achiev | /able. |
| Indicative yield: | 0 | | | | | Sito achiov | able if ticked |
| · | | t - SHI | ΔΔ Pane | el Comments | | nie acilievo | anie ii ticked |
| Panel comments: | | | | with the steering group's co | nclusions | | |
| . unc. commicnes. | 1110 3 | v (p | 45,004 | the steering group 3 co | | | |

Stage G - SHLAA Conclusion

Final conclusions: Following the pane

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.

| SHLAA Site Asse | essments - Currently Not Developabl | le | SHLAA Ref No: | IPS188 |
|-------------------------|-------------------------------------|----|--|---------------|
| The site is considered: | Currently not developable | | Site could be consallocation if ticked | |
| | | | Site is suitable for | BFR if ticked |

SHLAA Ref No:

IPS190

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS190

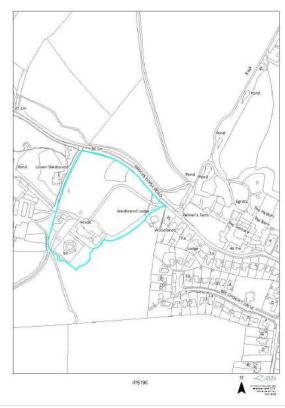
Site Area:

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.

Environmental designations A2: 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.

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

| | 133633111 | | | appropriate distance wi | | IPS190 | | |
|----------------------|--|---|---------------------------------------|--|--|-----------------|--|--|
| | | | | | | | | |
| Potential heritage | e 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 aspect | is: | The site is accessed from Brocks Copse Road that accesses onto Palmers Road. | | | | | | |
| Access to public to | 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 pedestr | ian/ cycle: | | e are network of paths in close pr | | se to the area. There are no | dedicated | | |
| Access to services | s/ facilities: | Woot centr | | er of local facilities in lin | e with it being classified as | a rural service | | |
| Access to open sp | aces: | There | is limited public | open space provision n | earby, Wootton Recreation | is to the east. | | |
| Air quality sensitiv | vities: | None | known | Agricultural land class: T | he classification is Grade 3 | | | |
| Mineral resources | s?: | | | of the site is located in a ner should the site be co | mineral safeguarding area. Insidered appropriate | This will need | | |
| Is there a loss to e | employment | ?: | No | | | | | |
| Potential constrai | nts to delive | ery: | There is one lar | ndowner and there are r | no known covenants or lega | l issues. | | |
| Infrastructure cap | acity aspect | s: | The site benefit | ts from some utilities, ex | ktensions would need to be | factored in. | | |
| Potential compat | ibility impac | ts: | The site is close | to existing residential, | no compatibility issues are e | envisaged. | | |
| Brief planning hist | tory: | | No recent plans | ning history. | | | | |
| Overarching police | y context: | | The site is locat | ed outside but immedia | tely adjacent to the current | settlement | | |
| Steering group's c | conclusion: | | any developme | nt/conversion negativel he concern covers the g | site is not suitable. There is y impacting on the setting on eneral historic setting as we | of the parkland | | |
| | | | | | ☐ Site suita | ble if ticked | | |
| Stage D - As | sessmer | nt - A | vailability | | Site avail | lable if ticked | | |
| Availability: | | nt takir | | | ted with a reasonable prosped could be achieved within | | | |
| Put forward for: | The site ha | | put forward for | general housing, holiday | accommodation or older p | erson's | | |
| Conversion?: | The prope | rty has | the potential to | be sub divided. | | | | |
| Rural exception?: | No | | | | | | | |
| Stage E - Ass | sessmen | t - Ac | hievability | | | | | |
| Steering group's c | | | • | ncluded that as the site | is not suitable it is not achie | evable | | |
| Indicative yield: | 0 | | | | ☐ Site achie | vable if ticked | | |
| Stage F - Ass | 200000000 | + 611 | II A A Donal | Commonts | Site defile | Table II CICKEU | | |

SHLAA Site Assessments - Currently Not Developable 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. Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS191

SHLAA Ref No:

IPS191

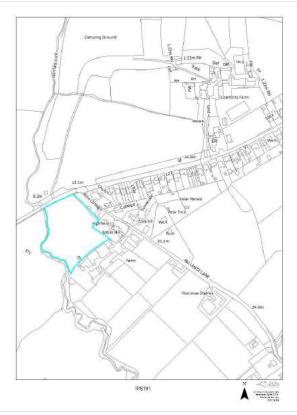
Site Area:

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, 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.

Flood zones/agricultural class/size:

0.2ha is located within FZ2 and 3 and has been removed from the assessment.

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

Discount

Discount

✓ 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 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 | Assessm | ents - Currently Not Developable SHLAA Ref No: IPS191 |
|----------------------|----------------|--|
| Potential biodiver | rsity 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 | e impact: | The site is not located in a conservation area and there are no listed buildings close by. |
| Site access aspect | ts: | There is an access to the main road. |
| Access to public t | ransport: | 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 pedestr | rian/ 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 | s/ facilities: | Northwood to the east has some services and facilities and Cowes has a good range further to the north. |
| Access to open sp | paces: | There are some public open space facilities nearby. |
| Air quality sensiti | vities: | None known Agricultural land class: The classification is Grade 4 |
| Mineral resource | s?: | The site is not located in a mineral or mineral safeguarding area. |
| Is there a loss to e | employment? | P: No |
| Potential constrai | ints to delive | 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 cap | pacity aspects | |
| Potential compat | ibility impact | The site is outside the settlement boundary beyond the built up area |
| Brief planning his | tory: | 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 polic | cy context: | The site is located outside the settlement boundary. |
| Steering group's o | 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 |
| Stage D - As | sessmen | t - Availability Site available if ticked |
| Availability: | | nmediately available and is owned by developers with a reasonable prospect of nt taking place within 5 years. Once commenced could be achieved within 0-5 years. |
| Put forward for: | The site ha | s been put forward for general housing. |
| Conversion?: | Not applica | ble |
| Rural exception?: | Not applica | ble |
| Stage E As | coccus out | · Achiovahility |
| Steering group's of | | The steering group concluded that the site is not suitable and therefore not achievable |
| | | The steering group concluded that the site is not suitable and therefore not achievable |
| Indicative yield: | 0 | Site achievable if ticked |

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 reconsidered the site in light of the panel and concluded that the site is currently | el's comments but stil | I raised concerns about location |
|-------------------------|--|------------------------|---|
| 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

SHLAA Ref No:

IPS193

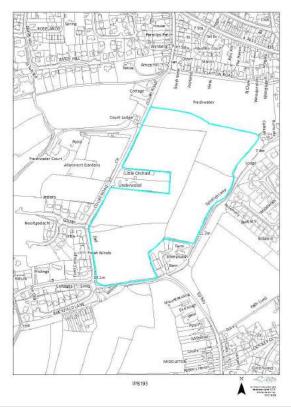
Site Area:

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.

Environmental designations A2:

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

Discount

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. There are network of public rights of way close to the site including one running along Access to pedestrian/ cycle: 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. There are a number of public open space facilities nearby. Access to open spaces: Agricultural land class: The classification is mostly urban with Air quality sensitivities: None known 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

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

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

No applicable Conversion?:

Rural exception?: No

Availability:

Stage E - Assessment - Achievability

| SHLAA SILE AS | sessme | ents - Current | iy ivot i | Developab | ie | SHLAA Ret No: | IPS193 |
|-----------------------|-----------|---|-----------|--------------------|-------------|--------------------|----------------|
| Steering group's con | clusions: | The steering group | concluded | d that the site is | not suitab | le and not achieva | ble. |
| Indicative yield: | 0 | | | | | ☐ Site achiev | able if ticked |
| Stage F - Asses | ssment | - SHLAA Pan | el Comi | ments | | | |
| Panel comments: | | HLAA panel agreed ional comments: A | | | conclusions | making the follov | ving |
| Stage G - SHLA | AA Con | clusion | | | | | |
| Final conclusions: | | wing the panel disc uded that the site i | | | | • | teering group |
| | | | | | | Site could be con | |
| The site is considere | d: Curre | ntly not developab | е | | | anocation in ticke | :u |

 $\ \square$ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS194

SHLAA Ref No:

IPS194

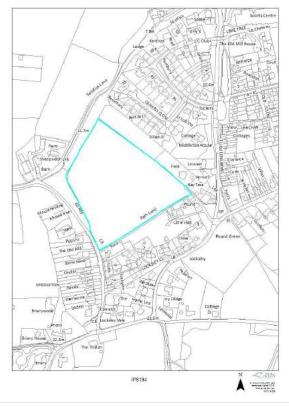
Site Area:

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.

Environmental designations A2:

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

Discount

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

SHLAA Ref No:

IPS194

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 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 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.

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

Agricultural land class: The classification is Grade 4 to the west Air quality sensitivities: None known 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 heritage impact:

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.

Stage D - Assessment - Availability

Site suitable if ticked

Site available if ticked

~

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

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

Conversion?: Not applicable

| SHLAA SITE ASS | essme | ents - C | urrenti | y ivo | t Deve | lobabi | e | SHLAA Ref No: | IPS194 |
|-------------------------|---------|------------|-------------|---------|------------|-------------|------------|-------------------------------------|------------------|
| Rural exception?: No | | | | | | | | | |
| Stage E - Assess | ment | t - Achi | evabilit | У | | | | | |
| Steering group's conclu | usions: | The stee | ring group | conclu | ded that | the site is | not suitab | le and not achieva | ıble. |
| Indicative yield: 0 | | | | | | | | ☐ Site achie | vable if ticked |
| Stage F - Assess | ment | : - SHLA | AA Pane | l Co | mmen | ts | | | |
| Panel comments: | The S | SHLAA pan | el agreed v | vith th | e steering | g group's o | conclusion | S. | |
| Stage G - SHLAA | A Con | clusior | 1 | | | | | | |
| Final conclusions: | | | | | | | | ment process the surposes of SHLAA. | steering group |
| | | | | | | | | Site could be cou | |
| The site is considered: | Curre | ntly not d | evelopable | | | | | | |
| | | | | | | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS196

SHLAA Ref No:

IPS196

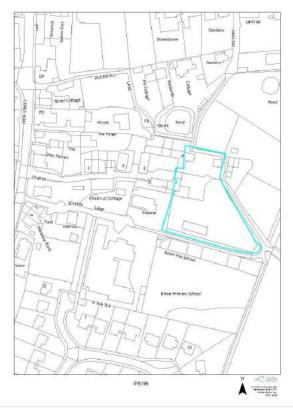
Site Area:

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.

Environmental designations A2:

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

Discount

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:

Potential landscape impact:

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.

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 | Assessme | ents - Current | ly Not Developable | SHLAA Ref No: | IPS196 | | |
|----------------------------------|----------------|--------------------------------------|--|---------------------------|----------------|--|--|
| Potential heritage | e impact: | The site is not loca | ited in a conservation area and the | ere are no listed buildi | ngs close by. | | |
| Site access aspect | cs: | Access can be achi accesses onto the | eved through the new housing de High Street. | velopment at Puckwel | ll Farm that | | |
| Access to public t | ransport: | There are bus stop | os within the village of Niton. | | | | |
| Access to pedestr | ian/ cycle: | | ghts of way to the north, east (NT ne wider countryside and AONB. | 21) and south (NT24) (| of the site | | |
| Access to services | s/ facilities: | Niton has a range | of facilities in line with it being a R | ISC. | | | |
| Access to open sp | paces: | There are some op countryside. | There are some open space provisions within Niton and there is access to the wid countryside. | | | | |
| Air quality sensitiv | vities: | None known | Agricultural land class: The class | ssification is Grade 4 | | | |
| Mineral resources | s?: | The site is not loca | ated in a mineral or mineral safegu | larding area. | | | |
| Is there a loss to e | employment? | : No | | | | | |
| Potential constraints to deliver | | ry: There is one | landowner and there are no know | wn covenants or legal i | ssues. | | |
| Infrastructure capacity aspects: | | | The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services. | | | | |
| Potential compat | ibility impact | s: The site is c | lose to existing residential, no com | npatibility issues are en | nvisaged. | | |
| Brief planning hist | tory: | No recent p | lanning history. | | | | |
| Overarching policy context: | | of Niton wh Niton and W | 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: | | | g group concluded that the site is s y adjacent to the settlement boun ed scheme. | | | | |
| | | | | | ole if ticked | | |
| Stage D - As | sessmen | t - Availabilit | у | ✓ Site availa | able if ticked | | |
| Availability: | | | le and is under option with a reasc ice commenced could be achieved | | elopment | | |
| Put forward for: | The site has | been put forward f | for general housing. | | | | |
| Conversion?: | No | | | | | | |
| Rural exception?: | No | | | | | | |
| Stage E - Ass | sessment | : - Achievabili | ty | | | | |
| Steering group's c | conclusions: | | o concluded that the site is suitable e similar to Puckwell Farm barns. The be in years 1-5 | | | | |
| Indicative yield: | 0 | | | ☐ Site achiev | able if ticked | | |
| Stage F - Ass | sessment | - SHLAA Pan | el Comments | | | | |
| Panel comments: | The S | HLAA panel agreed | with the steering group's conclusi | ons. | | | |

Stage G - SHLAA Conclusion

| SHLAA Site Asse | essments - Currently No | t Developable | SHLAA Ref No: | IPS196 |
|-------------------------|---|--|---|---|
| Final conclusions: | Following the panel discussions were held with Island Roads. Co suitable for anymore developme is required on the suitability of t developable. If the access is four | oncerns were raised about the ent. As a result, the site may the junction. As a result the s | e access and wheth still be suitable but ite is considered cu | ner it is t further work urrently not |
| The site is considered: | Currently not developable | | Site could be cor allocation if ticke | |
| | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS201

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS201

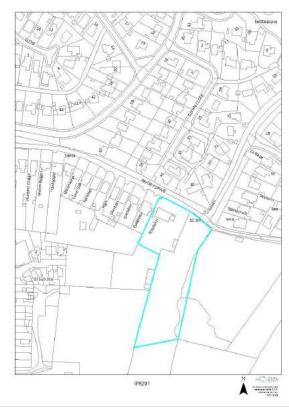
Site Area:

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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

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 | Assessmo | ents · | - Currently N | lot Developable | SHLAA | A Ref No: | IPS201 | |
|----------------------|----------------|--|---|--|---|--|---|--|
| Site access aspect | :s: | There | is a current acces | s to Priory Drive. | | | | |
| Access to public t | ransport: | 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 pedestr | ian/ 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 | s/ facilities: | There | e are some service | s in Seaview but it is not a | rural service | centre | | |
| Access to open sp | aces: | There | is limited public o | pen space provision nearl | ру | | | |
| Air quality sensitiv | vities: | None | known Ag | ricultural land class: The o | classification i | s Grade 3 | | |
| Mineral resources | s?: | The si | ite is not located in | n a mineral or mineral safe | guarding area | ì. | | |
| Is there a loss to e | employment? | ?: | No | | | | | |
| Potential constrai | nts to delive | ry: | | owner and there are no ki the roadside of the prope | | nts or legal | issues. There | |
| Infrastructure cap | acity aspects | 5: | | liately adjacent to other post to utility services | roperties whi | ch appear t | o benefit | |
| Potential compat | ibility impact | :s: | The site is close t | o existing residential, no co | ompatibility is | sues are er | nvisaged. | |
| Brief planning hist | tory: | | provision of parki Drive, Seaview Re garage; outline for parking for The M application), land 24 January 2013 detached dwellin Meadows, Priory | rage; outline for 2 dwelling ng for The Meadows, land fused 15 June 2012 (P/00 or 2 dwellings; formation of leadows (revised scheme) at and adjacent The Mead (P/01544/12/TCP/10423/Fig with vehicular access and Drive, Seaview, Refused 7 appeal dismissed 18 June | at and adjac 473/12/TCP/ f vehicular ac (revised pland dows, Priory I b). Demolition d parking, lan February 202 | ent The Me 10423/D). cess; provi s)(readvert Drive, Seavi n of garage d at and ac 14 appealed | eadows, Priory Demolition of sion of ised iew, Refused ; outline for ljacent to The d to the | |
| Overarching polic | y context: | | Nettlestone and shousing sets outs | d outside the settlement b Seaview have a Parish Plar the need for a residential and affordable housing. | SPD (2005) v | which in rel | lation to | |
| Steering group's o | conclusion: | | area where it is n | up concluded that the site nore rural, the road is narr velopment being promine | owing and th | | • | |
| | | | | | | Site suital | ble if ticked | |
| Stage D - As | sessmen | t - Av | vailability | | ✓ | Site availa | able if ticked | |
| Availability: | The site is in | mmedia | ately available and | l is for sale and being mark | keted. | | | |
| Put forward for: | The site has | s been _l | put forward for mi | xed development (housing | g led) | | | |
| Conversion?: | This would | need to | o be determined | | | | | |
| Rural exception?: | No | | | | | | | |
| a. = - | | | | | | | | |

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 Asse | ssments - Curre | ently No | ot Developab | le | SHLAA Ref No: | IPS201 |
|--|--|----------|--------------|----|--|----------------|
| Indicative yield: 0 | | | | | ☐ Site achieva | able if ticked |
| Stage F - Assessr | nent - SHLAA P | anel Co | mments | | | |
| Panel comments: | The SHLAA panel agradditional comments in isolation. | | | | | • |
| Stage G - SHLAA | Conclusion | | | | | |
| Following the panel discussions and the overall SHLAA assessment process the reconsidered the site in light of the panel's comments but still raised concerns and topography and concluded that the site is currently not developable for the SHLAA. | | | | | raised concerns ov | er access |
| The site is considered: | Currently not develo | nable | | | Site could be consallocation if ticked | |
| | • | • | | | | |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS203

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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land

☐ Discount

Discount

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

| 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: None known Agricultural land class: The classification is Urban. Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment?: No Potential constraints to delivery: There is one landowner, 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: Overarching policy context: The site is part in and part outside the settlement boundary The steering group's conclusion: The steering group concluded that the site is not suitable. Whilst it is |
|--|
| 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: None known Agricultural land class: The classification is Urban. Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment?: No Potential constraints to delivery: There is one landowner, 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: Overarching policy context: The site is part in and part outside the settlement boundary The steering group's conclusion: The steering group concluded that the site is not suitable. Whilst it is |
| 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: None known Agricultural land class: The classification is Urban. Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment?: No Potential constraints to delivery: There is one landowner, 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: Overarching policy context: The site is part in and part outside the settlement boundary The steering group's conclusion: The steering group concluded that the site is not suitable. Whilst it is |
| 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: None known Agricultural land class: The classification is Urban. Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment?: No Potential constraints to delivery: There is one landowner, 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 |
| 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: None known Agricultural land class: The classification is Urban. Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment?: No Potential constraints to delivery: There is one landowner, 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 |
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| 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?: 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 |
| 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 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 |
| 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 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 |
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| properties appear to benefit from connections to utility services. 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 |
| Brief 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 |
| 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 |
| 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 |
| 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: The site has been put forward for general housing |
| Conversion?: Unclear. |
| Rural exception?: No |
| Stago F Assossment Achievahility |
| Stage E - Assessment - Achievability Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable |
| |
| Indicative yield: Stage F - Assessment - SHLAA Panel Comments |

The CHAA and a stable and situation in

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

SHLAA Ref No:

IPS203

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 concluded that the site is curre | nent process the steering group irposes 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

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, 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.

Flood zones/agricultural class/size:

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

land

Discount

Discount

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 Ref No:

IPS204

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:

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 road to the site that has development to both sides.

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 close to a village green/common land

Air quality sensitivities:

Mineral resources?:

Agricultural land class: The classification is None known

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

Is there a loss to employment?:

Not applicable

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 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:

A small section to the north of the site is located within the settlement boundary with the remainder being located immediately adjacent.

Steering group's conclusion:

The steering group concluded that the site is not suitable in isolation. The access to the site is very narrow. Furthermore, there is concern over the extent of tree coverage and ecological aspects given the shape of the site that may reduce any developable area leading to a disjointed layout. If the site was to come forward with IPS205 and IPS317, then the site subject to any constraints may be suitable for some limited development in the SE corner.

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:

The site has been put forward for general housing

Conversion?:

Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded the site may be achievable in part but only in conjunction

| SHLAA Site Ass | sessments - Currently Not Developable | SHLAA Ref No: | IPS204 |
|------------------------|---|------------------------|------------------|
| | with other sites. There may be limited potential for subject to trees and ecological constraints. | 2 units to the south 6 | east corner |
| Indicative yield: | | ☐ Site achie | vable if ticked |
| Stage F - Asses | sment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclus additional comments: The site is too narrow, may not con | • | _ |
| Stage G - SHLA | A Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA associated that the site in isolation is currently not develop the site were to come forward with adjacent sites then demay be deliverable/developable. | pable for the purpose | s of SHLAA. If |
| | | Site could be cor | |
| The site is considered | : Currently not developable | anocation if ticke | c u |
| | | ☐ Site is suitable for | or BFR if ticked |

SHLAA Ref No:

IPS205

☐ Discount

Discount

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

Environmental designations A2:

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

Discount 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 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 or 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

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: **IPS205** considered. Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by. It is not clear how the site can be accessed, it may require third party land or Site access aspects: demolition of property. The site is some distance from the nearest bus stop. This is along the main strategic Access to public transport: 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 The site is adjacent to a village green/common land Access to open spaces: Agricultural land class: The classification is Grade urban None known Air quality sensitivities: 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. The site is immediately adjacent to other properties which appear to benefit Infrastructure capacity aspects: 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 The steering group concluded that the site is not suitable in isolation. There is Steering group's conclusion: 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 Stage D - Assessment - Availability Site available if ticked The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Availability:

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

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.

| SHLAA Site Asse | essments - Currently N | ot Developable | SHLAA Ref No: | IPS205 |
|-------------------------|--|----------------------------------|----------------------|----------------|
| Indicative yield: 0 | | | ☐ Site achieva | able if ticked |
| Stage F - Assessr | ment - SHLAA Panel Co | omments | | |
| Panel comments: | The SHLAA panel agreed with additional comments: The site suitable with land assembly | | - | - |
| Stage G - SHLAA | Conclusion | | | |
| Final conclusions: | Following the panel discussion concluded that the site in isola the site were to come forward deliverable/developable. | ition is currently not developal | ble for the purposes | of SHLAA. If |
| The cite is considered. | Currently not dovolonable | | Site could be cons | |
| The site is considered: | Currently not developable | | | |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS206

Discount

Discount

Discount

SHLAA Ref No:

IPS206

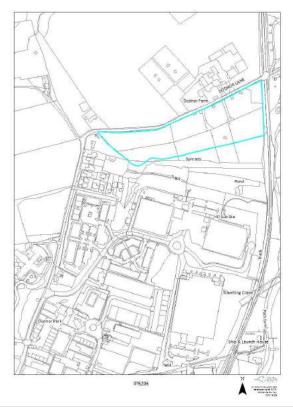
Site Area:

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.

Environmental designations A2:

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.

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. The site is not located in an environmental designation. There are no TPOs on the site Potential biodiversity impact: 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. The site has access onto Dodnor Lane. The width of the road is not quite wide enough Site access aspects: 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. The site has access onto Dodnor Lane. The width of the road is not quite wide enough Access to public transport: 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. Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment?: No There is one landowner and there are no known covenants or legal issues. Potential constraints to delivery: Infrastructure capacity aspects: The site opposite has some utilities but extensions would need to be factored in. The site is located on the outskirts of the area where the area is more Potential compatibility impacts: 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

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?: No

Availability:

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 As | sessments - Currently Not Developable | SHLAA Ref No: | IPS206 |
|------------------------|---|-------------------------|------------------|
| Indicative yield: | 0 | ☐ Site achiev | vable if ticked |
| Stage F - Asses | sment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclus additional comments: Access issues but may be suitable for | _ | - |
| Stage G - SHLA | A Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA asserteconsidered the site in light of the panel's comments but that the site is currently not developable for the purposes | still raised concerns a | |
| The site is considered | l: Currently not developable | Site could be cor | |
| | (333) | ☐ Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS207

SHLAA Ref No:

IPS207

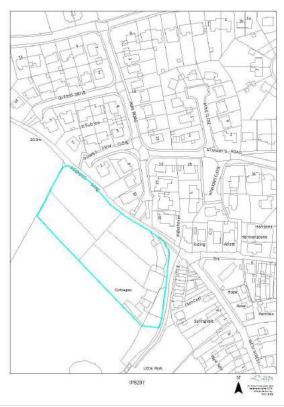
Site Area:

0.9

Site Address:

Land on south west side of West Lane, Brading.

Site location



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.

Environmental designations A2: 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

☐ Discount

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. Access to the site is from Doctors Lane. This is a narrow access road only suitable for a Site access aspects: small car. If the site is suitable then the access would need to be widened. There are bus stops in close proximity along the strategic road network to the west of Access to public transport: the site. The site is located in close proximity to a bus stop. This is along Route 2, Newport to Ryde. The route being Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde. The services runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minute. Access to pedestrian/ cycle: 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 There are some public open space facilities nearby. Access to open spaces: Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known The site is not located in a mineral or mineral safeguarding area. Mineral resources?: 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 onsite 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

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 reworking 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.

| SHLAA Site | Asse | ssm | ents - | Currer | itly No | ot Deve | lopable | 9 | SHLAA Ref No: | IPS207 |
|--|----------------|---|-----------|-----------|-----------|-------------|-------------|------------|---|------------------|
| Put forward for: | The s | The site has been put forward for general housing. | | | | | | | | |
| Conversion?: | Not applicable | | | | | | | | | |
| Rural exception?: This would need to be determined | | | | | | | | | | |
| Stage E - Ass | sessr | nen | t - Ach | ievabi | lity | | | | | |
| Steering group's c | onclus | ions: | The ste | ering gro | up conclu | uded that | as the site | is not sui | table, it is not achi | evable. |
| Indicative yield: | 0 | | | | | | | | ☐ Site achie | vable if ticked |
| Stage F - Ass | sessr | nen | t - SHL | AA Pa | nel Co | mment | :S | | | |
| Panel comments: | | The : | SHLAA pa | nel agree | d with th | ne steering | group's co | onclusion | S. | |
| Stage G - SH | ILAA | Con | clusio | n | | | | | | |
| 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 conside | ered: | Curre | ently not | developa | ble | | | | Site could be con allocation if tick | |
| | | | | | | | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS208

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS208

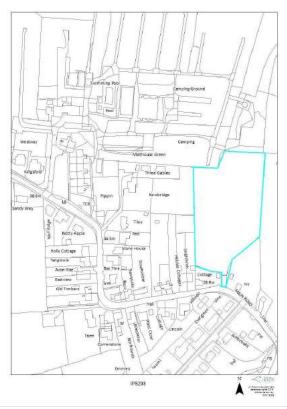
Site Area:

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.

Environmental designations A2: 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.

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.

The site is not in a conservation area but is near to a listed building, as such any Potential heritage impact:

> 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 can be accessed from the road but is on a bend and hill. The access is narrow Site access aspects:

| SHLAA Site | Assessm | ents - Currently I | Not Developable | SHLAA Ref No: | IPS208 | | | |
|-----------------------------|----------------|--|---|--|-----------------|--|--|--|
| | | between two houses. | | | | | | |
| Access to public to | ransport: | Shalfleet/Calbourne | site is close to a bus stop which is along Route 7 that serves Newport fleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum This runs Mon - Sat up to every 30 minutes Sundays up to every 30 | | | | | |
| Access to pedestri | ian/ cycle: | There is a public right of | of way to the east of the s | site. There is no cycle link | , | | | |
| Access to services | / facilities: | Newbridge has very lin | nited services. The near b | oy campsite does have a s | hop. | | | |
| Access to open sp | aces: | There is limited public | open space provision nea | rby | | | | |
| Air quality sensitiv | vities: | None known | gricultural land class: The | e classification is Grade 3 | | | | |
| Mineral resources | s?: | The site is not located i | n a mineral or mineral saf | feguarding area. | | | | |
| Is there a loss to e | employment | ?: No | | | | | | |
| Potential constrain | nts to delive | | It is unclear as to the number of landowners, no known covenants or legal issues have been raised. | | | | | |
| Infrastructure cap | acity aspects | | | hich appear to benefit fro ions will need to be factor | | | | |
| Potential compati | ibility impact | The site is beyon | d the built up area and lo | cated in the wider rural a | rea. | | | |
| Brief planning hist | ory: | No recent planni | ng history. | | | | | |
| Overarching policy context: | | The site is locate | The site is located outside the settlement boundary and in the wider rural area. | | | | | |
| Steering group's c | conclusion: | located in the w | der rural area on the edg | e is not suitable for develoge of an area with no servite is also elevated and the | ices. There is | | | |
| | | | | ☐ Site suita | ble if ticked | | | |
| Stage D - As | sessmen | t - Availability | | ✓ Site avail | able if ticked | | | |
| Availability: | | ner/agent has confirmed ward or developed. | d the site is available but | has not indicated when it | might be | | | |
| Put forward for: | The site has | s been put forward for ge | eneral housing. | | | | | |
| Conversion?: | Not applica | ble | | | | | | |
| Rural exception?: | This would | need to be determined | | | | | | |
| Stage F - Ass | sessment | t - Achievability | | | | | | |
| Steering group's c | | _ | cluded that the site is no | t suitable and therefore n | ot achievable | | | |
| Indicative yield: | 0 | 00 17 | | | | | | |
| · | | · SULAA Danal (| Commonts | ☐ Site achie | vable if ticked | | | |
| Panel comments: | | : - SHLAA Panel (| | clusions | | | | |
| r aner comments: | The S | oricaa pariei agreed with | the steering group's con | CIUSIUIIS | | | | |
| Stage G - SH | LAA Con | clusion | | | | | | |
| | | • | | assessment process the sr the purposes of SHLAA. | teering group | | | |
| The site is conside | ered: Curre | ently not developable | | Site could be con allocation if ticks | | | | |

SHLAA Ref No:

IPS208

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS209

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

Environmental designations A2: 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

Discount

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 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.

| \Box | | | l herita | | |
|--------|-----|-------|----------|--------|-------|
| Ρ | OTP | nriai | nerita | ioe im | nacti |
| | | | | | |

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

Agricultural land class: The classification is Grade 3

Mineral resources?:

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

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Stage D - Assessment - Availability

Site suitable if ticked

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 1.5 years

Put forward for:

The site has been put forward for general housing.

Conversion?:

Rural exception?: No

SHLAA Ref No:

IPS209

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS210

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

Discount

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 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 A | | | | • | | | IPS210 |
|--|---------------|---|----------------------------------|--|--------------|--------------------------|----------------|
| | | | | ary. There is a waterco te to the footpath. Fu | | _ | |
| Potential heritage | impact: | The s | ite is not locat | ted in a conservation a | area and th | ere are no listed build | ings close by |
| Site access aspects | s: | Acces | ss is currently | off West Green which | is an unma | nde road and public rig | ght of way |
| Access to public tr | ansport: | Worl | d Sandown | in close proximity. Th Bembridge St Heler minutes Sundays up | ns Seavie | w Ryde. This service | • |
| Access to pedestria | an/ cycle: | R77 public right of way dissects the site in half and runs across from west to east. There is no dedicated cycle path and there are no pavements along the nearby road. | | | | | |
| Access to services, | / facilities: | | lens has acces service centre | ss to a number of serv | ices and fa | cilities associated with | it being a |
| Access to open spa | aces: | West | Green recrea | tional area is immedia | itely to the | south east boundary. | |
| Air quality sensitivi | ities: | None | known | Agricultural land cla | ss: The cla | ssification is Grade 3 | |
| Mineral resources | ?: | safeg | • | e western section of t This will need to be c riate. | | | |
| s there a loss to e | mployment? | : | No | | | | |
| Potential constraints to delivery: It is unclear as to have been raised | | | | as to the number of la aised. | ndowners, | no known covenants | or legal issue |
| nfrastructure capa | acity aspects | : | | ot adjacent to the settl o existing utility servic | | | ties, as such |
| Potential compatil | oility impact | s: | The site is be | eyond the built up area | a and locat | ed in the wider rural a | rea. |
| Brief planning histo | ory: | | No apparent | planning history. | | | |
| Overarching policy | | | The site is lo | cated outside the sett | lement bou | undary and in the wide | er rural area |
| Steering group's co | onclusion: | | the footpath | group concluded that forms a green corrido distinctive edge to the | or to the co | untryside and the bou | indary of the |
| | | | | | | | ble if ticked |
| Stage D - Ass | sessmen | t - A | vailability | • | | Site avail | able if ticked |
| Availability: | | _ | gent has confir or developed. | rmed the site is availab | ble but has | not indicated when it | might be |
| Put forward for: | The site has | been | put forward fo | or general housing. | | | |
| Conversion?: | Not applica | ble | | | | | |
| Rural exception?: | This would | need t | o be determin | ned | | | |
| Stage E Acc | occm or | . ^ - | shiovahili | h., | | | |
| Stage E - Ass | | | | | not cuitable | lo and is therefore === | t available |
| Steering group's co | onclusions: | ine s | reening group | concluded that site is | not saltabl | ie and is therefore not | . available. |
| Indicative yield: | | | | | | | |

Page 331

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

Panel comments:

SHLAA Ref No: IPS210

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

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

Environmental designations A2: 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

☐ Discount

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 West Green recreational area is located to the south east. Access to open spaces: Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known 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?: Nο 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

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: 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.

| SHLAA SITE AS | ssessments - Currently Not Developable | SHLAA Ref No: | IPS211 |
|----------------------|---|--|-----------------|
| ndicative yield: | 0 | ☐ Site achiev | vable if ticked |
| Stage F - Asse | ssment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusion | ons. | |
| Stage G - SHL | AA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA assest concluded that the site is currently not developable for the | • | teering group |
| he site is considere | d: Currently not developable | Site could be cor allocation if ticke | |

 $\ \square$ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS214

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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Discount

Discount

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 A | Assessm | ents - | Currenti | IY IVO | t Deve | elopab | ie | SHLA | A Ref No: | IPS214 |
|------------------------------------|---------------|-------------|--|----------------------------------|---|------------------|-------------------------|-----------------------|----------------------------|------------------|
| | | SINC, a | s such releva | ant bio | diversity s | studies m | nay be rec | ιuired. | | |
| Potential heritage | impact: | The site | e is not locat | ted in a | conserva | ation area | a and ther | re are no | listed build | dings close by. |
| Site access aspects | s: | | The site has access on to Lushington Hill and an existing narrow access to the side of the house. The submitter has advised that and access to the side could be widened. | | | | | | | |
| Access to public tr | ransport: | Fairlee | 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 pedestri | ian/ cycle: | | are network pavement/fo | | _ | | | | | |
| Access to services | / facilities: | | on has acces ervice centre | | number of | f services | and facil | ities asso | ciated witl | n it being a |
| Access to open sp | aces: | There a | are public op | pen spa | ce facilitie | es nearby | / | | | |
| Air quality sensitiv | vities: | None k | nown | Agric | cultural la | nd class: | The class | ification | is Grade 3 | |
| Mineral resources | i?: | | nole site is lo ered further | | | | _ | _ | ſhis will ne | ed to be |
| Is there a loss to e | mployment | ?: | No loss of en | mployn | nent | | | | | |
| 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 and to the rear of existing properties | | | | | | | |
| Brief planning hist | ory: | 1 | No recent pla | anning | history. | | | | | |
| Overarching policy | y context: | 9 | 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. | | | | | | | |
| Steering group's c | onclusion: | 5) 1 | The steering access onto I development can be caped to | Lushing nt withir ars pote | gton Hill. n the site entially us | There we may com | ere also co npromise | oncerns t neighbou | hat in isola Ir amenity | due to the |
| | | | | | | | | | Site suita | able if ticked |
| Stage D - As | sessmen | t - Av | ailability | / | | | | ✓ | Site avai | lable if ticked |
| Availability: | | | nt has confir developed. | rmed th | ne site is a | available | but has n | ot indicat | ed when i | t might be |
| Put forward for: | The site ha | s been p | ut forward fo | for gene | eral housii | ng. | | | | |
| Conversion?: | Not applica | ble | | | | | | | | |
| Rural exception?: | Not applica | ble | | | | | | | | |
| Stage E - Ass | sessment | t - Ach | nievabilit | tv | | | | | | |
| Steering group's co | | | eering group | | ided that a | as the sit | e is not su | uitable it | is not achi | evable |
| Indicative yield: | 0 | | | | | | | | Site achie | evable if ticked |

SHLAA Site Assessments - Currently Not Developable Panel comments: The SHLAA panel agreed with the steering group's conclusions. Stage G - SHLAA Conclusion 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

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS216

SHLAA Ref No:

IPS216

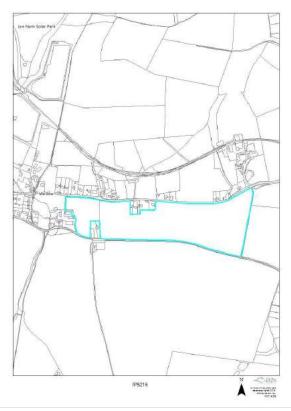
Site Area:

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.

Environmental designations A2: 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

Discount

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.

The site is not located in an environmental designation. There are no tree Potential biodiversity impact:

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 A | Assessme | ents - C | urrentl | y Not | Developa | ble | SHLAA Ref No: | IPS216 | |
|----------------------|---------------|------------------------|---------------------------|--------------------------------------|--|---------------------------------|---|-------------------------------|--|
| | | | | | e, consideration | | to be given to the the the the | special | |
| Site access aspects | s: | The site of | an be acce | ess from \ | Wellow Top ro | oad or Main | Road | | |
| Access to public tr | ansport: | Shalfleet, Bay. The | /Calbourne services ru | e Cranm uns Mon | car by the area is served by Route 7. Newport Cranmore/Wellow Yarmouth Freshwater Totland Alum as Mon - Sat up to every 30 minutes Sundays up to every 30 at runs every hour through Wellow. | | | | |
| Access to pedestri | an/ cycle: | | north to so | | - | | djacent to the area e no dedicated cyc | _ | |
| Access to services | / facilities: | Wellow o | does not ha | ave many | services, alth | ough the caf | é does sell some li | mited produce. | |
| Access to open sp | aces: | Millenniu | ım Field re | creation | area is located | d to the west | | | |
| Air quality sensitiv | ities: | None kno | own | Agricul | tural land clas | s: The classi | fication is Grade 3 | | |
| Mineral resources | ?: | The site i | s not locat | ted in a m | ineral or mine | eral safeguar | ding area. | | |
| Is there a loss to e | mployment? | P: No |) | | | | | | |
| Potential constrain | | | ere is more | e one lan | downer but th | nere are no k | nown covenants o | · legal issues. | |
| Infrastructure cap | acity aspects | ex | isting utilit | y service: | | be factored i | ary as such extensi n. There is no mai | | |
| Potential compati | bility impact | en | | | | | compatibility issue ere the context of | | |
| Brief planning hist | ory: | No | apparent | planning | history. | | | | |
| Overarching policy | context: | We | ellow does | not have | a settlement | boundary. | | | |
| Steering group's c | onclusion: | de ou the | velopment t and away | t in Wello y from the ore open | w may be suite e 'centre' and to the wider r | table, it is co therefore no | t suitable, whilst so nsidered that this so ot suitable for deve ere are concerns al | ite is too far lopment. As | |
| | | | | | | | | ble if ticked | |
| Stage D - Ass | sessmen | t - Avai | ilability | • | | | Site avail | able if ticked | |
| Availability: | | | | | easonable pro ed within 1-2 | | elopment taking pl | ace within 5 | |
| Put forward for: | The site has | s been put | forward fo | or general | housing | | | | |
| Conversion?: | No | | | | | | | | |
| Rural exception?: | No | | | | | | | | |
| Stage E - Ass | essment | t - Achi | evabilit | v | | | | | |
| Steering group's co | | | ring group | | d that the site | e is not suital | ole and is therefore | e not | |
| Indicative yield: | 0 | | | | | | ☐ Site achie | vable if ticked | |

Stage F - Assessment - SHLAA Panel Comments

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

☐ Discount

Discount

Discount

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, 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.

Flood zones/agricultural class/size: 1.4 ha of the site is located in FZ 2 and 3 and has been discounted from the site.

The remainder of the site (6.86ha) is located in FZ1 and is not

class 1 or 2 agricultural land

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside the settlement boundary and is located in the wider rural

are

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

Potential landscape impact:

It is brownfield/greenfield:

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 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

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

Stage D - Assessment - Availability

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.

| SHLAA SITE AS | sessments - Currently Not Developable | SHLAA Ref No: | IPS218 |
|-----------------------|---|--------------------|-----------------|
| ndicative yield: | 0 | ☐ Site achiev | vable if ticked |
| Stage F - Asses | sment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusion additional comments: No pavement and people would walk | _ | ving |
| Stage G - SHLA | A Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA asse concluded that the site is currently not developable for the | | teering group |
| | | Site could be cor | |
| he site is considered | : Currently not developable | anocation in ticke | su |

 $\ \square$ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS219

SHLAA Ref No:

IPS219

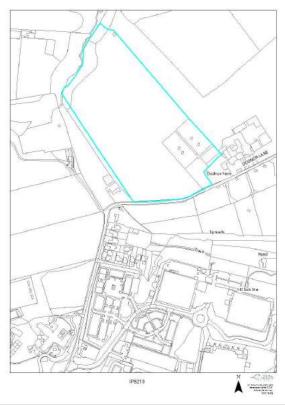
Site Area:

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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Discount

Discount

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.

The site is greeniled with some fairn 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 SINC. 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 | Assessme | ents · | - Current | ly Not Developabl | e SHLAA | A Ref No: | IPS219 | |
|----------------------------------|----------------|---|--|---|----------------------|----------------|----------------|--|
| Potential heritage | e impact: | The si | te is not loca | ted in a conservation area | and there are no | listed buildi | ngs close by. | |
| Site access aspect | S: | for tw | site has access onto Dodnor Lane. The width of the road is not quite wide enough wo cars. Limited road traffic due to it being a no through road but is the access to cycle and footpath into Newport and Cowes. | | | | | |
| Access to public to | ransport: | | te is not close syment area. | e to nearby bus stops but t | hese are located | within the n | iearby | |
| Access to pedestr | ian/ cycle: | The m | nain Cowes to | Newport cycle and public | right of way is loo | cated to the | east. | |
| Access to services | s/ facilities: | | ort has acces of the south. | s to a full range of services | s and facilities. Th | ere is an en | nployment | |
| Access to open spaces: The | | | ider area has | access to public open spa | ce provisions. | | | |
| Air quality sensitiv | vities: | None | known | Agricultural land class: | The classification i | s Grade 3 | | |
| Mineral resources | s?: | The si | te is not loca | ted in a mineral or minera | l safeguarding are | a. | | |
| Is there a loss to e | employment? | ?: | No | | | | | |
| Potential constrai | nts to deliver | ry: | There is one | landowner and there are r | no known covenar | nts or legal i | ssues. | |
| Infrastructure capacity aspects: | | The adjacent site has some utilities but extensions would need to be factored in. | | | | | | |
| Potential compatibility impacts: | | The site is lo agricultural. | cated on the outskirts of the | he area where the | area is mo | re | | |
| Brief planning hist | tory: | | Various appr | ovals in relation business u | uses. | | | |
| Overarching police | y context: | | The site is lo settlement b | cated outside and not immoundary. | nediately adjacent | to the curr | ent | |
| Steering group's o | conclusion: | | the location, | group concluded the site is concluding the site is too it and becoming rural in chissues. | far out for further | r residential | | |
| | | | | | | Site suitab | ole if ticked | |
| Stage D - As | sessmen | t - Av | ailability | 1 | ✓ | Site availa | ble if ticked | |
| Availability: | | | ent has confii r developed. | rmed the site is available b | ut has not indicat | ed when it i | might be | |
| Put forward for: | The site has | s been | put forward f | or general housing. | | | | |
| Conversion?: | No | | | | | | | |
| Rural exception?: | No | | | | | | | |
| Stage E - Ass | sessment | t - Δc | hievahili [.] | tv | | | | |
| Steering group's c | | | | concluded that as the site | is not suitable it i | is not achiev | vahle | |
| | | | | oonolaaca that as the site | | | | |
| Indicative yield: | 0 | . CI 1 | | ol Como mo stata | | Site achieva | able if ticked | |
| | | | | el Comments | | | | |
| Panel comments: | The S | HLAA p | oanel agreed | with the steering group's c | 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.

| SHLAA Site Asse | essments - Currently Not Developable | ! | SHLAA Ref No: | IPS219 |
|-------------------------|--------------------------------------|----------|---|---------------|
| The site is considered: | Currently not developable | | Site could be cons allocation if ticked | |
| | | | Site is suitable for | BFR if ticked |

| SHLAA Site | Assessm | ents | - Currently No | t Developa | able | SHLAA Ref No: | IPS221 |
|---------------------|---------------|-----------|---|-----------------------------------|------------------|-----------------------|-----------------|
| SHLAA Ref No: | IPS221 | | S | ite Area: | | | |
| Site Address: | Land to rea | ar of Pla | ace Farm, Chale Stree | t, Chale | | | |
| Site location | | | | | | | |
| Site Description: | fields and | develop | s of sections of a largo oment. There are hec sher than the road or | lges to the wes | t and east of th | ne site. The site slo | opes up to |
| Stages A and | B - Disc | count | ting | | | | |
| Environmental de | | | The site is not locate including, ancient w NNR, RAMSAR, SAC, monument or RIGG. | oodland, LNR, r SINC, SPA, SSS | marine conserv | vation zone, | Discount |
| Environmental de | signations A | .2: | The site is not locate including heritage co | | | _ | Discount |
| Flood zones/agric | ultural class | /size: | The site is located in land | FZ1 and is not | class 1 or 2 ag | ricultural | Discount |
| Stage C - Ass | essmen | t - Su | iitability | | | | |
| Proximity to settle | ement: | | does not have a sett | lement bounda | ry. There are | a few houses to th | e south west |
| It is brownfield/gr | eenfield: | The s | ite is currently agricu | ltural with no b | uildings or stru | uctures. | |
| Potential landscap | e impact: | the s | ite is located in the A ettlement boundaries ble in the wider policy | consideration | will need to be | e given as to wheth | ner the site is |

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: IPS221 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. It is not clear how the site can be directly accessed. Following a site visit it may be Site access aspects: 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. There is limited public open space provision near by Access to open spaces: Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known Mineral resources?: The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate. Is there a loss to employment?: No Potential constraints to delivery: 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. Whilst there are a few semi-detached houses to the south west and sporadic Potential compatibility impacts: development to the north, 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: 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.

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

Conversion?: Not applicable

Rural exception?: This would need to be determined

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: **IPS221** 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 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. Site could be considered for

The site is considered:

Currently not developable

allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS223

SHLAA Ref No:

IPS223

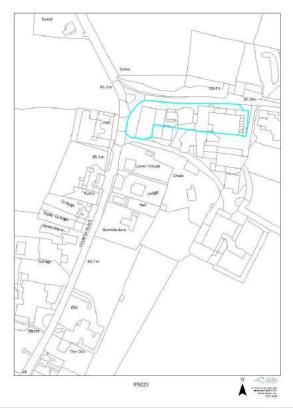
Site Area:

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.

Environmental designations A2:

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

Discount

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 Ref No:

IPS223

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:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate

Is there a loss to employment?:

No

Potential constraints to delivery:

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.

Stage D - Assessment - Availability

☐ Site suitable if ticked

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:

The site has been put forward for general housing.

Conversion?:

Yes in relation to the stone barns.

| SHLAA Site Asse | ssmen | ts - Currently I | Not Developab | le | SHLAA Ref No: | IPS223 |
|--------------------------|-----------|-------------------------------------|---|---------------|---------------------------------------|----------------|
| Rural exception?: This v | would nee | ed to be determined | | | | |
| Stage E - Assessr | ment - | Achievability | | | | |
| Steering group's conclus | | ne steering group cor chievable. | ncluded that the site is | s not suitab | le and is therefore | not |
| Indicative yield: 0 | | | | | ☐ Site achiev | able if ticked |
| Stage F - Assessn | nent - | SHLAA Panel (| Comments | | | |
| Panel comments: | commer | nts: Historically desig | n some of the steering gned scheme for 4 hou opable area is very sm | uses but issu | ues with split own | _ |
| Stage G - SHLAA | Concl | usion | | | | |
| Final conclusions: | | • | ns and the overall SH rently not developabl | | • | teering group |
| The site is considered: | Currentl | y not developable | | | Site could be con allocation if ticke | |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS224

SHLAA Ref No:

IPS224

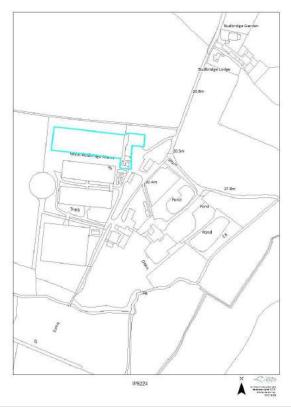
Site Area:

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, 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.

Flood zones/agricultural class/size:

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

land.

Discount

Discount

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

| SHLAA Site | Assessm | ents | - Currently N | iot Developable | SHLAA Ref No: | IPS224 | | |
|----------------------|----------------|---------------|---|--|--------------------------|------------------|--|--|
| | | bound | daries. Appropriat | e surveys may be required. | | | | |
| Potential heritage | impact: | Mano devel | or a Grade II listed I opment must have | in a conservation area. The site is close to Great Budbridge d building. As the site affects or is near to a listed building, any we special regard to the desirability of preserving the building or ures of special architectural or historic interest which it possesses. | | | | |
| Site access aspect | s: | unma | | ne surrounding road network site, the site has previously lursery. | _ | | | |
| Access to public to | ransport: | There | e are no near bus s | tops to the site. | | | | |
| Access to pedestri | ian/ cycle: | | e is a public right or ycle way from God | f way/bridleway through the shill to Newport. | wider site which is co | onnected to | | |
| Access to services | / facilities: | The s | ite is not well relat | ted to services facilities | | | | |
| Access to open sp | aces: | | | n space facilities close by but work of public rights of way. | the site has good acc | cess to the | | |
| Air quality sensitiv | vities: | None | known Ag | ricultural land class: The clas | ssification is Grade 3 | | | |
| Mineral resources | s?: | The s | ite is not located in | n a mineral or mineral safegu | arding area. | | | |
| Is there a loss to e | employment | ?: | No loss of employ | yment, the nursery is redund | lant. | | | |
| s | | | site has a number | owner and there are no know r of glass building that will ne vestigations may be required | eed to be removed. S | | | |
| Infrastructure cap | acity aspects | s: | The site has some on gas mains. | e utilities but may require ex | tensions to be factor | ed in. It is not | | |
| Potential compati | ibility impact | ts: | The site is located services and facili | d in the wider rural area wher ities. | re there is no direct a | ccess to | | |
| Brief planning hist | ory: | | No recent plannir | ng history. | | | | |
| Overarching policy | y context: | | The site is located | d outside the settlement bou | ndary and in the wid | er rural area | | |
| Steering group's c | conclusion: | | | up concluded that the site is ron services and facilities. Theronarrow. | | | | |
| | | | | | ☐ Site suita | ble if ticked | | |
| Stage D - As | sessmen | it - A | vailability | | Site avail | able if ticked | | |
| Availability: | | | • | h a reasonable prospect of dechieved within 2-3 years | evelopment taking pl | ace within 5 | | |
| Put forward for: | The site ha | s been | put forward for ge | eneral housing | | | | |
| Conversion?: | Not applica | able | | | | | | |
| Rural exception?: | Not applica | ble | | | | | | |
| Stage E - Ass | sessmen | t - Ac | chievability | | | | | |
| Steering group's c | | | | cluded that as the site is not | suitable it is not achie | evable. | | |
| Indicative yield: | 0 | | | | ☐ Site achie | vable if ticked | | |

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable Panel comments: The SHLAA panel agreed with the steering group's conclusions. Stage G - SHLAA Conclusion 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

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS227

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: IPS227 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. There are a number of public open space facilities nearby. Access to open spaces: Agricultural land class: The classification is Grade 4 Air quality sensitivities: None known Mineral resources?: The site is not located in a mineral or mineral safeguarding area. No Is there a loss to employment?: It is unclear as to the number of landowners, no known covenants or legal Potential constraints to delivery: 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 **~** 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: 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 ASS | essments - Currently Not Developable | SHLAA Ref No: | IPS227 | |
|------------------------|---|-----------------------|-----------------|--|
| ndicative yield: 0 | | ☐ Site achiev | vable if ticked | |
| Stage F - Assess | sment - SHLAA Panel Comments | | | |
| Panel comments: | The SHLAA panel did not agree with all the steering group's comments: If an access could be gained in Crescent Close, to the estate, through existing garage block providing some | could be suitable for | an extension | |
| Stage G - SHLA | A 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. | | | |
| he site is considered: | Currently not developable | Site could be cor | | |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS230

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.

Environmental designations A2:

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

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

Discount

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

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: **IPS230** reflected in any design principles. Over half the site is within a SINC and that part of the site has been removed, however, Potential biodiversity impact: 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. Further consideration will need to be given as to how access can be achieved as there is Site access aspects: 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 The open space audit indicated playing fields to the east, these those are connected to Access to open spaces: the school Agricultural land class: The classification is Grade 3 None known. Air quality sensitivities: 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

Stage D - Assessment - Availability

☐ Site suitable if ticked **V**



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 clarified.

Conversion?: No

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would in itself potentially result in an awkward layout. There may be some

limited opportunities if linked with other sites to the south.

| SHLAA Site Asse | ssments - Currently Not Develo | pable | SHLAA Ref No: | IPS230 |
|--------------------------|---|----------------------|--|----------------|
| Rural exception?: No | | | | |
| Stage E - Assessi | ment - Achievability | | | |
| Steering group's conclus | The steering group concluded that the achievable. | e site is not suitab | le and is therefore | not |
| Indicative yield: 0 | | | ☐ Site achiev | able if ticked |
| Stage F - Assessi | ment - SHLAA Panel Comments | | | |
| Panel comments: | The SHLAA panel agreed with the steering g | roup's conclusions | 5. | |
| 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 cor allocation if ticke | |
| | | | | |

 $\ \square$ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS239

SHLAA Ref No:

IPS239

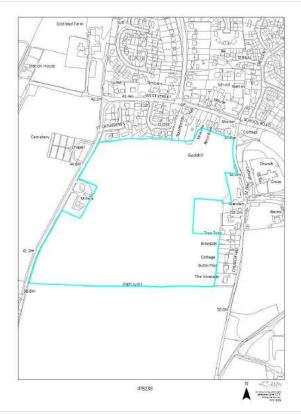
Site Area:

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

Stages A and 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.

Environmental designations A2:

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

Discount

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 | Assessmo | ents - Currently Not Developable SHLAA Ref No: IPS239 | | | | |
|------------------------------------|---|---|--|--|--|--|
| Potential heritage | e 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 aspect | ts: | The access point is off the main road, Whitwell road to the north east. | | | | |
| Access to public t | ransport: | 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 pedestr | rian/ 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 | s/ facilities: | Godshill has access to a number of services and facilities associated with it being a rural service centre | | | | |
| Access to open sp | paces: | There are some public open space facilities nearby and the site has good access to the wider countryside | | | | |
| Air quality sensitiv | vities: | None known Agricultural land class: The classification is Grade 3 | | | | |
| Mineral resource | s?: | The site is not located in a mineral or mineral safeguarding area. | | | | |
| Is there a loss to e | employment? | : No | | | | |
| Potential constraints to delivery: | | y: 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 | | | | |
| Stage D - As | sessmen | t - 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: | The site has been put forward for general housing | | | | | |

Stage E - Assessment - Achievability

No

Conversion?:

Rural exception?: No

| SHLAA Site As | ssessm | ents - Currently Not Dev | elopable/ | SHLAA Ref No: | IPS239 |
|-----------------------|----------------------|--|---|---|------------------|
| Steering group's con | clusions: | The steering group concluded that | t the site is suitable a | nd therefore not a | chievable. |
| ndicative yield: | 0 | | | ☐ Site achie | vable if ticked |
| Stage F - Asse | ssment | - SHLAA Panel Comme | nts | | |
| Panel comments: | comi requ Enha | HLAA panel did not agree with the nents: Key worker houses in Gods red. Possible to achieve a layout w nce view by framing with public op blic open space could be suitable. | hill with development ithout having to impa | t of Tresslewood m act on views of the | ay be church. |
| Stage G - SHL | AA Con | clusion | | | |
| Final conclusions: | recor | 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 | | | |
| Γhe site is considere | d: Curre | ntly not developable | | Site could be cor allocation if ticke | |
| | | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS241

Discount

Discount

Discount

SHLAA Ref No:

IPS241

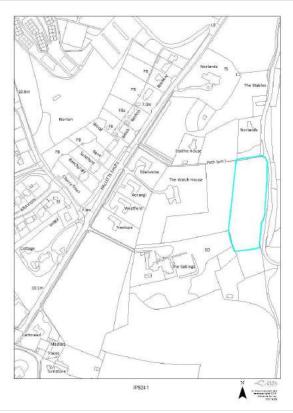
Site Area:

0.66

Site Address:

Land off Gasworks Lane, Yarmouth

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:

The site is 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 boundary is immediately adjacent to a RAMSAR, SSSI, SPA, SAC site and the southern boundary is immediately adjacent to a SINC and ancient woodland.

Environmental designations A2:

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

Flood zones/agricultural class/size:

0.25ha is located in FZ2 and 3 along the eastern boundary

The remainder of the site (0.41) is located in FZ1 and is not class 1 or 2 agricultural land.

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

SHLAA Ref No:

IPS241

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:

None

Agricultural land class: The classification is Grade 3

Mineral resources?:

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

Is there a loss to employment?:

No

Potential constraints to delivery:

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 Ref No:

PS241

| Stage D - Assessment - Availabi |
|---------------------------------|
|---------------------------------|

~

Site available if ticked

 \square Site is suitable for BFR if ticked

| _ | | | - | | | | | |
|---------------------|-----------|--|--------------------|--|---------------|---|--|--|
| Availability: | | ne landowner/agent has confirmed the site is available but has not indicated when it might be rought forward or developed. | | | | | | |
| Put forward for: | The site | has been pu | it forward for ger | neral housing. | | | | |
| Conversion?: | Not app | lot applicable | | | | | | |
| Rural exception?: | Not app | licable | | | | | | |
| Stage E - Ass | sessmo | ent - Ach | ievability | | | | | |
| Steering group's c | onclusion | The stee | | luded that the site is | s not suitabl | e and is therefore not | | |
| Indicative yield: | 0 | | | | | ☐ Site achievable if ticked | | |
| Stage F - Ass | essme | ent - SHL | AA Panel Co | omments | | | | |
| Panel comments: | Т | he SHLAA pa | nel agreed with t | he steering group's | conclusions | • | | |
| Stage G - SH | LAA C | onclusio | n | | | | | |
| Final conclusions: | | _ | • | s and the overall SH ently not developabl | | nent process the steering group rposes of SHLAA. | | |
| | | | | | | Site could be considered for allocation if ticked | | |
| The site is conside | ered: Cu | urrently not | developable | | | anocation in ticked | | |

SHLAA Ref No:

IPS243

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS243

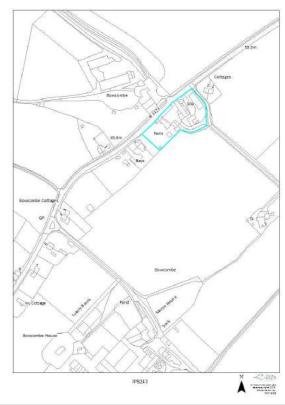
Site Area:

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.

Environmental designations A2: 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.

Stage C - Assessment - Suitability

The site is located outside the settlement boundary and is located in the wider rural Proximity to settlement:

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: IPS243

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: None known Agricultural land class: The classification is Grade 3

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

Is there a loss to employment?: No

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

There is a 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

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

Availability:

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

| SHLAA SITE AS | sessments - Currently Not Developable | SHLAA Ref No: | IPS243 |
|-----------------------|--|--------------------|-----------------|
| ndicative yield: | 0 | ☐ Site achiev | vable if ticked |
| Stage F - Asses | ssment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusi | ons. | |
| Stage G - SHLA | AA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA asseconcluded that the site is currently not developable for the | • | teering group |
| | | Site could be cor | |
| he site is considered | d: Currently not developable | anocation if ticke | su |

 \Box Site is suitable for BFR if ticked

SHLAA Ref No:

IPS244

Discount

Discount

☐ Discount

SHLAA Ref No:

IPS244

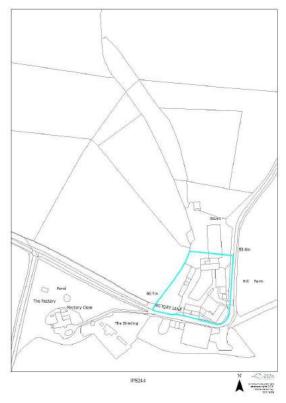
Site Area:

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.

Environmental designations A2: 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.

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside the settlement boundary and is located in the wider rural

area

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:

It is brownfield/greenfield:

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

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

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.

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

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.

| SHLAA SITE AS | ssessments - Currently Not Developable | SHLAA Ref No: | IPS244 |
|----------------------|---|-------------------|-----------------|
| ndicative yield: | 0 | ☐ Site achiev | vable if ticked |
| Stage F - Asse | ssment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusion | ons. | |
| Stage G - SHL | AA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA assest concluded that the site is currently not developable for the | • | teering group |
| he site is considere | d: Currently not developable | Site could be cor | |

 $\ \square$ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS246

Discount

Discount

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SHLAA Ref No:

IPS246

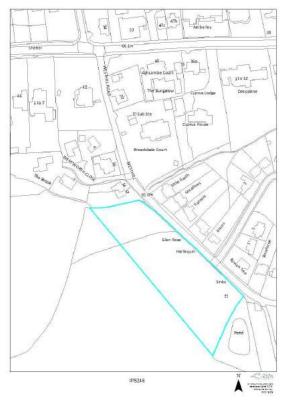
Site Area:

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.

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.

Flood zones/agricultural class/size:

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 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. There are a number of public open space facilities nearby. Access to open spaces: Agricultural land class: The classification is urban None known Air quality sensitivities: Mineral resources?: The site is not located in a mineral or mineral safeguarding area. No 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. Potential drainage issues to the north and site rises to south The site is close to other properties which appear to benefit from connections to Infrastructure capacity aspects: 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

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: The site has been put forward for general housing.

Conversion?: Not applicable

Rural exception?: Not applicable

SHLAA Ref No: IPS246
suitable it is not achievable.

Site is suitable for BFR if ticked

Stage E - Assessment - Achievability

SHLAA Ref No:

IPS252

Discount

Discount

Discount

SHLAA Ref No:

IPS252

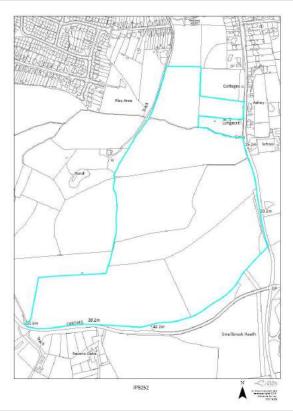
Site Area:

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.

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

Flood zones/agricultural class/size:

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

land.

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 Bettesworth 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:

None known

Agricultural land class: 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?:

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

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?: No

Availability:

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. ☐ 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:

IPS253

SHLAA Ref No:

IPS253

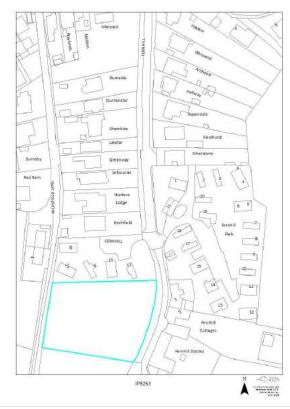
Site Area:

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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land

☐ Discount

☐ Discount

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 | Assessme | nts - Currenti | y Not Developable | SHLAA Ref No: IPS253 | | | | |
|----------------------|-----------------|--|---|--|--|--|--|--|
| Potential heritage | impact: | The site is not locate | ed in a conservation area and the | ere are no listed buildings close by | | | | |
| Site access aspect | r | | clear whether a current access exists onto Packsfield Lane. It is likely that a ess will be required, requiring removal of hedge and scrub. Packsfield Lane is row at this point. | | | | | |
| Access to public to | · | There is a bus stop within walking distance to the main road. This is Route 9 - Ne Fairlee/Staplers Wootton Binstead Ryde and runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes | | | | | | |
| Access to pedestri | | 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 | | Wootton has a num centre | ber of local facilities in line with | it being classified as a rural service | | | | |
| Access to open sp | | There is limited pub countryside | e is limited public open space provision nearby but good links to the wider tryside | | | | | |
| Air quality sensitiv | rities: | No | Agricultural land class: The class | ssification is Grade 3 | | | | |
| Mineral resources | ?: | The site is not locate | ed in a mineral or mineral safegu | uarding area. | | | | |
| Is there a loss to e | mployment?: | No | | | | | | |
| Potential constrai | nts to delivery | : There is one I | There is one landowner and there are no known covenants or legal issues. | | | | | |
| Infrastructure cap | acity aspects: | | The site is immediately adjacent to other properties which appear to benefit from connections to utility services | | | | | |
| Potential compati | bility impacts: | | se to existing residential, whilst re site is on the edge of the area | • | | | | |
| Brief planning hist | ory: | No recent pla | nning history. | | | | | |
| Overarching policy | / context: | The site is loc settlement bo | ated outside and not immediate oundary. | ly adjacent to the current | | | | |
| Steering group's c | onclusion: | access issues private owne | group concluded that the site is reto the site from both Packsfield rship, unmade with few passing strow and unmade. | | | | | |
| | | | | ☐ Site suitable if ticked | | | | |
| Stage D - As | sessment | - Availability | | Site available if ticked | | | | |
| Availability: | | er/agent has confirnard or developed. | med the site is available but has | not indicated when it might be | | | | |
| Put forward for: | The site has b | peen put forward fo | r general housing. | | | | | |
| Conversion?: | No | | | | | | | |
| Rural exception?: | No | | | | | | | |
| Stage F - Acc | accment | - Achievabilit | v | | | | | |
| Steering group's c | | | y concluded that as the site is not | t suitable it is not achievable | | | | |
| | | e steering group | . John Grade and the site is not | | | | | |
| Indicative yield: | essment - | | | Site achievable if ticked | | | | |

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

Panel comments:

SHLAA Ref No:

IPS253

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

☐ Discount

Discount

Discount

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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Stage C - Assessment - Suitability

The site is located outside the settlement boundary and is located in the wider rural Proximity to settlement:

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.

| to the north east. A | | | in a conservation area there is the Grade II listed war memorial such any development must have special regard to the desirability ding or its setting or any features of special architectural or a it possesses. | | | | |
|---|--|---|--|--|--|--|--|
| Site access aspect | s: | · · | uire a new access, it has roadside hedges to two boundaries and is d on an existing junction that may impact visibility. | | | | |
| Access to public t | ransport: | Whilst there is a bu | is stop close by, Southern Vectis are no longer running this service. | | | | |
| | | | s to public rights of way but no dedicated cycle ways and the es not have a pavement. | | | | |
| Access to services/ facilities: Havenstreet has little in garage, no school or sh | | | tle in the way of local facilities. There is a local public house and or shop. | | | | |
| Access to open sp | aces: | There is a recreation | n ground to the south of the site. | | | | |
| Air quality sensitiv | vities: | None known | Agricultural land class: The classification is Grade 3 | | | | |
| Mineral resources | s?: | The site is not locat | ted in a mineral or mineral safeguarding area. | | | | |
| Is there a loss to e | employment? | : No | | | | | |
| Potential constrai | nts to deliver | 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 compat | ibility impact | | ose to existing residential, whilst no compatibility issues are ne site is on the edge of the area where the context of the area is | | | | |
| Brief planning hist | tory: | No apparent | planning history. | | | | |
| Overarching police | y context: | The site is lo | cated outside the settlement boundary and in the wider rural area | | | | |
| Steering group's o | conclusion: | over the visu | group concluded that the site is not suitable. There are concerns all impact any development may have on the character of the area. concern whether adequate access can be achieved. | | | | |
| | | | ☐ Site suitable if ticked | | | | |
| | | t - Availability | ✓ Site available if ticked | | | | |
| Stage D - As | sessmen | • | Site available if ticked | | | | |
| Stage D - As Availability: | The site is n | ot immediately avai | lable for development but is likely within 5 years with a reasonable place within 5 years. Once commenced could be achieved within 3 | | | | |
| _ | The site is n prospect of years. | ot immediately avai development taking | lable for development but is likely within 5 years with a reasonable | | | | |
| Availability: | The site is n prospect of years. The site has | ot immediately avai development taking | lable for development but is likely within 5 years with a reasonable place within 5 years. Once commenced could be achieved within 3 or general housing and mixed development (housing led). | | | | |
| Availability: Put forward for: Conversion?: | The site is n prospect of years. The site has This would | ot immediately avai development taking s been put forward fo | lable for development but is likely within 5 years with a reasonable place within 5 years. Once commenced could be achieved within 3 or general housing and mixed development (housing led). | | | | |
| Availability: Put forward for: Conversion?: Rural exception?: | The site is n prospect of years. The site has This would This would | ot immediately avai development taking s been put forward for need to be determin | lable for development but is likely within 5 years with a reasonable place within 5 years. Once commenced could be achieved within 3 or general housing and mixed development (housing led). | | | | |
| Availability: Put forward for: Conversion?: Rural exception?: | The site is n prospect of years. The site has This would This would seessment | ot immediately avaidevelopment taking been put forward forward forward to be determinated to be determinated. | lable for development but is likely within 5 years with a reasonable place within 5 years. Once commenced could be achieved within 3 or general housing and mixed development (housing led). | | | | |
| Availability: Put forward for: Conversion?: Rural exception?: Stage E - Ass | The site is n prospect of years. The site has This would This would seessment | ot immediately avaidevelopment taking been put forward forward forward to be determinated to be determinated. | lable for development but is likely within 5 years with a reasonable place within 5 years. Once commenced could be achieved within 3 or general housing and mixed development (housing led). | | | | |

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

Panel comments:

SHLAA Ref No:

IPS254

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

SHLAA Ref No:

IPS255

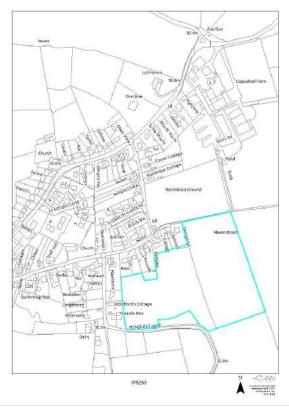
Site Area:

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, 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.

Flood zones/agricultural class/size: It is not on class 1 or 2 agricultural land

Discount

Discount

☐ 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 | Assessme | ents - Current | ly Not Developabl | e sh | LAA Ref No: | IPS255 | | | |
|----------------------|------------------------------|---|---|--------------------|------------------|-----------------|--|--|--|
| Site access aspect | S: | Potentially accessibe only via the footpa | ole onto Pondcast Lane to th. | the south of th | e site, to the r | north access | | | |
| Access to public tr | ransport: | The area is no long | er served by public transp | ort. | | | | | |
| Access to pedestri | ian/ cycle: | There is a public rig (R7) | ght of way to the north of | the site and cro | osses the north | n east corner. | | | |
| Access to services | s/ 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 sp | aces: | There is a children' | s recreation ground to the | north of the si | te. | | | | |
| Air quality sensitiv | vities: | None known | Agricultural land class: | The classification | on is Grade 4 | | | | |
| Mineral resources | s?: | The site is not loca | ted in a mineral or minera | l safeguarding | area. | | | | |
| Is there a loss to e | employment? | : No | | | | | | | |
| Potential constrain | nts to deliver | ry: It is unclear a | as to the number of lando aised. | wners, no knov | vn covenants o | or legal issues | | | |
| Infrastructure cap | acity aspects | The site is immediately adjacent to other properties which appear to benefit from connections to utility services | | | | | | | |
| Potential compati | ibility impact | The site is cl | ose to existing residential, | no compatibili | ty issues are e | nvisaged | | | |
| Brief planning hist | ory: | No recent pl | No recent planning history. | | | | | | |
| Overarching policy | y context: | The site is lo | he site is located outside the settlement boundary and in the wider rural area | | | | | | |
| Steering group's c | 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 suital | ole if ticked | | | |
| Stage D - As | sessmen | t - Availability | 1 | | Site availa | able if ticked | | | |
| Availability: | | ner/agent has confi ward or developed. | rmed the site is available b | out has not indi | cated when it | might be | | | |
| Put forward for: | This would | need to be clarified. | | | | | | | |
| Conversion?: | Not applica | ble | | | | | | | |
| Rural exception?: | This would | need to be determir | ned | | | | | | |
| Stage E - Ass | sessment | : - Achievabili | ty | | | | | | |
| Steering group's c | onclusions: | The steering group achievable. | concluded that the site is | not suitable ar | d is therefore | not | | | |
| Indicative yield: | 0 | | | | ☐ Site achiev | able if ticked | | | |
| Stage F - Ass | sessment | - SHLAA Pane | el Comments | | | | | | |
| Panel comments: | addit | - | with the steering group's on its is a heavily employed are t. | | _ | _ | | | |

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.

| SHLAA Site Asse | ssments - Currently Not Developable | SHLAA Ref No: | IPS255 |
|-------------------------|-------------------------------------|---|---------------|
| The site is considered: | Currently not developable | Site could be cons allocation if ticked | |
| | | Site is suitable for | BFR if ticked |

SHLAA Ref No:

IPS256

SHLAA Ref No:

IPS256

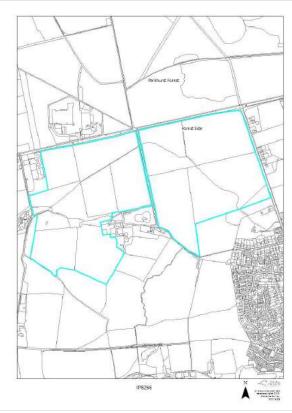
Site Area:

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,

monument or RIGG.

Environmental designations A2: The site is not located within any environmental designations

including heritage coast, historic park or garden, open space.

NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

☐ Discount

☐ Discount

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 | Assessm | ents - | Currently | Not Developab | le s | HLAA Ref No: | IPS256 |
|----------------------|------------------------|---|--|---|------------------|--|-----------------|
| | | trees. | | | | | |
| Potential heritage | impact: | The site | e is not located | in a conservation area | a and there ar | e no listed build | ings close by. |
| Site access aspect | s: | | e can be access unville Road. | ed from Forest Road. | The eastern f | elds can also be | accessed |
| Access to public to | ransport: | There a | | ong Gunville Road and | d Forest Road | which are withir | n walking |
| Access to pedestri | ian/ 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 | s/ facilities: | Gunville has access to a number of facilities and services and Newport town centre is accessible by bus | | | | | |
| Access to open sp | aces: | There a | are a number of | f public open space fac | cilities nearby. | | |
| Air quality sensitiv | vities: | None k | znown / | Agricultural land class: | fields are agr | icultural there is the fields that is | a section to |
| Mineral resources | s?: | The site | e is not located | in a mineral or miner | al safeguardin | g area. | |
| Is there a loss to e | employment | ?: | No | | | | |
| Potential constrain | nts to delive | - | t is unclear as t have been raise | o the number of lando | owners, no kn | own covenants (| or legal issues |
| Infrastructure cap | acity aspects | | | adjacent to the settlement boundary or other properties, as such existing utility services will need to be factored in. | | | |
| Potential compati | ibility impact | s: | The site is outsi | de the settlement bou | ındary beyond | the built up are | ea . |
| Brief planning hist | tory: | ľ | No recent planning history. | | | | |
| Overarching policy | y context: | | The site is locat coundary | ite is located outside and not immediately adjacent to the settlement dary | | | |
| Steering group's c | conclusion: | t | that the site is h considered to b | ering group concluded that the site is not suitable. There are concerns a site is highly visible in the wider landscape context. The site is also ered to be too far north and away from both Newport and Gunville and lly too far from services. | | | |
| | | | | | | ☐ Site suital | ble if ticked |
| Stage D - As | sessmen | t - Av | ailability | | | Site availa | able if ticked |
| Availability: | The landow brought for | _ | | ed the site is available | but has not in | dicated when it | might be |
| Put forward for: | The site has | s been p | ut forward for $\{$ | general housing. | | | |
| Conversion?: | Not applica | ble | | | | | |
| Rural exception?: | Not applica | ble | | | | | |
| Stage E - Ass | sessment | t - Ach | nievability | | | | |
| Steering group's c | | | eering group co | ncluded that the site i | s not suitable | and is therefore | not |
| Indicative yield: | 0 | | | | | ☐ Site achiev | able if ticked |

SHLAA Site Assessments - Currently Not Developable 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. Site could be considered for allocation if ticked Site is suitable for BFR if ticked

SHLAA Ref No:

IPS264

☐ Discount

Discount

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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

Discount land.

Stage C - Assessment - Suitability

The site is located outside and not immediately adjacent to the current settlement Proximity to 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 | Assessme | ents · | - Currently N | lot Develop | able | 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 si | te is not located i | n a conservation | area and there | are no lis | sted buildi | ngs close by. |
| Site access aspect | s: | The si | te has access onto | Church Road pa | art of the strate | gic road ı | network. | |
| Access to public t | ransport: | Ventr | us stop is located nor Shanklin Sa 30 minutes Sun | ndown Brading | g Tesco Ryde | | | |
| Access to pedestr | ian/ 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 | s/ facilities: | Shank | din has a wide ran | ge of facilities ar | nd services. | | | |
| Access to open sp | aces: | There | is limited public o | pen space provi | sion nearby | | | |
| Air quality sensitiv | vities: | 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 e | employment? | : | No | | | | | |
| Potential constrai | nts to deliver | y: | There is one land | owner and there | e are no known | covenant | s or legal i | ssues. |
| Infrastructure cap | acity aspects | : | The site is not ad extensions to exi | • | | • | | ties, as such |
| 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 hist | tory: | | No recent plannii | ng history. | | | | |
| Overarching police | y context: | | The site is locate | d outside the set | tlement bound | ary and i | າ the wide | r rural area |
| Steering group's o | 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. | | | | lopes to the | |
| | | | | | | | Site suitak | ole if ticked |
| Stage D - As | sessmen | t - A | vailability | | | ✓ | Site availa | able if ticked |
| Availability: | | _ | ent has confirmed r developed. | the site is availa | ble but has not | indicated | when it n | night be |
| Put forward for: | The site has | been | put forward for ge | eneral housing. | | | | |
| Conversion?: | No | | | | | | | |
| Rural exception?: | No | | | | | | | |
| Stage E - Ass | sessment | : - Ac | hievability | | | | | |
| Steering group's c | onclusions: | The st | teering group con | cluded that as th | e site is not suit | table it is | not achie | vable. |
| Indicative yield: | 0 | | | | | | Site achiev | able if ticked |
| Stage F - Ass | eccment | _ СП | IAA Panel C | omments | | | | |

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

Panel comments:

SHLAA Ref No:

IPS264

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

Discount

Discount

Discount

SHLAA Ref No:

IPS265

Site Area:

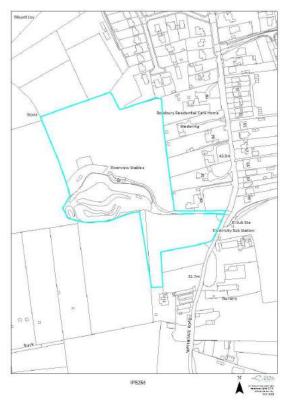
3.55

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 that the northern parcel. These tow parcels are accessed via a narrow single track private lane. The southern parcel of land 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.

Environmental designations A2: 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.

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

The site is not located in an AONB. It is outside the settlement boundary on the Potential landscape impact:

outskirts of the area where the land is rural and more agricultural. Parts of the site are

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 ASSE | essments - Currently Not Developable | SHLAA Ref No: | IPS265 |
|-------------------------|---|-------------------------|------------------|
| Rural exception?: Not | applicable | | |
| Stage E - Assess | ment - Achievability | | |
| Steering group's conclu | sions: The steering group concluded that the site is not su | uitable and therefore n | ot achievable |
| Indicative yield: 0 | | ☐ Site achiev | vable if ticked |
| Stage F - Assessi | ment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclu | sions. | |
| Stage G - SHLAA | Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA ass concluded that the site is currently not developable for the | · | steering group |
| | | Site could be cor | |
| The site is considered: | Currently not developable | anocation in tick | |
| | | ☐ Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS266

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS266

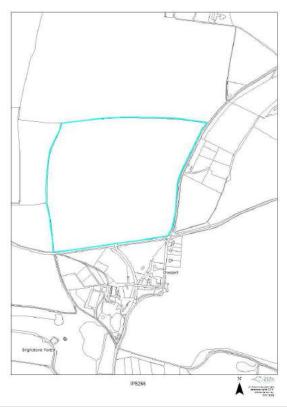
Site Area:

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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Stage C - Assessment - Suitability

The site is located outside the settlement boundary and is located in the wider rural Proximity to settlement:

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.

The site is not located in an environmental designation. There are no tree preservation Potential biodiversity impact:

orders or larger trees within the site

| SHLAA Site | Assessme | ents - Currently N | ot Developable | SHLAA Ref No: | IPS266 | |
|------------------------------------|---|--|--|--------------------------|----------------|--|
| Potential heritage | impact: | The site is not located in a conservation area and there are no listed buildings close by. | | | | |
| Site access aspect | S: | 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 to | ransport: | The near by bus stop is a | tourism stop and not in re | gular service. | | |
| Access to pedestri | ian/ cycle: | 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 | s/ 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 sp | There are no public open space facilities but the site has good access to the coast and countryside | | | e coast and | | |
| Air quality sensitiv | vities: | None known Agr | icultural land class: The cla | assification is Grade 3 | | |
| Mineral resources | 5?: | The site is not located in | a mineral or mineral safeg | uarding area. | | |
| Is there a loss to e | employment? | : No | | | | |
| Potential constraints to delivery: | | y: There is more one | 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 or other properties, as such connections to utility services will need to be factored in. | | | |
| Potential compati | ibility impacts | The site is beyond | the built up area and locat | ed in the wider rural ar | rea. | |
| Brief planning hist | ory: | No apparent plann | ing history. | | | |
| Overarching policy | y context: | The site is located | The site is located outside the settlement boundary and in the wider rural area | | | |
| Steering group's conclusion: | | any nearby settler location being too connected for bus | 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 suital | ole if ticked | |
| Stage D - As | sessment | t - Availability | | ✓ Site availa | able if ticked | |
| Availability: | The site is in | • | a reasonable prospect of one | | | |
| Put forward for: | The site has been put forward mixed development (housing led). | | | | | |
| Conversion?: | Not applicable | | | | | |
| Rural exception?: | : Not applicable | | | | | |
| Stage E Acc | coccmont | A chiovohility | | | | |
| _ | | - Achievability | | مسمئه والمعانية | | |
| Steering group's c | onclusions: | achievable. | uded that the site is not su | itable and is therefore | not | |
| Indicative yield: | 0 | | | ☐ Site achiev | able if ticked | |
| Stage F - Ass | sessment | - SHLAA Panel Co | mments | | | |
| Panel comments: | The SI | HLAA panel agreed with t | he steering group's conclus | sions. | | |

Stage G - SHLAA Conclusion

| SHLAA Site Asse | essments - Currently Not Deve | lopable | SHLAA Ref No: | IPS266 |
|-------------------------|--|---------|---------------------------------------|------------------|
| Final conclusions: | Following the panel discussions and the ov concluded that the site is currently not dev | | • | teering group |
| The site is considered: | Currently not developable | | Site could be con allocation if ticke | |
| | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS269

SHLAA Ref No:

IPS269

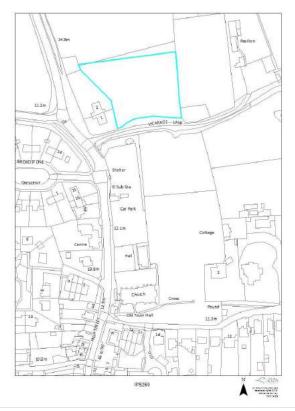
Site Area:

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

Discount

land.

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 Ref No:

IPS269

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

There is a wide access point from the main road (Roborough Lane) which has good Site access aspects:

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

There are network of public rights of way within and adjacent to the town. There are Access to pedestrian/ cycle:

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.

Brading has a number of public open space choices including the Roman Villa and Access to open spaces:

Brading Down

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

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

Is there a loss to employment?: No

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

The site is close to the existing settlement boundary and adjoining properties Infrastructure capacity aspects:

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

~

The site is immediately available and is owned by developers with a reasonable prospect of

Availability: development taking place within 5 years. Once commenced could be achieved within 1 year.

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

Conversion?: Not applicable

Stage D - Assessment - Availability

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| SHLAA Site Asse | ssments - Currently No | ot Developable | SHLAA Ref No: | IPS269 | | | |
|--------------------------|---|----------------------------------|----------------------|----------------|--|--|--|
| Rural exception?: Wou | ld need to be confirmed by owne | er | | | | | |
| Stage E - Assessi | ment - Achievability | | | | | | |
| Steering group's conclus | The steering group concl achievable. | uded that the site is not suitab | ole and is therefore | not | | | |
| Indicative yield: 0 | | | ☐ Site achiev | able if ticked | | | |
| Stage F - Assessr | ment - SHLAA Panel Co | omments | | | | | |
| 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 wan issue. | | | | | | |
| Stage G - SHLAA | Conclusion | | | | | | |
| Final conclusions: | Following the panel discussions concluded that the site is curre | | • | teering group | | | |
| | | | Site could be cor | | | | |
| The site is considered: | Currently not developable | | allocation if ticke | 2 a | | | |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS272

Discount

Discount

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.

Environmental designations A2: 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 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

SHLAA Ref No:

IPS272

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 Agricultural land class: 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?:

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.

| Γ | Site | cuita | hla | if tic | ادمم |
|---|------|----------|---------|--------|-----------------------------|
| | 2116 | י אווווא | I) I ← | | $K \boldsymbol{\vdash} C$ |

SHLAA Ref No:

PS272

| Stage D - Assessment - A | vailal | oilitv |
|--------------------------|--------|--------|
|--------------------------|--------|--------|

✓

Site available if ticked

 $\ \square$ Site is suitable for BFR if ticked

| Availability: | The landowner/agent has confirm brought forward or developed | ed the site is available but has not | indicated when it might be | | | | | | | |
|---------------------|--|---|---|--|--|--|--|--|--|--|
| Put forward for: | The site has been put forward for | general housing. | | | | | | | | |
| Conversion?: | Not applicable | pplicable | | | | | | | | |
| Rural exception?: | Not applicable | | | | | | | | | |
| Stage E - Ass | essment - Achievability | | | | | | | | | |
| Steering group's c | onclusions: The steering group co | oncluded that the site is not suitab | le and therefore not achievable. | | | | | | | |
| Indicative yield: | 0 | | ☐ Site achievable if ticked | | | | | | | |
| Stage F - Ass | essment - SHLAA Panel | Comments | | | | | | | | |
| Panel comments: | The SHLAA panel agreed wi | th the steering group's conclusions | S. | | | | | | | |
| Stage G - SH | LAA Conclusion | | | | | | | | | |
| Final conclusions: | - | ions and the overall SHLAA assessr urrently not developable for the pu | | | | | | | | |
| The site is conside | red: Currently not developable | | Site could be considered for allocation if ticked | | | | | | | |
| | , | | | | | | | | | |

SHLAA Ref No:

IPS273

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS273

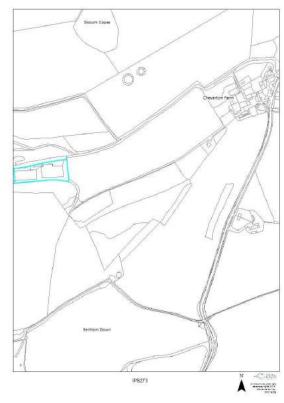
Site Area:

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.

Environmental designations A2:

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.

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside the settlement boundary and is located in the wider rural

area.

The site has two large buildings and an area of car parking

It is brownfield/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.

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 | Assessm | ents - | Currently N | lot Developab | le | SHLAA Ref No: | IPS273 | |
|----------------------------------|------------------------|----------|---------------------------------------|---|-----------------|--|----------------------------------|--|
| | | no tree | es on the site but | relevant tree survey | s are likely to | be required. | | |
| Potential heritage | impact: | The site | e is not located i | n a conservation area | and there a | re no listed build | ings close by. | |
| Site access aspect | s: | The site | e is accessed by t | the main quarry road. | | | | |
| Access to public tr | ransport: | Brighst | • | over 800m away, thi er Bay Freshwater journeys | | | | |
| Access to pedestri | ian/ cycle: | | are no public right from footpaths | nts of way or cycle lin | ks close by a | nd the immediat | e roads do not | |
| Access to services | / facilities: | There a | are a number of | services in Shorwell b | out these are | some distance a | way from the | |
| Access to open sp | aces: | There a | are no public ope | en space facilities clos | e. | | | |
| Air quality sensitiv | vities: | None k | nown Ag | gricultural land class: | The classific | ation is Grade 4 | | |
| Mineral resources | i?: | | | ed within a mineral sa uld the site be consid | 0 | | ed to be | |
| Is there a loss to e | mployment | ?: | No, though the s | ite are building relati | ng to quarry | works that are co | urrently active. | |
| Potential constrain | nts to delive | ŀ | | the number of lando I. The site is part of a ay be required. | | | _ | |
| Infrastructure cap | acity aspects | s: | The site has som | e utilities but may red | quire extensi | ons to be factore | d in. | |
| Potential compatibility impacts: | | | | d in the wider rural ar ities, the site is also b | | | | |
| Brief planning hist | ory: | ľ | No recent plannii | ng history. | | | | |
| Overarching policy | y context: | ٦ | The site is locate | d outside the settlem | ent boundar | y and in the wide | er rural area | |
| Steering group's c | onclusion: | f | rom services and | up concluded that the d facilities, is not near bus services increasi | r other devel | opment and is no to travel by car. | ot well located Compatibility | |
| | | | | | | ☐ Site suita✓ | ble if ticked | |
| Stage D - As | sessmen | it - Av | ailability | | | Site avail | able if ticked | |
| Availability: | The landow brought for | | | the site is available l | out has not in | ndicated when it | might be | |
| Put forward for: | The site has | s been p | ut forward for ge | neral housing. | | | | |
| Conversion?: | Not applica | able | | | | | | |
| Rural exception?: | Not applica | ble | | | | | | |
| Stage E - Ass | sessment | t - Ach | nievability | | | | | |
| Steering group's c | | | ering group con | cluded that the site is | not suitable | and is therefore | not | |
| Indicative yield: | 0 | | | | | ☐ Site achiev | able if ticked | |
| Stage F - Ass | essment | t - SHL | .AA Panel C | omments | | | | |

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

Panel comments:

SHLAA Ref No:

IPS273

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

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, 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

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Discount

☐ Discount

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 guarry roads.

| SHLAA Site A | Assessme | ents - | Currentl | y Not De | velopable | SHLA | AA Ref No: | IPS274 | |
|----------------------------------|----------------|----------|---|-------------------------------|--|----------------------------------|------------------------------|-----------------------|--|
| Access to public tr | ansport: | There | is no bus stop | o close to the | site | | | | |
| Access to pedestri | an/ cycle: | | are no public t from footpa | | s of way or cycle links close by and the immediate roads do not | | | | |
| Access to services, | / facilities: | | e is not well cling can be r | | rvices facilities o | r well-placed | so that the | use of walking | |
| Access to open spa | aces: | There | are no public | open space f | facilities close. | | | | |
| Air quality sensitiv | ities: | None l | known | Agricultura | l land class: The | classification | is Grade 4 | | |
| Mineral resources | ?: | | | | arry and is allocated in the same is allocated and is all | | | Strategy | |
| s there a loss to e | mployment? | ?: | No, though t | he site is a qu | ıarry | | | | |
| otential constrair | nts to deliver | , | | | ber of landowne e has been quarr | | | - | |
| nfrastructure capacity aspects: | | | | services to the factored in | he site as such p า. | rovision of ap | propriate in | frastructure | |
| 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 hist | ory: | | No recent pla | nning history | /. | | | | |
| Overarching policy | context: | | The site is loc | cated outside | the settlement | boundary and | d in the wide | er rural area | |
| Steering group's conclusion: | | | isolated, too | remote from ell located or | ded that the site services and fac connected for b | cilities, is not us services ind | near other d creasing the | evelopment need to | |
| | | | | | | | | ble if ticked | |
| Stage D - Ass | sessmen | t - Av | ailability | | | ✓ | Site availa | able if ticked | |
| Availability: | | | ent has confir developed. | med the site | is available but h | nas not indica | ted when it | might be | |
| Put forward for: | The site has | s been p | ut forward fo | or general ho | using. | | | | |
| Conversion?: | Not applica | ble | | | | | | | |
| Rural exception?: | Not applica | ble | | | | | | | |
| Stage E - Ass | essment | t - Acl | nievabilit | :y | | | | | |
| Steering group's co | onclusions: | The sto | | concluded th | at the site is not | suitable and | is therefore | not | |
| ndicative yield: | 0 | | | | | | Site achiev | able if ticked | |
| Stage F - Ass | essment | : - SHI | LAA Pane | el Comme | ents | | | | |
| Panel comments: | The S | SHLAA p | anel agreed v | with the steer | ring group's cond | clusions | | | |
| Stage G - SH | I AA Con | clusic | n | | | | | | |

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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.

Final conclusions:

| SHLAA Site Asse | essments - Currently Not Developabl | е | SHLAA Ref No: | IPS274 |
|-------------------------|-------------------------------------|---|--|---------------|
| The site is considered: | Currently not developable | | Site could be consallocation if ticked | |
| | | | Site is suitable for | BFR if ticked |

SHLAA Ref No:

IPS275

SHLAA Ref No:

IPS275

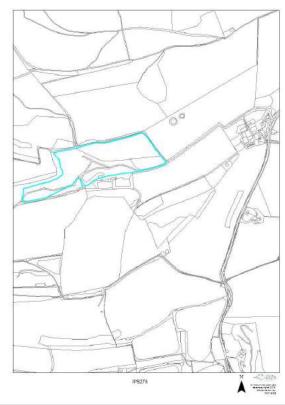
Site Area:

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.

Environmental designations A2: 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

Discount

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.

The site is greenfield and there are no buildings of 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 | Assessmo | ents - | Current | ly Not Developable | SHLAA Ref No: | IPS275 | |
|------------------------------------|----------------|--------------|---|--|---|----------------|--|
| Access to public to | ransport: | Brighs | tone Fresh | op is over 800m away, this is r water Bay Freshwater Totla ys 4 journeys | | | |
| Access to pedestr | ian/ cycle: | | are no publicit from footp | c rights of way or cycle links cloaths. | ose by and the immediate | roads do not | |
| Access to services | s/ facilities: | There site | are a numbe | er of services in Shorwell but th | nese are some distance av | vay from the | |
| Access to open sp | aces: | There | are no public | open space facilities close. | | | |
| Air quality sensitiv | vities: | None | known | Agricultural land class: The | classification is Grade 4 | | |
| Mineral resources | s?: | | | n active chalk quarry and is all d to be considered further sho | | | |
| Is there a loss to e | employment? | ?: | No, though t | the site is an active chalk quar | ry | | |
| Potential constraints to delivery: | | r y : | | as to the number of landowne aised. The site has been quarr | | - | |
| 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: | | s: | 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 hist | tory: | | No recent pla | anning history. | | | |
| Overarching police | y context: | | The site is lo | cated outside the settlement I | boundary and in the wide | r rural area | |
| Steering group's conclusion: | | | from service | group concluded that the site s and facilities, is not near oth d for bus services increasing th | er development and is no ne need to travel by car. | | |
| Stage D - As | sessmen | t - A۱ | ailability | 1 | Site availa | ble if ticked | |
| Availability: | | | ent has confir developed. | rmed the site is available but h | nas not indicated when it i | might be | |
| Put forward for: | The site has | s been ¡ | out forward f | or general housing. | | | |
| Conversion?: | Not applica | ble | | | | | |
| Rural exception?: | Not applica | ble | | | | | |
| Stage E - Ass | sessment | t - Ac | hievabili | ty | | | |
| Steering group's c | conclusions: | The st | | concluded that the site is not | suitable and is therefore | not | |
| Indicative yield: | 0 | | | | ☐ Site achiev | able if ticked | |
| _ | | : - SH | LAA Pane | el Comments | | | |
| Panel comments: | The S | SHLAA p | anel agreed | with the steering group's conc | lusions. | | |
| Stage G - SH | LAA Con | clusio | on | | | | |

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Following the panel discussions and the overall SHLAA assessment process the steering group

Final conclusions:

| SHLAA SITE ASSE | essments - Currently Not Developa | ibie | SHLAA Ref No: | IPS275 |
|-------------------------|---|-------------------|---------------------------------------|------------------|
| | concluded that the site is currently not developa | urposes of SHLAA. | | |
| The site is considered: | Currently not developable | | Site could be con allocation if ticke | |
| | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS276

SHLAA Ref No:

IPS276

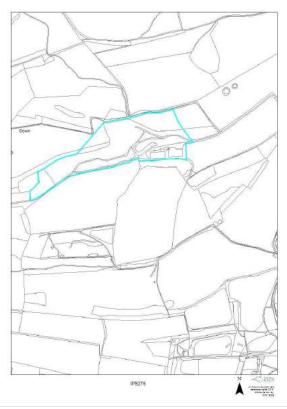
Site Area:

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.

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

Flood zones/agricultural class/size:

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

land

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside the settlement boundary and is located in the wider rural

area.

The site has two large buildings and an area of car parking

It is brownfield/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.

| SHLAA Site | Assessmo | ents - | - Currently N | Not Developable | SHLAA Ref No: | IPS276 | | | | |
|----------------------------------|----------------|--|--|---|-------------------------|----------------|--|--|--|--|
| Potential biodiver | sity impact: | | | e south is located within an a t relevant tree surveys are like | | er. There are | | | | |
| Potential heritage | impact: | The site is not located in a conservation area and there are no listed buildings close by. | | | | | | | | |
| Site access aspect | s: | The si | te is accessed by | the quarry roads | | | | | | |
| Access to public to | ransport: | Brighs | | over 800m away, this is rout er Bay Freshwater Totland journeys | • , | | | | | |
| Access to pedestri | ian/ cycle: | | are no public right it from footpaths | nts of way or cycle links close | by and the immediate | e roads do not | | | | |
| Access to services | / facilities: | There site | are a number of | services in Shorwell but these | e are some distance av | way from the | | | | |
| Access to open sp | aces: | There | are no public ope | en space facilities close. | | | | | | |
| Air quality sensitiv | vities: | None | known A | gricultural land class: The clas | ssification is Grade 4 | | | | | |
| Mineral resources | 5?: | | | ed within a mineral safeguard uld the site be considered ap | • | d to be | | | | |
| Is there a loss to e | employment? |): | No, though the s | site is a quarry | | | | | | |
| Potential constrai | nts to deliver | ry: | | the number of landowners, d. The site has been quarried, | | - | | | | |
| 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: | | s: | 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 hist | ory: | | No recent planni | ng history. | | | | | | |
| Overarching policy | y context: | | The site is locate | d outside the settlement bou | indary and in the wide | r rural area | | | | |
| Steering group's c | onclusion: | | 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 suitab | ole if ticked | | | | |
| Stage D - As | sessmen | t - Av | ailability | | ✓ Site availa | ble if ticked | | | | |
| Availability: | | _ | ent has confirmed r developed. | d the site is available but has | not indicated when it r | might be | | | | |
| Put forward for: | The site has | been | put forward for ge | eneral housing. | | | | | | |
| Conversion?: | Not applica | ble | | | | | | | | |
| Rural exception?: | Not applica | ble | | | | | | | | |
| Stage E - Ass | sessment | - Δς | hievahility | | | | | | | |
| Steering group's c | | | eering group con | cluded that the site is not sui | table and is therefore | not | | | | |
| Indicative yield: | 0 | | | | ☐ Site achiev | able if ticked | | | | |

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable Panel comments: The SHLAA panel agreed with the steering group's conclusions. Stage G - SHLAA Conclusion 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

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS278

☐ Discount

Discount

SHLAA Ref No:

IPS278

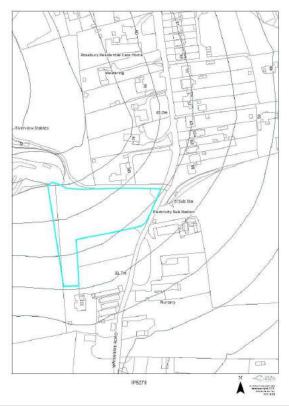
Site Area:

0.6

Site Address:

Land adjacent 80 Watergate 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.

Environmental designations A2: 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

Discount land.

Stage C - Assessment - Suitability

The site is located outside but immediately adjacent to the current settlement Proximity to 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 | Assessme | ents - | Currently N | lot Developa | able | SHLAA Ref No: | IPS278 | | |
|----------------------------------|--|----------|--|--|-------------------|---------------------|----------------|--|--|
| Site access aspect | 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 to | ransport: | The nea | rest bus stop is | at some distance | from the site. | | | | |
| Access to pedestri | ian/ cycle: | | | of way to the north, and there are wider cycle routes in the area. | | | | | |
| Access to services | / facilities: | Newpo | rt has a full rang | e of services and f | acilities. | | | | |
| Access to open sp | aces: | Newpor | t has a range of | public open space | e provisions | | | | |
| Air quality sensitiv | vities: | None kr | nown Ag | gricultural land cla | ss: The classific | ation is Grade urb | oan | | |
| Mineral resources | i?: | The site | is not located in | n a mineral or min | eral safeguardi | ing area. | | | |
| Is there a loss to e | mployment? | : N | lo | | | | | | |
| Potential constrain | nts to deliver | y: T | here is one land | owner and there | are no known c | ovenants or legal | issues. | | |
| Infrastructure capacity aspects: | | U | | o other propertie at extensions to ex | | | | | |
| Potential compatibility impacts: | | e | 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: | | N | o recent plannir | ng history. | | | | | |
| Overarching policy | y context: | Т | he site is located | d outside but imm | ediately adjace | ent to the settleme | ent boundary | | |
| | | S | ettlement bound | ip concluded that dary and too far o oncern over lands | ut with poor ar | nd narrow approac | ch roads. | | |
| | | | | | | ☐ Site suital | ole if ticked | | |
| Stage D - As | sessmen | t - Ava | ailability | | | ✓ Site availa | able if ticked | | |
| Availability: | | | • | ned by developers | | | 2 years. | | |
| Put forward for: | The site has | been pu | it forward for ge | neral housing. | | | | | |
| Conversion?: | Not applica | ble | | | | | | | |
| Rural exception?: | Not applical | ble | | | | | | | |
| Stage E - Ass | sessment | : - Ach | ievability | | | | | | |
| Steering group's c | onclusions: | The ste | ering group cond | cluded that the sit | e is not suitable | e and therefore no | ot achievable. | | |
| Indicative yield: | 0 | | | | | ☐ Site achiev | able if ticked | | |
| Stage F - Ass | essment | - SHL | AA Panel C | omments | | | | | |
| Panel comments: | | | _ | the steering group e has poor access | | _ | _ | | |
| o. o o | | | | | | | | | |

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.

| SHLAA Site Asse | essments - Currently Not Developable | SHLAA Ref No: | IPS278 |
|-------------------------|--------------------------------------|---|---------------|
| The site is considered: | Currently not developable | Site could be cons allocation if ticked | |
| | | Site is suitable for | BFR if ticked |

SHLAA Ref No:

IPS280

SHLAA Ref No:

IPS280

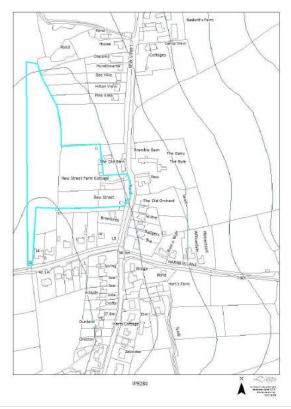
Site Area:

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

Discount

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

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.

SHLAA Ref No:

IPS280

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: 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?: 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.

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

~

Stage D - Assessment - Availability

Steering group's conclusion:

Site available if ticked

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 | Assessn | nents - Currently Not D | evelopable | SHLAA Ref No: | IPS280 |
|---------------------|------------|-------------------------------------|------------------------------|--|------------------|
| Conversion?: | Not appli | cable | | | |
| Rural exception?: | This woul | d need to be determined | | | |
| Stage E - Ass | sessme | nt - Achievability | | | |
| Steering group's c | onclusions | : The steering group concluded | that as the site is not suit | able it is not achie | evable. |
| Indicative yield: | 0 | | | ☐ Site achiev | vable if ticked |
| Stage F - Ass | sessmer | nt - SHLAA Panel Comm | ents | | |
| Panel comments: | The | SHLAA panel agreed with the ste | ering group's conclusions | 5. | |
| Stage G - SH | LAA Co | nclusion | | | |
| Final conclusions: | | lowing the panel discussions and to | | • | teering group |
| The site is conside | ered: Cur | rently not developable | | Site could be cor allocation if ticke | |
| | | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS282

SHLAA Ref No:

IPS282

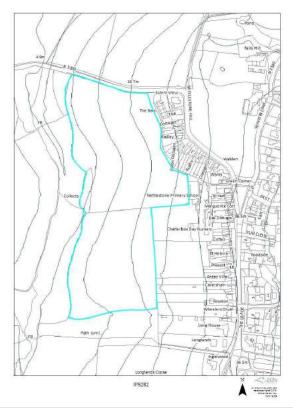
Site Area:

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.

Environmental designations A2: 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

Discount

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. The site can be accessed from Nettlestone Hill. Site access aspects: There are bus stops close to the site. There are a number of buses that serve the wider Access to public transport: 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 There are network of public rights of way within and adjacent to the village. There are Access to pedestrian/ cycle: 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 There is limited public open space provision nearby Access to open spaces: Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known 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 There is one landowner and there are no known covenants or legal issues. Potential constraints to delivery: 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. The site is set behind but close to existing residential, no compatibility issues are Potential compatibility impacts: 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 outs 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.

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

Conversion?:

Rural exception?: No

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: IPS282 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

Site could be considered for

Site is suitable for BFR if ticked

allocation if ticked

currently not developable for the purposes of SHLAA

Currently not developable

The site is considered:

SHLAA Ref No:

IPS284

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS284

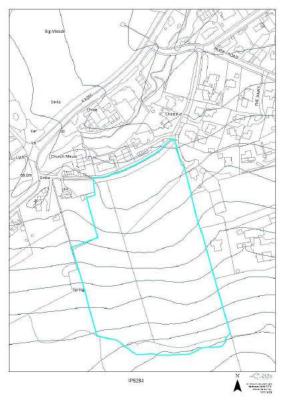
Site Area:

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.

Environmental designations A2: 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.

Stage C - Assessment - Suitability

Potential landscape impact:

The site is located outside but immediately adjacent to the current settlement Proximity to settlement:

boundary which is along the north boundary.

It is brownfield/greenfield: The site is greenfield. There is a metal container within the site.

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 SILE | Assessmo | ients - Currently Not Developable SHLAA Ref No: IPS284 | | | | | |
|----------------------|----------------|--|--|--|--|--|--|
| Potential biodiver | rsity 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 | e impact: | The site is not located in a conservation area and there are no listed buildings close by | | | | | |
| Site access aspect | ts: | The site is currently accessed off a public right of way. | | | | | |
| Access to public t | ransport: | 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 pedestr | ian/ 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 | s/ facilities: | Shanklin has a wide range of facilities and services. | | | | | |
| Access to open sp | paces: | There is limited public open space provision nearby but the public rights of way join the coastal footpath. | | | | | |
| Air quality sensiti | vities: | None known Agricultural land class: The east of the site is urban and the western half is Grade 3 | | | | | |
| Mineral resource | s?: | 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 e | employment? | ?: No | | | | | |
| Potential constrai | ints to delive | There is one landowner and there are no known covenants or legal issues. | | | | | |
| Infrastructure cap | pacity aspects | The site is immediately adjacent to other properties which appear to benefit from connections to utility services | | | | | |
| Potential compat | ibility impact | The site is close to existing residential, no compatibility issues are envisaged. | | | | | |
| Brief planning his | tory: | Approved planning history relates to solar photovoltaic | | | | | |
| Overarching polic | y context: | The site is located outside but immediately adjacent to the settlement boundary | | | | | |
| Steering group's o | 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 | | | | | |
| Stage D - As | sessmen | nt - Availability Site available if ticked | | | | | |
| Availability: | | vner/agent has confirmed the site is available but has not indicated when it might be rward or developed. | | | | | |
| Put forward for: | The site has | as been put forward for general housing | | | | | |
| Conversion?: | No | | | | | | |
| Rural exception?: | No | | | | | | |
| Stage F - As | sessment | t - Achievability | | | | | |
| Steering group's of | | - | | | | | |
| Indicative yield: | 0 | | | | | | |
| arcative yield. | U | Site achievable if ticked | | | | | |

Stage F - Assessment - SHLAA Panel Comments

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 concluded that the site is currently r | | | | |
|-------------------------|--|---|--|--|--|
| The site is considered: | Currently not developable | Site could be considered for allocation if ticked | | | |
| | | Site is suitable for RER if ticked | | | |

SHLAA Ref No:

IPS287

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.

Environmental designations A2: 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

☐ Discount

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 or 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 | Assessme | ents · | - Currentl | ly Not Dev | velopable | 2 | SHLAA Ref No | 0: | IPS287 |
|------------------------------------|--|----------------|----------------------------------|-------------------------------|--|-----------------------------------|-------------------------------------|-------------|---------------|
| Site access aspect | S: | | | essed from Pa whether ther | | | point it becom ccess issues. | es an | unmade |
| Access to public to | e. Running fr | - | Fairlee/Stap | lers Wo | e 9, this is the Notton Binste y 15 minutes | | • | | |
| Access to pedestri | Compare the compared to the co | | | | | in and ad | jacent to the v | illage. | There are |
| Access to services | vices/ facilities: Wootton has access to rural service centre | | | | of services a | nd faciliti | es associated v | vith it | being a |
| Access to open sp | aces: | | | | | | o the south eas ound is further | | |
| Air quality sensitiv | vities: | None | known. | Agricultural | land class: TI | he classifi | cation is Grade | e 3 | |
| Mineral resources | 5?: | | | cated within a should the sit | | | area. This will priate. | need | to be |
| Is there a loss to e | mployment? | : | Unclear | | | | | | |
| Potential constraints to delivery: | | | as to the numb access issues. | ber of landow | ners. It is | not clear whe | ther th | nere would | |
| Infrastructure capacity aspects: | | | - | | | ary or other probe be factored in | • | es, as such | |
| Potential compatibility impacts: | | s: | The site is ou | itside the settl | lement bound | lary beyo | nd the built up | area. | |
| Brief planning hist | ory: | | No recent pla | anning history | · | | | | |
| Overarching policy | y context: | | The site is loo | cated outside | the settlemer | nt bounda | ary. | | |
| Steering group's c | onclusion: | | | - | | | suitable. It is l lopment too fa | | |
| | | | | | | | _ | uitable | e if ticked |
| Stage D - As | sessmen | t - Av | vailability | | | | Site a | vailab | le if ticked |
| Availability: | | | ent has confir r developed. | med the site i | is available bu | ıt has not | indicated whe | n it m | ight be |
| Put forward for: | The site has | been | put forward fo | or general hoι | using. | | | | |
| Conversion?: | This would | need to | o be determin | ned | | | | | |
| Rural exception?: | This would i | need to | be determin | ed | | | | | |
| Stage E - Ass | sessment | : - A c | hievabilit | ty | | | | | |
| Steering group's c | | | | • | at the site is n | ot suitab | le and therefor | re not | achievable. |
| Indicative yield: | 0 | | | | | | ☐ Site ac | hieval | ole if ticked |
| Stage F - Ass | essment | - SH | LAA Pane | el Comme | nts | | Site de | | cioned |
| Panel comments: | | | | with the steer | | nclusions | 5. | | |
| C+ C () | 1000 | اد د دا | - | | , | | | | |

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

| SHLAA Site Asse | essments - Currently Not Developable | 9 | SHLAA Ref No: | IPS287 |
|-------------------------|--------------------------------------|---|---|---------------|
| The site is considered: | Currently not developable | | Site could be cons allocation if ticked | |
| | | | Site is suitable for | BFR if ticked |

SHLAA Ref No:

IPS289

SHLAA Ref No:

IPS289

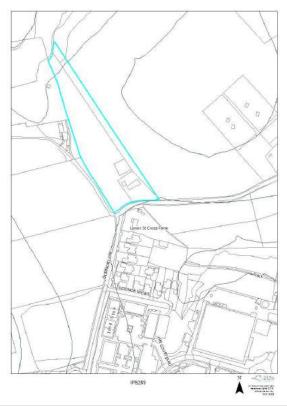
Site Area:

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.

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

Flood zones/agricultural class/size:

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

land.

Discount

☐ Discount

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 | Assessmo | ents - C | Currently | y Not Developab | ole SHLA | A Ref No: | IPS289 | | |
|----------------------|----------------|--|--|--|-----------------------|---------------|-----------------|--|--|
| Potential biodiver | rsity 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 | e impact: | The site | The site is not located in a conservation area and there are no listed buildings close by. | | | | | | |
| Site access aspect | CS: | 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 the cycle and footpath into Newport and Cowes. | | | | | _ | | |
| Access to public t | ransport: | | is not close nent area. | to nearby bus stops but | t these are located | within the | nearby | | |
| Access to pedestr | ian/ cycle: | The mair | n Cowes to | Newport cycle and publ | ic right of way is lo | cated to th | e east. | | |
| Access to services | s/ facilities: | | t has access he south | to a full range of service | es and facilities. Tl | nere is an e | mployment | | |
| Access to open sp | paces: | The wide | er area has a | access to public open sp | ace provisions. | | | | |
| Air quality sensitiv | vities: | None kn | own | Agricultural land class: | The classification | is Grade 3 | | | |
| Mineral resources | s?: | The site | is not locate | ed in a mineral or miner | al safeguarding are | ea. | | | |
| Is there a loss to e | emplovment? | ?: No | 0 | | | | | | |
| Potential constrai | | | | andowner and there are | e no known covena | ants or legal | issues. | | |
| Infrastructure cap | | | | ome existing utilities. | | | | | |
| Potential compat | ibility impact | | ne site is loc gricultural. | ated on the outskirts of | the area where th | e area is mo | ore rural and | | |
| Brief planning his | tory: | ve | hicular acce | oposed construction of ess, land adjacent to Bar pproval 23 February 201 | nk Cottage, Dodnoi | r Lane, New | port, | | |
| Overarching polic | y context: | | | ated outside but immed ch is along the west bou | | the current | settlement | | |
| Steering group's o | conclusion: | th re | e location, o sidential de | group concluded the site concluding the site is too velopment. Further cor g may be acceptable. | o far out for furthe | er and increa | ased | | |
| | | | 0 | <u> </u> | | Site suita | ble if ticked | | |
| Stage D - As | sessmen | t - Ava | ilabilitv | | ✓ | Site avail | able if ticked | | |
| Availability: | | ner/agent | t has confirr | ned the site is available | but has not indica | ted when it | might be | | |
| Put forward for: | The site has | s been put | t forward fo | r general housing | | | | | |
| Conversion?: | This would | This would need to be determined | | | | | | | |
| Rural exception?: | No | | | | | | | | |
| Stage E - Ass | sassmant | t _ Achi | evahili+ | | | | | | |
| Steering group's of | | | | y concluded that as the sit | te is not suitable it | is not achie | vable. | | |
| | | 3100 | 6 6. 040 | | | 1 | | | |
| Indicative yield: | 0 | | | | | Cito achier | vable if ticked | | |

Stage F - Assessment - SHLAA Panel Comments

| SHLAA Site Asse | essments - 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 ass concluded that the site is currently not developable for the | • | teering group | | | | |
| Γhe site is considered: | Currently not developable | Site could be con allocation if ticke | | | | | |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS292

Discount

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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.

Environmental designations A2: The site is not located within any environmental designations

including heritage coast, historic park or garden, open space

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.

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 | Assessme | ents - Currently Not Developable SHLAA Ref No: IPS293 | 2 | | | | | |
|----------------------|-----------------|---|--|--|--|--|--|--|
| Potential heritage | impact: | The site is not located in a conservation area and there are no listed buildings clos | e by. | | | | | |
| Site access aspect | s: | It is unclear whether there is vehicular access to the site. It can currently be access by footpath via Berry Hill. The site does however, form part of a larger site IPS303 has access via a mini roundabout off the A3056. | | | | | | |
| Access to public to | ransport: | Sandown is well served by public transport including Southern Vectis routes, 2, 3 a | and 8. | | | | | |
| Access to pedestr | ian/ 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 Newpo | rt | | | | | |
| Access to services | s/ facilities: | The site is in the settlement boundary of Sandown where there are a range of serand facilities. | vices | | | | | |
| Access to open sp | aces: | There are a number of public open space facilities nearby. | | | | | | |
| Air quality sensitiv | /ities: | None known Agricultural land class: The classification is Grade 4 | | | | | | |
| Mineral resources | s?: | The top north section of the site is located within a mineral safeguarding area. The need to be considered further should the site be considered appropriate. | is will | | | | | |
| Is there a loss to e | employment? | P: No | | | | | | |
| Potential constrai | nts to deliver | submitted form. The site forms part of a larger submitted site IPS303. It is | 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 cap | acity aspects | The site is not adjacent to the settlement boundary or other properties, as extensions to existing utility services will need to be factored in. | 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 compat | ibility impacts | The site is close to existing residential, no compatibility issues are envisaged | | | | | | |
| Brief planning hist | tory: | No apparent planning history. | | | | | | |
| Overarching policy | y context: | The site is located outside the settlement boundary. | | | | | | |
| Steering group's o | conclusion: | The steering group concluded that the site is not suitable. There are a num concerns including how it can be accessed, the amount of developable area following ecology aspects and the watercourse area, as well as delivery given numbers of owners. Furthermore, given the location it is not considered suin isolation. | en the | | | | | |
| | | ☐ Site suitable if tick | ced | | | | | |
| Stage D - As | sessmen | t - Availability Site available if tio | cked | | | | | |
| Availability: | The proform | na sets out that the site has a reasonable prospect of coming forward in the next 5 | years. | | | | | |
| Put forward for: | The site has | s been put forward for general housing. | | | | | | |
| Conversion?: | No | | | | | | | |
| Rural exception?: | No | | | | | | | |
| Stage E - Ass | sessment | t - Achievability | | | | | | |
| Steering group's c | | The steering group concluded that the site is not suitable and is therefore not achievable. | | | | | | |
| Indicative yield: | 0 | ☐ Site achievable if t | icked | | | | | |
| Stage F - Acc | eccment | - SHI ΔΔ Panel Comments | | | | | | |

Stage G - SHLAA Conclusion

Panel comments:

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

| SHLAA Site Asse | essments - Currently Not Deve | elopable | SHLAA Ref No: | IPS292 |
|-------------------------|---|----------|--|-----------------|
| Final conclusions: | Following the panel discussions and the o concluded that the site is currently not de | | • | eering group |
| The site is considered: | Currently not developable | | Site could be consallocation if ticked | |
| | | | Site is suitable for | r BFR if ticked |

SHLAA Ref No:

IPS294

Discount

Discount

☐ Discount

SHLAA Ref No:

IPS294

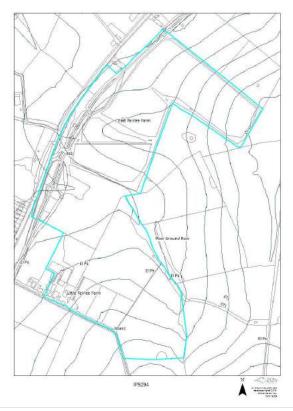
Site Area:

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.

Environmental designations A2: 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

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

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: **IPS294** 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. There is access to Fairlee Road which is along the strategic road network. Site access aspects: 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 There is a green corridor running through the site. Newport has a range of open space Access to open spaces: facilities but these are not likely to be in walking distance. Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known 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 It is unclear as to the number of landowners, no known covenants or legal issues Potential constraints to delivery: 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) The site is located outside the settlement boundary. Overarching policy context:

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.

Stage D - Assessment - Availability

Site suitable if ticked

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: The site has been put forward for general housing.

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

| SHLAA Site As | The SHLAA panel agreed with the steering group's conadditional comments: Premature in respect of this ple potentially work to move in this direction. Potential conclusions: Following the panel discussions and the overall SHLAA concluded that the site is currently not developable for | le SHLAA Ref N | | IPS294 | | |
|-----------------------|--|--------------------------|------------------------|---------------|----------------------|-----------------|
| Steering group's con | clusions: | The steering group concl | uded that as the site | e is not suit | able it is not achie | vable |
| Indicative yield: | 0 | | | | ☐ Site achiev | able if ticked |
| Stage F - Asse | ssment | : - SHLAA Panel Co | mments | | | |
| Panel comments: | addit | ional comments: Premati | ure in respect of this | plan, if ad | jacent site is devel | |
| Stage G - SHL | AA Con | clusion | | | | |
| Final conclusions: | | • | | | | teering group |
| | | | | | Site could be con | |
| The site is considere | d: Curre | ently not developable | elopable | | | |
| | | | | | Site is suitable fo | r BFR if ticked |

SHLAA Ref No:

IPS296

☐ Discount

Discount

Discount

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.

Environmental designations A2: 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.

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 SILE | Assessm | ents - Currently Not Developable SHLAA Ref No: IPS296 | | | | | | |
|----------------------------------|----------------|---|--|--|--|--|--|--|
| Potential heritage | e impact: | The site is not located in a conservation area and there are no listed buildings close | by. | | | | | |
| Site access aspect | is: | The access is narrow and from Packsfield Lane which is also very narrow at points. | from Packsfield Lane which is also very narrow at points. | | | | | |
| Access to public t | ransport: | There is a bus stop within walking distance to the main road. This is Route 9 - Newpor Fairlee/Staplers Wootton Binstead Ryde and runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes | | | | | | |
| Access to pedestr | ian/ cycle: | There are network of public rights of way within and adjacent to the area. There is a dedicated cycle paths in close proximity. | also | | | | | |
| Access to services | s/ facilities: | Wootton has a number of local facilities in line with it being classified as a rural servicentre | vice | | | | | |
| Access to open sp | oaces: | There is limited public open space provision nearby but good links to the wider countryside | | | | | | |
| Air quality sensitiv | vities: | No Agricultural land class: The classification is Grade 3 | | | | | | |
| Mineral resources | s?: | The site is not located in a mineral or mineral safeguarding area | | | | | | |
| Is there a loss to e | employment | P: No | | | | | | |
| Potential constrai | nts to delive | 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 immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services. | | | | | |
| Potential compat | ibility impact | | envisaged, the site is on the edge of the area where the context of the area is | | | | | |
| Brief planning hist | tory: | No recent planning history. | | | | | | |
| Overarching police | y context: | The site is located outside but immediately adjacent to the current settlemen boundary | The site is located outside but immediately adjacent to the current settlement boundary | | | | | |
| Steering group's o | conclusion: | The steering group concluded that the site is not suitable. There are significal 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 importance view point and setting of the historic steam railway. | | | | | | |
| | | ☐ Site suitable if ticke | ed | | | | | |
| Stage D - As | sessmen | t - Availability Site available if tick | ced | | | | | |
| Availability: | | mer/agent has confirmed the site is available but has not indicated when it might be ward or developed. | | | | | | |
| Put forward for: | The site ha | s been put forward for general housing | | | | | | |
| Conversion?: | No | | | | | | | |
| Rural exception?: | No | | | | | | | |
| Stage E - Ass | sessmen | t - Achievability | | | | | | |
| Steering group's c | | The steering group concluded that as the site is not suitable it is not achievable. | | | | | | |
| Indicative yield: | 0 | ☐ Site achievable if tic | skod | | | | | |
| · | | t - SHLAA Panel Comments | REU | | | | | |
| | | | | | | | | |

Stage G - SHLAA Conclusion

Panel comments:

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

| SHLAA Site Asse | essments - Currently Not Deve | elopable | SHLAA Ref No: | IPS296 |
|-------------------------|---|----------|--|------------------|
| Final conclusions: | Following the panel discussions and the concluded that the site is currently not do | | • | teering group |
| The site is considered: | Currently not developable | | Site could be cor allocation if ticke | |
| | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS299

Discount

Discount

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.

Environmental designations A2: 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

☐ Discount land.

Stage C - Assessment - Suitability

Potential landscape impact:

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.

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

The site is not well related to services facilities Access to services/ facilities:

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

countryside via the network of public rights of way.

Agricultural land class: The classification is Grade 4 with a part to Air quality sensitivities: None known

the south east that is Grade 3.

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

No Is there a loss to employment?:

There is more one landowner but there are no known covenants or legal issues

Potential constraints to delivery: 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:

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:

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

V

Site available if ticked

Stage D - Assessment - Availability

The landowner/agent has confirmed the site is available but has not indicated when it might be

brought forward or developed.

This would need to be clarified. Put forward for:

Conversion?:

Availability:

No

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

| | | _ | _ | | _ | | | | |
|------------------------|--|--|---|---|---|---|---|---|--|
| SHLAA Site As | sessm | ents - C | Curren | itly No | t Deve | lopable | • | SHLAA Ref No: | IPS299 |
| Steering group's cond | clusions: | The stee | ring gro | up conclu | ided that | as the site i | s not suit | able it is not achie | vable. |
| ndicative yield: | 0 | | | | | | | ☐ Site achiev | able if ticked |
| Stage F - Asses | smen | : - SHL/ | AA Pai | nel Co | mment | ts | | | |
| Panel comments: | mixe space the e | d and incl e. Could h ast side is | uded: Co nelp to cr n't good | ould impreate park . Views o | rove the so king for th f the chur | etting of St e church. P ch are beau | . Swithins otential s utiful we r | clusions. The common clusions. The common clusions could create some ubject to numbers need to protect it. It in front of the country of the | ne open . Access on To the |
| Stage G - SHLA | A Con | clusior | 1 | | | | | | |
| Final conclusions: | advis pressits re conti of th settii the c and i impa | ed that the ence of the lationship ributor to e church and as well cominant secondud | ne significe bell-ture with the its significand churce as providus tructure led that it he settin | cance of the cance of the cance. The cance of the cancer of | the church the bells f nd/fields on the notable and visually terrupted buld) in th uitable for church. It | n lies in its a form the m opposite and e absence of links the cl long distart is locality. developm was theref | erchitectu edieval cl of this had of develop hurch and nce views The steer ent given | er visited the site a ural form and in pathurch and its rural is become an impoorment reinforces to discharge the church which ing group re-consist the potential for luded that the site | rticular the setting with rtant positive he tranquillity its rural ch appears as dered the site negatively |
| The site is considered | l: Curre | ently not d | levelopa | ble | | | | Site could be con allocation if ticke | |
| | | | | | | | | Site is suitable fo | r BFR if ticked |

SHLAA Ref No:

IPS300b

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.

Environmental designations A2:

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

Discount

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 | Assessm | ents - Currently Not Developable SHLAA Ref No: IPS300b | | | | | | | |
|---|----------------|--|--|--|--|--|--|--|--|
| 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 aspect | s: | The site can be accessed from the Main Road through Wellow and Thorley. | | | | | | | |
| Access to public to | ransport: | 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 pedestr | ian/ 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 sp | aces: | 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 sensitiv | vities: | None known Agricultural land class: The classification is Grade 3 | | | | | | | |
| Mineral resources | s?: | The site is not located in a mineral or mineral safeguarding area | | | | | | | |
| Is there a loss to e | employment | ?: No | | | | | | | |
| Potential constrai | | | | | | | | | |
| Infrastructure cap | acity 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 compat | ibility impact | The site is beyond the built up area and located in the wider rural area. | | | | | | | |
| Brief planning hist | cory: | Recent planning history relates to application, refusal and subsequent appeal for wind turbines. | | | | | | | |
| Overarching police | y 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 o | 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 | | | | | | | |
| Stage D - As | sessmen | nt - Availability Site available if ticked | | | | | | | |
| Availability: | | vner/agent has confirmed the site is available but has not indicated when it might be rward or developed | | | | | | | |
| Put forward for: | The site ha | s been put forward for general housing | | | | | | | |
| Conversion?: | | | | | | | | | |
| Rural exception?: | This would | need to be determined | | | | | | | |
| Stage E - Ass | sessmen | t - 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

SHLAA Site Assessments - Currently Not Developable Panel comments: The SHLAA panel agreed with the steering group's conclusions. Stage G - SHLAA Conclusion 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. | Site could be considered for allocation if ticked |

SHLAA Ref No:

IPS301

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

1

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

lai

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 | Assessme | ents - C | urrently | y Not | Develo | pable | | SHLAA I | Ref No: | IPS301 | |
|----------------------------------|------------------------|---|---|----------|-----------------|------------|-------------|--------------|-------------|--------------|-----|
| Site access aspect | s: | 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 t | ransport: | 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. | | | | | | | 1 | | |
| Access to pedestr | ian/ 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 | s/ facilities: | Wellow does not have many services, although the café does sell some limited produce | | | | | | | | luce. | |
| Access to open sp | aces: | Millennium Field recreation area is located to the north west. | | | | | | | | | |
| Air quality sensitiv | vities: | None kno | own | Agricu | ultural land | class: Th | ne classifi | cation is | Grade 3 | | |
| Mineral resources | s?: | The site is | s not locate | ed in a | mineral or n | nineral s | afeguard | ling area. | | | |
| Is there a loss to e | employment? | : No |) | | | | | | | | |
| Potential constrai | nts to deliver | y: The | ere is more | one la | ndowner bu | ıt there a | are no kn | own cove | enants or | legal issue | es. |
| Infrastructure capacity aspects: | | | e site is not adjacent to the settlement boundary as such extensions to sting utility services will need to be factored in. There is no main drainage in a area and this will need to be considered. | | | | | | | | |
| Potential compatibility impacts: | | s: The | e site is clo | se to ex | xisting resid | ential, n | o compa | tibility iss | ues are e | nvisaged. | |
| Brief planning history: | | | cent planni nd turbines | _ | ory relates t | o applica | ation, ref | usal and | subseque | nt appeal | for |
| Overarching police | y context: | We | Wellow does not have a settlement boundary | | | | | | | | |
| Steering group's conclusion: | | dev out the | 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 suita | ble if ticke | d |
| Stage D - As | sessmen | t - Avai | lability | | | | | ✓ | Site avail | able if tick | ed |
| Availability: | The landow brought for | | | ned the | e site is avail | able but | has not | indicated | when it r | night be | |
| Put forward for: | The site has | been put | forward fo | r gener | ral housing | | | | | | |
| Conversion?: | No | | | | | | | | | | |
| Rural exception?: | No | | | | | | | | | | |
| Stage E - Ass | sessment | - Achie | evahilit | V | | | | | | | |
| Steering group's c | | | ing group (| | led that the | site is n | ot suitab | le and is t | :herefore | not | |
| Indicative yield: | 0 | | | | | | | | ite achiev | able if tick | ked |
| Stage F - Ass | sessment | - SHLA | A Pane | l Con | nments | | | - 3 | ite derliev | able if tief | .cu |
| Panel comments: | | | | | steering gr | oup's co | nclusions | s making | the follov | ving | |

Page 454

additional comments: The brook is a constraint to the access.

SHLAA Ref No: IPS301

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

SHLAA Ref No:

IPS303

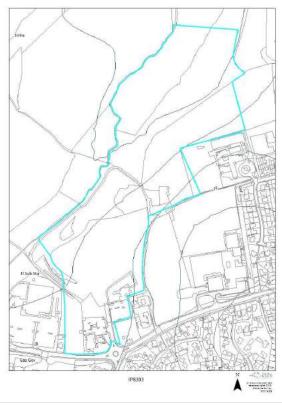
Site Area:

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 s

The site is 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.

Discount

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.

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. Agricultural land class: The classification is predominately Grade 4 Air quality sensitivities: None known 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. No, as the developed part of the site will remain Is there a loss to employment?: The submitted forms set out that there is one landowner and there are no Potential constraints to delivery: 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 **~** 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 5 years The site has been put forward for general housing, mixed development (housing led), affordable Put forward for: housing, non-housing development and employment and leisure.

Conversion?:

Rural exception?: No

No

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: **IPS303** Stage E - Assessment - Achievability The steering group concluded that the site is not suitable and is therefore not Steering group's conclusions: 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. ☐ 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:

IPS304

SHLAA Ref No:

IPS304

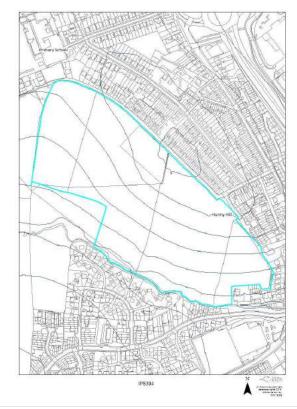
Site Area:

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.

Environmental designations A2:

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

Discount

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 | Assessme | ents - Currently Not Developable SHLAA Ref No: IPS304 |
|------------------------------------|----------------|--|
| Potential heritage | e impact: | The site is not located in a conservation area and there are no listed buildings close by. |
| Site access aspect | :s: | The site can be accessed from Worsley Road. This road accesses Hunny Hill Road |
| Access to public t | ransport: | The area to the north east of the site is well served by buses. |
| Access to pedestr | ian/ 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 | s/ facilities: | The site is predominately in the settlement boundary of Newport where there is a full range of services and facilities. |
| Access to open sp | aces: | There are a number of public open space facilities nearby. |
| Air quality sensitiv | vities: | None known Agricultural land class: The classification is urban with a s small section of Grade 3 to the south west |
| Mineral resources | s?: | The site is not located in a mineral or mineral safeguarding area. |
| Is there a loss to e | employment? | : No |
| Potential constraints to delivery: | | y: It is unclear as to the number of landowners, no known covenants or legal issues have been raised. |
| Infrastructure cap | acity 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 hist | tory: | No recent planning history. |
| Overarching police | y context: | The site is mostly within the settlement boundary |
| Steering group's c | 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 |
| Stage D - As | sessmen | t - Availability Site available if ticked |
| Availability: | | nmediately available and is under option with a reasonable prospect of development 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?: | No | |
| Rural exception?: | No | |
| Stage E - Ass | sessment | - Achievability |
| Steering group's c | conclusions: | The steering group concluded that the site is not suitable and is therefore not achievable. Additional questions over the deliverability. |
| Indicative yield: | 0 | ☐ Site achievable if ticked |
| Stage E Acc | caccmont | - SHI AA Danal Comments |

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

additional comments: Part is playing fields. Use this site as public open space.

| SHLAA Site Asse | essments - Currently Not Develop | able | SHLAA Ref No: | IPS304 | |
|-------------------------|--|------|---------------------------------------|------------------|--|
| Final conclusions: | Following the panel discussions and the overall concluded that the site is currently not develop | | | | |
| The site is considered: | Currently not developable | | Site could be con allocation if ticke | | |
| | | | Site is suitable fo | or BFR if ticked | |

SHLAA Ref No:

IPS308

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS308

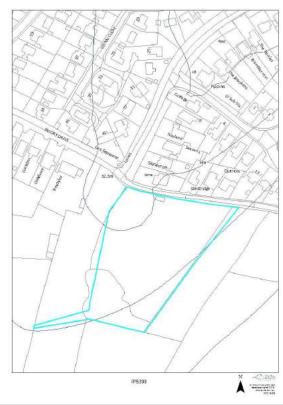
Site Area:

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.

Environmental designations A2: 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.

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: **IPS308** There is access onto Gully Lane a narrow access lane and then onto the Lane. The Site access aspects: 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. Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known 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?: No There is one landowner and there are no known covenants or legal issues. Potential constraints to delivery: 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 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). The site is located outside the settlement boundary and in the wider rural area. Overarching policy context: Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets outs the need for a residential nursing home, sheltered accommodation and affordable housing. 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 Availability: The site is immediately available with a reasonable prospect of development taking place within 5

Stage D - Assessment - Availability

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?: 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: **IPS308** 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: Would need to be developed in conjunction with IPS201 which would have to provide the access. This site would not be acceptable 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. It was 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:

IPS313

SHLAA Ref No:

IPS313

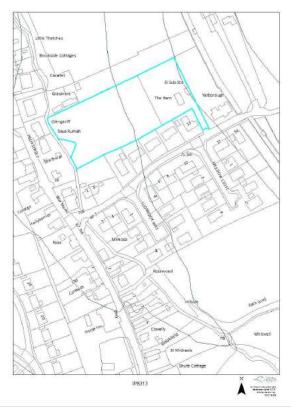
Site Area:

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.

Environmental designations A2: 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

Discount

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 | Assessm | ents · | - Currentl | ly Not I | Develo | oable | SHLA | A Ref No: | IPS313 |
|-----------------------------|-------------------------|--|---|--------------|---|----------------|----------------|--------------|----------------|
| Site access aspect | S: | The site can be accessed from the existing driveway to the coach house that is off Nettlecombe Lane. | | | | | | | |
| Access to public to | ransport: | is par | t of Route 7 th | hat runs - | e junction of Nettlecombe Lane with High Street. The bus stop ins - Newport Chillerton Chale Blackgang Chine Niton on - Sat 5 journeys Sundays 3 journeys | | | | |
| Access to pedestri | ian/ cycle: | | right of way aths in Whitw | | s to the no | rth east of t | he site. The | ere are son | ne roads with |
| Access to services | / facilities: | includ | Whitwell is not recognised as a rural service centre but does have some limited service including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC). | | | | | | |
| Access to open sp | aces: | There | are only sma | II areas of | frecreation | n/open spac | e within Wh | itwell | |
| Air quality sensitiv | vities: | None | known | Agricult | tural land o | lass: The cla | assification i | s Grade 3 | |
| Mineral resources | s?: | The si | ite is not locat | ted in a m | ineral or m | nineral safeg | uarding are | a. | |
| Is there a loss to e | employment [*] | ?: | No | | | | | | |
| Potential constrain | . , | | There is one | landowne | er and ther | e are no kno | own covena | nts or legal | issues |
| Infrastructure cap | acity aspects | S: | The site is im | | | • | perties whi | ch appear | to benefit |
| Potential compati | ibility impact | is: | The site is clo | ose to exis | sting reside | ntial, no cor | npatibility is | sues are e | nvisaged. |
| Brief planning hist | ory: | | No recent pla | anning his | story. | | | | |
| 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 c | onclusion: | | The steering the accessibi proximity of windows. | ility to the | wider site | due to the | location of t | he coach h | |
| | | | | | | | | Site suita | ble if ticked |
| Stage D - As | sessmen | t - Av | vailability | • | | | \checkmark | Site avail | able if ticked |
| Availability: | The site is in years | mmedia | ately available | e and has | a reasonat | le prospect | of being de | veloped in | the next 5 |
| Put forward for: | The site has | s been | put forward fo | or general | housing. | | | | |
| Conversion?: | The house | could b | e incorporate | ed | | | | | |
| Rural exception?: | Unclear | | | | | | | | |
| Stage E - Ass | essman | t - Δc | hievahili t | tv | | | | | |
| Steering group's c | | | teering group | - | d that the | site is not su | iitable and i | s therefore | not |
| Indicative yield: | 0 | | | | | | | C'1 | 11 |
| | U | | | | | | | Site achiev | able 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.

SHLAA Ref No: IPS313

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

SHLAA Ref No:

IPS314

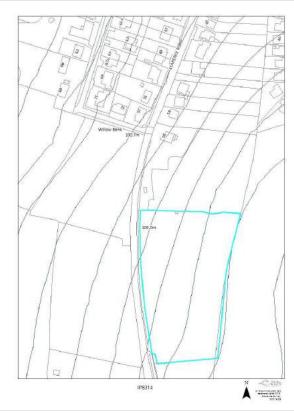
Site Area:

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.

Environmental designations A2: 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

Discount

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

| SHLAA Site As | sessments | - Currently No | ot Developable | SHLA | A Ref No: | IPS314 |
|------------------------------|------------------------------------|--|--|-------------------|---------------|----------------|
| | boun | daries that need to I | pe considered. | | | |
| Potential heritage im | pact: The s | ite is not located in a | a conservation area ar | nd there are no I | isted buildiı | ngs close by. |
| Site access aspects: | The s limit. | The site could be accessed off Clarence Road. This section is within a 60mph speed limit. | | | | |
| Access to public tran | Ryde Bradi | 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 | | e is a public right of way to the south of the site but there are no dedicated cycle es. The immediate road does not benefit from a footpath/pavement. | | | | |
| Access to services/ fa | | oxall has access to a number of services and facilities associated with it being a rura vice centre | | | | |
| Access to open space | es: There | are some public op | en space facilities nea | arby. | | |
| Air quality sensitivition | es: None | known. Agri | cultural land class: Th | ne classification | is Grade 4 | |
| Mineral resources?: | | ite is not located in | a mineral or mineral s | afeguarding are | a | |
| s there a loss to emp | oloyment?: | No | | | | |
| otential constraints | to delivery: | There is one lando | wner and there are no | o known covena | nts or legal | issues. |
| nfrastructure capaci | ty aspects: | - | cent to the settlemen | • | | ties, as such |
| Potential compatibil | ity impacts: | The site is beyond t | the built up area and | ocated in the wi | der rural ar | ea. |
| Brief planning history | y : | No apparent plann | ing history. | | | |
| Overarching policy context: | | The site is located outside and not immediately adjacent to the current settlement boundary | | | | |
| Steering group's conclusion: | | access due to level radius, would need | 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 adius, would need the removal of significant portion of hedge. Furthermore, here is concern about the site being too visually prominent from and within the AONB. | | | |
| | | | | | Site suital | ole if ticked |
| Stage D - Asse | ssment - A | vailability | | ✓ | Site availa | able if ticked |
| | ne landowner/ag ought forward c | | he site is available bu | t has not indicat | ed when it | might be |
| Put forward for: | ne site has been | put forward for gen | eral housing. | | | |
| Conversion?: N | 0 | | | | | |
| Rural exception?: N | 0 | | | | | |
| Stage E - Asse | ssment - Ac | hievability | | | | |
| Steering group's con | | - | uded that as the site i | s not suitable it | is not achie | vable |
| Indicative yield: | 0 | | | | Site achiev | able if ticked |
| Stage F - Asses | ssment - SH | LAA Panel Co | mments | | 5.15 G5111GV | |
| Panel comments: | | | ne steering group's co | nclusions. | | |

SHLAA Ref No: IPS314

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

☐ Discount

Discount

Discount

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

Environmental designations A2: 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.

Stage C - Assessment - Suitability

Potential landscape impact:

The site is located outside but immediately adjacent to the current settlement Proximity to 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.

built up areas with a semi-rural feel having lots or trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area and views into

The site is not located in an AONB. It's on the edge of the settlement between two

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 Ref No:

IPS315

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: None known Agricultural land class: The classification is Grade 3

Mineral resources?: Most of the site is located within a mineral safeguarding area. This will need to be

considered further should the site be considered appropriate

Is there a loss to employment?: No

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: 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 not suitable. Development within

this field would lead to settlement coalescence between Northwood and Cowes.

Stage D - Assessment - Availability

✓

Site suitable if ticked

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: 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

| SHLAA Site Ass | sessments - Currently Not Developable | SHLAA Ref No: | IPS315 | | |
|-----------------------|---|-----------------------|-----------------|--|--|
| ndicative yield: | | ☐ Site achiev | vable if ticked | | |
| Stage F - Assess | sment - SHLAA Panel Comments | | | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusi additional comments: Access is also poor. | ons making the follow | wing | | |
| Stage G - SHLA | A 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 cor | | | |
| he site is considered | Currently not developable | anocation in ticked | | | |

 $\ \square$ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS316

SHLAA Ref No:

IPS316

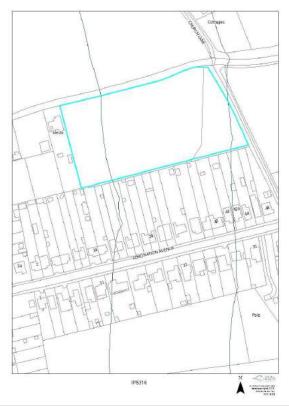
Site Area:

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.

Environmental designations A2: 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

☐ Discount

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 or 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 Ref No:

IPS316

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: 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 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

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

Availability:

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

| SHLAA SITE ASSE | essments - Currently Not De | evelopable | SHLAA Ref No: | IPS316 |
|-------------------------|---|--|--|---------------------------|
| ndicative yield: 0 | | | ☐ Site achiev | able if ticked |
| Stage F - Assess | ment - SHLAA Panel Comm | ents | | |
| Panel comments: | The SHLAA panel agreed with the stee | ring group's conclusions | S. | |
| Stage G - SHLAA | Conclusion | | | |
| Final conclusions: | Following the panel discussions and the held with Island Roads. They raised coadditional traffic. As such the steering and concluded that the site is current | oncerns over the junction group reconsidered the | n advising it is not e site in light of the | suitable for ose comments |
| The site is considered: | Currently not developable | | Site could be con allocation if ticke | |
| | | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS320

SHLAA Ref No:

IPS320

Site Area:

5

Site Address:

Land known as 'Rewbank', east side of Newport Road, Lowetherville

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.

Environmental designations A2: 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

Discount

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

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 | Assessme | ents - | - Currently No | t Developabl | e | SHLAA Ref No: | IPS320 |
|-------------------------------------|----------------|------------|--|--|----------------|------------------------|-------------------------|
| | | bats. | dered. Furthermore The site is also in an se required. | | | | |
| Potential heritage | e impact: | The si | te is not located in a | conservation area | and there a | re no listed buildi | ngs close by. |
| Site access aspect | s: | The si | te can be access fro | m Newport Road, a | long the eas | st boundary. | |
| Access to public t | ransport: | 3 New | are bus stops to the vport Rookley Go Services are Mon - | odshill Ventnor S | Shanklin Sa | andown Brading | Tesco |
| Access to pedestr | ian/ cycle: | | is a public right of v | • | - | | in close |
| Access to services | s/ facilities: | Ventn | or has a number of | services and faciliti | es. | | |
| Access to open sp | aces: | There | are a number of pu | blic open space faci | ilities nearb | у. | |
| Air quality sensitiv | vities: | None | known Agric | cultural land class: | The classific | ation is Grade 4 | |
| Mineral resources | s?: | The si | te is not located in a | n mineral or minera | l safeguardi | ng area. | |
| Is there a loss to e | employment? | P: | No | | | | |
| Potential constrai | nts to deliver | ry: | There is one landov | vner and there are | no known co | ovenants or legal | issues. |
| Infrastructure cap | acity aspects | : : | The site is not adjace extensions to existing | | | | ties, as such |
| Potential compat | ibility impact | s: | The site is beyond to be a former land | · | | | |
| Brief planning hist | tory: | | No apparent planni | ng history. | | | |
| Overarching polic | y context: | | The site is located o | outside the settleme | ent boundai | ry and in the wide | r rural area |
| Steering group's conclusion: | | | away from the sett no pavements. The | oup concluded that the site is not suitable. The site is located settlement boundary, is too rural and visually disconnected with The site is also steeply sloping in some places and there are the visual impacts. There is also a clear defined line to the rea. | | | nected with here are |
| | | | | | | Site suital | ole if ticked |
| Stage D - As | sessmen | t - Av | vailability | | | Site availa | able if ticked |
| Availability: | | | ent has confirmed thr developed. | ne site is available b | out has not i | ndicated when it | might be |
| Put forward for: | The site has | s been p | put forward for gene | eral housing. | | | |
| Conversion?: | No | | | <u> </u> | | | |
| Rural exception?: | No | | | | | | |
| Ctogo F Ac | | . | hiovohility | | | | |
| Stage E - Ass Steering group's o | | | | ided that as the site | a is not suita | hla it is not achia | vahle |
| | onciusions: | me st | eering group conclu | ueu mat as the site | e is not suita | ible it is fiot actile | vanie |
| Indicative yield: | 0 | | | | | ☐ Site achiev | able if ticked |
| Stage F - Ass | sessment | - SH | LAA Panel Co | mments | | | |

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

Panel comments:

SHLAA Ref No: IPS320

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

Discount

Discount

SHLAA Ref No:

IPS325

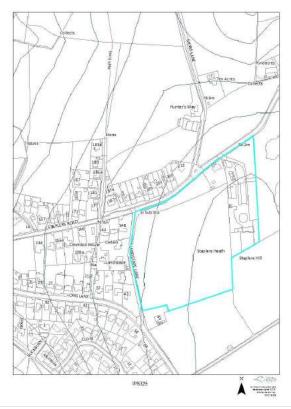
Site Area:

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.

Environmental designations A2: 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 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 | Assessm | ents - | - Currentl | y Not Deve | lopable | SHLAA | Ref No: | IPS325 |
|----------------------|----------------|----------|---------------------------------|---|-------------------|----------------------------------|-------------|-----------------|
| | | | ological assess esford Copse | ments may be r area. | equired. The | site is also in tl | ne 3km rad | lo suit |
| Potential heritage | e impact: | | | ed in a conserva | | | | - |
| Site access aspect | s: | The si | te has a curre | nt access of Stap | olers Road in t | the north east | corner. | |
| Access to public to | ransport: | | ead Ryde. Ti | close by along R his runs Mon - S | | | | • |
| Access to pedestr | ian/ cycle: | | | ht of way (N119 hs in close proxi | - | west of the si | te. There | are no |
| Access to services | s/ facilities: | Newp | ort being the | county town ha | s access to a f | full range of se | rvices and | facilities. |
| Access to open sp | aces: | There | are a number | r of public open | space facilitie | s nearby | | |
| Air quality sensitiv | vities: | None | known | Agricultural la | | bottom south assified as urba | | |
| Mineral resources | s?: | | | the site is withir should the site I | | - | rea. This v | will need to be |
| Is there a loss to e | employment | :?: | No | | | | | |
| Potential constrai | nts to delive | ery: | It is unclear a | as to the number | of landowne | rs, no known c | ovenants | or legal issues |
| Infrastructure cap | acity aspect | cs: | | mediately adjac opear to benefit | | | | e adjoining |
| Potential compat | ibility impac | ts: | The site is clo | se to existing re | sidential, no o | compatibility is | sues are e | nvisaged |
| Brief planning hist | tory: | | No recent pla | nning history. | | | | |
| Overarching police | y context: | | The site is ou | tside but immed | liately adjacer | nt to the Newp | ort settler | nent |
| Steering group's o | conclusion: | | western part | group concluded of the site IPS3: I too far out and | 24 is suitable f | for some reside | ential, the | |
| | | | | | | | Site suita | ble if ticked |
| Stage D - As | sessmer | nt - Av | vailability | , | | ✓ | Site avail | able if ticked |
| Availability: | | | ent has confir r developed. | med the site is a | vailable but h | as not indicate | d when it i | might be |
| Put forward for: | The site ha | s been p | put forward fo | or general housi | ng. | | | |
| Conversion?: | The farmh | ouse ma | ay be able to b | oe subdivided. | | | | |
| Rural exception?: | Not applica | able | | | | | | |
| Stage E - Ass | sassman | + - Λc | hievahilit | W | | | | |
| Steering group's c | | | | concluded that | as the site is n | not suitable it is | s not achie | ovahle |
| | | 1110 30 | Lecting group | concluded tridt | as the site is if | | | |
| Indicative yield: | 0 | | | | | | Site achiev | vable if ticked |
| Stage F - Ass | sessmen | t - SH | LAA Pane | el Commen | is | | | |
| Panel comments: | The : | SHLAA p | oanel agreed v | with the steering | group's conc | lusions. | | |

SHLAA Ref No:

IPS325

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

SHLAA Ref No:

IPS326

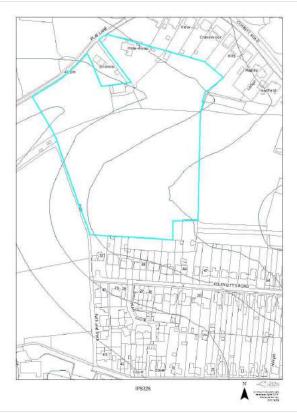
Site Area:

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 Colenutts 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 or 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 Assessmo | ents - Currer | tiy not Develo | pan | ie | SHLAA Ref No: | IPS326 |
|---------------------------------|---|--|---------------------------|--|--|----------------------------|
| Potential biodiversity impact: | number of tall tr Order G2 and Tro Order G1 on the | cated in any environm ees and 3 TPOs across ee Preservation Orders eastern boundary and NC in close proximity t | the s s T1-T d Grou | ite. TPO/20 3 on the no p Order G3 | 014/47 Group Tree orthern part of the on the western b | e Preservation site, Group |
| 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 nort west of the site. | | | | | road. Access |
| Access to public transport: | There are bus st | pps in the vicinity but i | it is lik | cely these a | re a 15 minute wa | ılk 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 Common | of open space opporti | unitie | s to the wes | st including Dame | Anthony's |
| Air quality sensitivities: | None known | Agricultural land | class: | | classified as urban of the south west | |
| Mineral resources?: | The site is not lo | cated in a mineral or r | minera | al safeguard | ling area. | |
| Is there a loss to employment? | P: No | | | | | |
| Potential constraints to delive | ry: There is o | ne landowner and the | re are | no known | covenants or legal | l 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 impact | The site is | located adjacent to IP | S203 | which is loc | ated to the east. | |
| Brief planning history: | No appare | nt planning history. | | | | |
| Overarching policy context: | | located outside by im nere there are a wide | | | | ent boundary |
| Steering group's conclusion: | located ou network to | ng group concluded the tside but immediately the site is poor espending to widen. There is co | / adjad | cent to the Play Street | settlement bound Lane, this being na s can be achieved | ary the road arrow with |
| | | | | | | ble if ticked |
| Stage D - Assessmen | t - Availabili | ty | | | ✓ Site avail | able if ticked |

The landowner/agent has confirmed the site is available but has not indicated when it might be Availability:

brought forward or developed.

Put forward for: This would need to be clarified. Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

| SHLAA Site Ass | sessm | ents - Currently Not Developable | | SHLAA Ref No: | IPS326 |
|------------------------|----------|--|--------------------------|---------------------|----------------|
| Steering group's conc | lusions: | The steering group concluded that the site is not s | suitab | le and therefore n | ot achievable. |
| Indicative yield: |) | | ☐ Site achievable if tio | | able if ticked |
| Stage F - Asses | sment | t - SHLAA Panel Comments | | | |
| Panel comments: | | SHLAA panel agreed with the steering group's conclicional comments: Access issues, low values, potent | | - | ving |
| Stage G - SHLA | A Con | clusion | | | |
| Final conclusions: | | wing the panel discussions and the overall SHLAA as luded that the site is currently not developable for t | | • | teering group |
| | | | | Site could be cor | |
| The site is considered | : Curre | ently not developable | | allocation if ticke | ea |

 $\ \square$ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS328

SHLAA Ref No:

IPS328

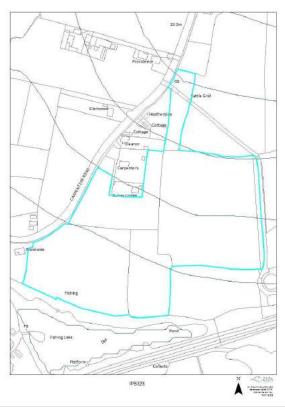
Site Area:

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.

Environmental designations A2:

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

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

Discount

☐ 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 | Assessmo | ents - Currently Not Developable SHLAA Ref No: IPS328 | | | | | | |
|----------------------|-----------------------|---|--|--|--|--|--|--|
| Potential biodiver | rsity 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 | e impact: | The site is not located in a conservation area and there are no listed buildings close by. | | | | | | |
| Site access aspect | ts: | Access to the site can be achieved onto the main road. | | | | | | |
| Access to public t | ransport: | 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 pedestr | rian/ 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 | s/ facilities: | St Helens has access to a number of services and facilities associated with it being a rural service centre | | | | | | |
| Access to open sp | paces: | Lower Green recreational area is located to the north. | | | | | | |
| Air quality sensitiv | vities: | None known Agricultural land class: The classification is Grade 3 | | | | | | |
| Mineral resources | s?: | The site is not located in a mineral or mineral safeguarding area. | | | | | | |
| Is there a loss to e | employment? | ?: No | | | | | | |
| Potential constrai | ints to delive | 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 cap | pacity 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 compat | ibility impact | 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 his | tory: | No recent planning history. | | | | | | |
| Overarching polic | y context: | The site is located outside and not immediately adjacent to the settlement boundary of St Helens which is a RSC. | | | | | | |
| Steering group's o | 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 | | | | | | |
| Stage D - As | sessmen | t - Availability Site available if ticked | | | | | | |
| Availability: | The site is in years. | mmediately available with a reasonable prospect of development taking place within 5 | | | | | | |
| Put forward for: | The site has housing. | s been put forward for general housing, mixed development (housing led) and affordable | | | | | | |
| Conversion?: | No | | | | | | | |

Stage E - Assessment - Achievability

Rural exception?: No

| SHLAA Site Asse | essments - Currently Not Developable | SHLAA Ref No: | IPS328 |
|-------------------------|---|----------------------------|------------------|
| Steering group's conclu | sions: The steering group concluded that as the site is no | t suitable it is not achie | evable. |
| Indicative yield: 0 | | ☐ Site achiev | vable if ticked |
| Stage F - Assessi | ment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclu comments: Does have a pavement connection. Could be track to bridleway off Carpenters road. | | - |
| Stage G - SHLAA | Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA ass concluded that the site is currently not developable for the | • | teering group |
| | | Site could be cor | |
| The site is considered: | Currently not developable | | |
| | | Site is suitable fo | or BFR if ticked |

SHLAA Ref No:

IPS329

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

Discount

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 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. The site is not located in a conservation area and there are no listed buildings Potential heritage impact: immediately close by. The site can be accessed from Pan Lane. This is a fairly narrow lane with some passing Site access aspects: 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 There is a public right of way to the north (NT54) and within the village and wider area. Access to pedestrian/ cycle: 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. Agricultural land class: The classification is Grade 4 Air quality sensitivities: None known Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment?: No Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues. Infrastructure capacity aspects: The site is 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 Stage D - Assessment - Availability Site available if ticked 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?:

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 A | ssessments - Currently Not Developabl | SHLAA Ref No: IPS329 |
|-----------------------|---|---|
| ndicative yield: | 0 | ☐ Site achievable if ticked |
| Stage F - Asse | ssment - SHLAA Panel Comments | |
| Panel comments: | The SHLAA panel agreed with the steering group's additional comments: Access could be gained from yield could not be sufficient considering topograph | n the north across adjacent field but the |
| Stage G - SHL | AA Conclusion | |
| Final conclusions: | Following the panel discussions and the overall SHL concluded that the site is currently not developable | |
| | | ☐ Site could be considered for |
| The site is considere | d: Currently not developable | allocation if ticked |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS330

Discount

Discount

Discount

SHLAA Ref No:

IPS330

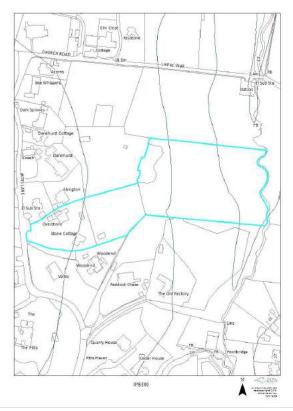
Site Area:

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.

Environmental designations A2: The site is not located within any environmental designations

including heritage coast, historic park or garden, open space.

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.

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

Stage C - Assessment - Suitability

Potential landscape impact:

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

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 Ref No:

IPS330

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:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

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

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Infrastructure capacity aspects:

The site is immediately adjacent to other properties which appear to benefit from connections to utility services

Potential compatibility impacts:

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

Brief planning history:

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

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?:

Availability:

Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: **IPS330** The steering group concluded that the site is suitable and achievable. The site could in Steering group's conclusions: 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. 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:

IPS332

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS332

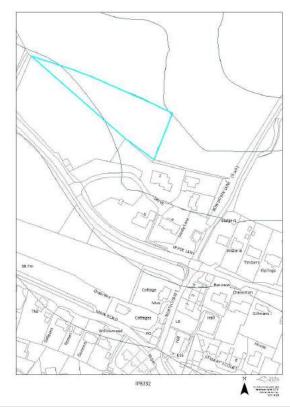
Site Area:

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, 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

Flood zones/agricultural class/size: The site is located in FZ1 and is not on class 1 or 2 agricultural

land.

Stage C - Assessment - Suitability

The site is outside the settlement boundary but the corner edges on the north west and Proximity to settlement:

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: **IPS332** 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. The site is located close to Route 12 that runs from Newport | Shorwell | Brighstone | Access to public transport: 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 There is limited public open space provision near by. Access to open spaces: Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment?: No Potential constraints to delivery: 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 Stage D - Assessment - Availability Site available if ticked

Availability: It is not clear if the site is immediately available but might be available within the next 5 years.

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

Conversion?: Not applicable

Rural exception?: Unclear

| 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 | or | | |
| | | ☐ Site is suitable for BFR if tion | cked | | |

SHLAA Ref No:

IPS333

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.

Environmental designations A2:

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

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

Flood zones/agricultural class/size:

land.

Discount

Discount

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: **IPS333** 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. Access to the site would be along the main road which is located on a bend and could Site access aspects: 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. Agricultural land class: The classification is Grade 3 Air quality sensitivities: 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 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. The site is located outside but immediately adjacent to the settlement Overarching policy context: 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 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 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 A | Assessn | nents - Currently Not | Developable | SHLAA Ref No: | IPS333 |
|---|------------|---|--------------------------------|----------------------|----------------|
| Steering group's co | onclusions | The steering group conclud achievable. | ed that the site is not suitab | ole and is therefore | not |
| Indicative yield: | 0 | | | ☐ Site achiev | able if ticked |
| Stage F - Asso | essmer | nt - SHLAA Panel Com | nments | | |
| Panel comments: | cor | e SHLAA panel agreed with the nments: First time buy/equity ed buildings. Access would need file to east. | share. This site would need | to be subject to ar | ny impact on |
| Stage G - SHI | LAA Co | nclusion | | | |
| Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering gr concluded that the site is currently not developable for the purposes of SHLAA. | | | | | teering group |
| | | | | Site could be con | |
| The site is consider | red: Cur | rently not developable | | allocation if ticke | ed |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS334

Discount

Discount

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, 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.

Flood zones/agricultural class/size: 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 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

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 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

Stage D - Assessment - Availability

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Site available if ticked

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.

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

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.

| SHLAA SITE AS | ssessments - Currently Not Developable | SHLAA Ref No: | IPS334 | |
|----------------------|---|-------------------|-----------------|--|
| ndicative yield: | 0 | ☐ Site achiev | vable if ticked | |
| Stage F - Asse | ssment - SHLAA Panel Comments | | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusions. | | | |
| Stage G - SHL | AA Conclusion | | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA assest concluded that the site is currently not developable for the | | teering group | |
| he site is considere | d: Currently not developable | Site could be cor | | |

 \Box Site is suitable for BFR if ticked

SHLAA Ref No:

IPS335

SHLAA Ref No:

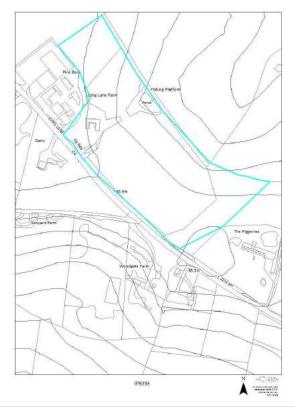
IPS335

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

Discount

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 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.

IPS335

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: None known Agricultural land class: 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?: The site does not include the adjacent 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 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. 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

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Site available if ticked

prominent site. Additionally there are concerns over compatibility with the

existing onsite and adjacent employment uses.

Site suitable if ticked

Stage D - Assessment - 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

Availability:

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 AS | sessments - Currently Not Developable | SHLAA Ref No: | IPS335 | | |
|----------------------|--|-------------------|-----------------|--|--|
| ndicative yield: | 0 | ☐ Site achiev | vable if ticked | | |
| Stage F - Asses | ssment - SHLAA Panel Comments | | | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusi | ons. | | | |
| Stage G - SHLA | AA 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 cor | | | |
| he site is considere | d: Currently not developable | | | | |

 \Box Site is suitable for BFR if ticked

SHLAA Ref No:

IPS339

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS339

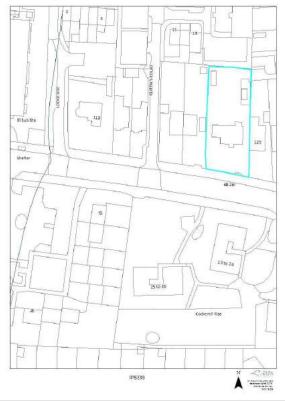
Site Area:

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.

Environmental designations A2: 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.

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.

The site is not located in an environmental designation. There are no tree preservation Potential biodiversity impact:

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 | Assessmo | ents - Currer | itly Not Developabl | SHLAA Ref No: IPS339 | | |
|--|---|--|--|---|------|--|
| Access to public transport: The k Newy every Woo | | Newport Whip every 20 minute Wootton Whip | bus stop is located on the main road to the east about 500m away. Route 5 is vport Whippingham Osborne House East Cowes. This runs Mon - Sat up to ry 20 minutes Sundays up to every 30 minutes. Route 4 is Ryde Binstead otton Whippingham Osborne House East Cowes. This runs Mon - Sat up to ry 60 minutes Sundays up to every 60 minutes | | | |
| serve | | served by public | ilst there are no public rights of way or cycle paths in close proximity, the area is wed by public foot ways and paths to the local road network. The wider area has le links to Newport. | | | |
| Access to services | s/ 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 sensitiv | vities: | None known | Agricultural land class: | The classification is urban | | |
| Mineral resources | s?: | The site is not located in a mineral or mineral safeguarding area | | | | |
| Is there a loss to e | employment? | P: No | | | | |
| Potential constrai | nts to delive | ry: There is o | ne landowner and there are | no known covenants or legal issues. | | |
| Infrastructure capacity aspects: | | The existi | 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 hist | tory: | No appare | No apparent planning history. | | | |
| Overarching police | y context: | | The site is within the settlement boundary | | | |
| Steering group's conclusion: | | context of density lay pattern of | the area. The area is characout. An intensified site wou | e site is not suitable when considering the cterised by large dwellings with a low ald not be in keeping with the existing for 5 or more, could potentially increases | | |
| | | | | ☐ Site suitable if ticke | ed | |
| Stage D - As | sessmen | t - Availabili | ty | Site available if tick | ced | |
| Availability: | | | | t is likely within 5 years with a reasonal ce commenced could be achieved withi | | |
| Put forward for: | The site has been put forward for general housing and affordable housing. | | | | | |
| Conversion?: | No | | | | | |
| Rural exception?: | No | | | | | |
| Stage E - Ass | sessment | t - Achievabi | lity | | | |
| Steering group's c | | | up concluded that the site is | not suitable and therefore not achieva | able | |
| Indicative yield: | 0 | | | ☐ Site achievable if tic | ked | |
| Stage F - Ass | sessment | : - SHLAA Pa | nel Comments | | | |

Stage G - SHLAA Conclusion

Panel comments:

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

| SHLAA Site Asse | essments - Currently Not Deve | lopable | 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 con allocation if ticke | | |
| | | | Site is suitable fo | or BFR if ticked | |

SHLAA Ref No:

IPS345

SHLAA Ref No:

IPS345

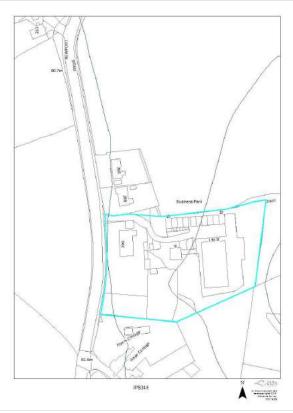
Site Area:

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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside the settlement boundary.

The are a number of single storey metal farmed buildings across the site. It is brownfield/greenfield:

Potential landscape impact: The site is not located in an AONB. Given the nature of the site with existing

employment located through out 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.

The site is not located in a conservation area, there is a listed building to the north, as Potential heritage impact:

such any development must have special regard to the desirability of preserving the

| SHLAA Site | Assessme | nts - Curre | ntly N | ot Developable | SHLAA | Ref No: | IPS345 |
|-------------------------------------|-----------------|---|--|---|-----------------|--------------|-----------------|
| | | building or its so possesses. | etting or | any features of special arc | hitectural or h | nistoric int | terest which it |
| Site access aspect | s: | The site has an | existing a | access onto Newport Road | | | |
| Access to public t | ransport: | Parkhurst Noi | thwood | by, this is Route 1 serving Park & Ride Cowes and every 10 minutes | | • | |
| Access to pedestr | ian/ cycle: | including the m | 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 | s/ facilities: | Northwood has some facilities and Cowes further to the north has a range of services and facilities | | | | | |
| Access to open sp | aces: | There are some | public o _l | pen space facilities nearby | | | |
| Air quality sensitiv | /ities: | None known | Agr | ricultural land class: The cl | assification is | Grade 3 | |
| Mineral resources | s?: | | | l within a mineral safeguar Id the site be considered a | - | nis will nee | ed to be |
| Is there a loss to e | employment? | The site i | | allocated employment site pment | but employn | nent woul | d be lost as a |
| Potential constrai | nts to deliver | | | owner and there are no kno businesses on site tenanci | | _ | |
| Infrastructure cap | acity aspects | The site l | nas some | utilities but may require e | xtensions to k | oe factore | d in. |
| Potential compat | ibility impacts | | lwellings | ing employment with a nu to the north and a couple | | | |
| Brief planning hist | tory: | No recen | t planninį | g history. | | | |
| Overarching polic | y context: | The site i | s located | outside the settlement bo | oundary. | | |
| Steering group's o | conclusion: | any loss o | of employe e site but | o concluded that the site is yment. It was suggested the for residential it was consties. | nat the emplo | yment co | uld expand |
| | | | | | | Site suita | ble if ticked |
| Stage D - As | sessment | : - Availabil | ity | | ✓ | Site avail: | able if ticked |
| Availability: | | | | ned by developers with a recars. Once commenced co | • | • | 2 years. |
| Put forward for: | The site has | been put forwa | rd for ger | neral housing and mixed de | evelopment (| housing le | ed) |
| Conversion?: | Not applical | ole . | | - | <u> </u> | | - |
| Rural exception?: | Not applicat | ole | | | | | |
| Stago E Acc | caccmant | - Achiovah | ili+v | | | | |
| Stage E - Ass Steering group's c | | | | luded that the site is not su | uitable and is | therefore | not |
| Steering Broup 3 C | | achievable. | Jap Conci | adda that the site is not st | zitubic ullu 13 | | |
| Indicative yield: | 0 | | | | | Site achiev | able if ticked |

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable 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. Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS348

SHLAA Ref No:

IPS348

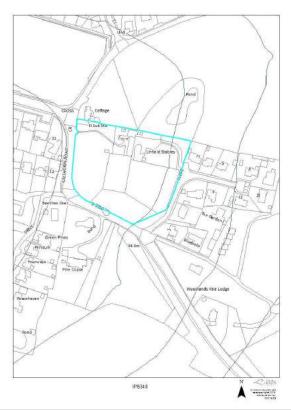
Site Area:

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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land

☐ Discount

☐ Discount

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.

| Dotontial basits == | im no ot: | The | ita ia natia aata dia | | lt ic nocate = | listed building | | |
|----------------------------------|----------------|---|---|--|------------------|---|----------------|--|
| devel | | | opment must have | e is not located in a conservation area. It is near to a listed building, as such any pment must have special regard to the desirability of preserving the building or ing or any features of special architectural or historic interest which it possesses. | | | | |
| Site access aspect | is: | The s | ite can be accessed | can be accessed from Woodlands Close or Calthorpe Road | | | | |
| wider Robin | | | are bus stops just outside the site. There are a number of buses that serve the Ryde area and Route 8 serves the Seaview area. The route being Newport Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This see runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins | | | | | |
| Access to pedestr | ian/ cycle: | | | lic rights of way or cycl ays and paths to the lo | | | he area is | |
| Access to services | s/ facilities: | Ryde | has a wide range o | of services and facilities | 5 | | | |
| Access to open sp | paces: | There | are a number of p | oublic open space facili | ties nearby. | | | |
| Air quality sensiti | vities: | None | known Ag | ricultural land class: T | ne classificatio | on is Grade 3 | | |
| | | | | d within a mineral safe | | | ed to be | |
| Is there a loss to e | employment | ?: | Loss of equestria | n facility | | | | |
| Potential constrai | nts to delive | ry: | 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 compat | ibility impac | is: | The site is close to existing residential, no compatibility issues are envisaged. | | | | | |
| Brief planning his | tory: | | No recent plannin | g history. | | | | |
| Overarching polic | y context: | | The site is outside and not immediately adjacent to the settlement boundary | | | | | |
| Steering group's conclusion: | | from the settleme character and is p hedgerows and tr | ering group concluded that the site is not suitable. The site is set away e settlement boundary where the area is becoming more rural in er and is part of the setting of the rural character. The site has strong ows and trees including an area TPO. Further concern was raised about ential for ecology and biodiversity impacts given the trees and hedgerows Site suitable if ticked | | | ural in has strong aised about nd hedgerows. | | |
| Stage D - As | sessmen | t - A | vailability | | | ✓ Site availa | able if ticked | |
| Availability: | | | | n a reasonable prospec chieved within 1 year | ct of developm | nent taking pla | ace within 5 | |
| Put forward for: | The site ha | s been | put forward for ge | neral housing and affor | dable housing | 3. | | |
| Conversion?: | No | | | | | | | |
| Rural exception?: | This would | need t | o be determined | | | | | |
| Stage E - Ass | sessmen | t - Ac | hievability | | | | | |
| _ | | | | | | | | |

Indicative yield:

Panel comments:

Stage F - Assessment - SHLAA Panel Comments

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

☐ Site achievable if ticked

| SHLAA Site Asse | essments - Currently Not Developable | SHLAA Ref No: | IPS348 |
|-------------------------|---|---------------------------------------|---------------|
| | site. | | |
| Stage G - SHLAA | Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA ass concluded that the site is currently not developable for th | • | teering group |
| Γhe site is considered: | Currently not developable | Site could be con allocation if ticke | |

 \square Site is suitable for BFR if ticked

SHLAA Ref No:

IPS351

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.

Environmental designations A2: 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

☐ Discount

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 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 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 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.

Stage D - Assessment - Availability

Site suitable if ticked

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: 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.

| SHLAA SITE AS | sessments - Currently Not Developable | SHLAA Ref No: | IPS351 |
|-----------------------|---|-----------------------|----------------|
| ndicative yield: | 0 | ☐ Site achiev | able if ticked |
| Stage F - Asses | ssment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusion additional comments: Access is poor. | ons making the follov | ving |
| Stage G - SHLA | AA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA asse concluded that the site is currently not developable for the | • | teering group |
| | | Site could be con | |
| he site is considered | d: Currently not developable | anocation if ticke | eu |

 $\ \square$ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS353

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS353

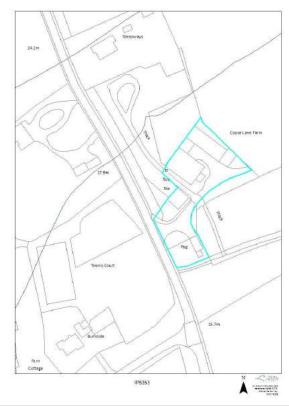
Site Area:

0.2

Site Address:

Copse 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.

Environmental designations A2: 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.

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.

The site is not located in an environmental designation but is within a biodiversity Potential biodiversity impact:

enhancement area. There are no TPOs on the site but there are a number of large

SHLAA Ref No:

IPS353

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:

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 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

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

Put forward for:

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

Conversion?:

Availability:

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: ☐ 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. Site could be considered for allocation if ticked The site is considered: Currently not developable

SHLAA Ref No:

IPS353

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS354

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.

Environmental designations A2: 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

Discount

☐ 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: **IPS354** 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. The site can be accessed off Hill Lane. Site access aspects: 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 There is a public right of way to the south (F12). There are no cycle links close by and Access to pedestrian/ cycle: the roads do not benefit from pavements. The site is at some distance from the services and facilities within Freshwater. Access to services/ facilities: Access to open spaces: The site is at some distance from open space provisions within Freshwater but does have access to the open countryside. Agricultural land class: The classification is Grade 3 None known Air quality sensitivities: 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?: 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.

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

Conversion?: Not applicable

Rural exception?: Not applicable

SHLAA Ref No:

IPS354

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS355

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS355

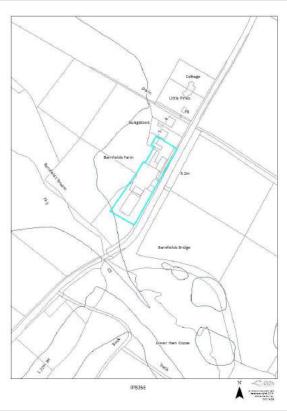
Site Area:

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.

Environmental designations A2: 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.

Stage C - Assessment - Suitability

The site is located outside the settlement boundary and is located in the wider rural Proximity to settlement:

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.

The site is not located in an environmental designation but is within a biodiversity Potential biodiversity impact:

| | | 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: | The site | e is not located in | a conservation area and there are r | no listed buildings close by. |
| Site access aspect | s: | The site | e has access onto \ | Wilmington Lane. The access is loca | ated in the brow of a hill. |
| Access to public tr | ransport: | The site | e is not close to a l | bus stop. | |
| Access to pedestri | ian/ cycle: | | | way to the north, but there are no onents or street lighting. | cycle links close by and the |
| Access to services | / facilities: | | e is not well relate cling can be maxim | d to services facilities or well-place nised | d so that the use of walking |
| Access to open sp | aces: | There a | ire no public open | space facilities but the site has acc | ess to the countryside |
| Air quality sensitiv | vities: | None kı | nown Agri | cultural land class: The classification | n is Grade 3 |
| Mineral resources | 5?: | The site | e is not located in a | a mineral or mineral safeguarding a | rea. |
| Is there a loss to e | mployment? |): N | No | | |
| Potential constrain | nts to deliver | ry: T | There is one lando | wner and there are no known cove | nants or legal issues. |
| Infrastructure cap | acity aspects | :: Т | The site has some utilities but may require extensions to be factored in. | | |
| Potential compatibility impacts: | | s: T | The site is beyond the built up area and located in the wider rural area. | | |
| Brief planning history: | | N | lo apparent plann | ing history. | |
| Overarching policy context: | | Y | 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: | | s s | ettlement bounda | concluded the site is not suitable. ary in the wider rural area and too rule including a bus service, thereby | emote and isolated from |
| | | | | | Site suitable if ticked |
| Stage D - As | sessmen | t - Ava | ailability | | Site available if ticked |
| Availability: | | | | or development but is likely within within 5 years. Once commenced | |
| Put forward for: | The site has | been pu | ut forward for gen | eral housing. | |
| Conversion?: | Not applica | ble | | | |
| Rural exception?: | Not applica | ble | | | |
| Stage E - Ass | sessment | t - Ach | ievability | | |
| Steering group's c | onclusions: | The ste | ering group conclu | uded as the site is not suitable it is i | not achievable. |
| Indicative yield: | 0 | | | | ☐ Site achievable if ticked |
| Stage F - Ass | essment | - SHL | AA Panel Co | mments | |
| Panel comments: | The S | HLAA pa | nel agreed with th | ne steering group's conclusions. | |

SHLAA Ref No:

IPS355

SHLAA Site Assessments - Currently Not Developable

| SHLAA Site Asse | essments - Currently Not Deve | elopable | 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. | | | | | |
| | | | Site could be cor | | | |
| The site is considered: | Currently not developable | | | | | |
| | | | Site is suitable fo | or BFR if ticked | | |

SHLAA Ref No:

IPS360

SHLAA Ref No:

IPS360

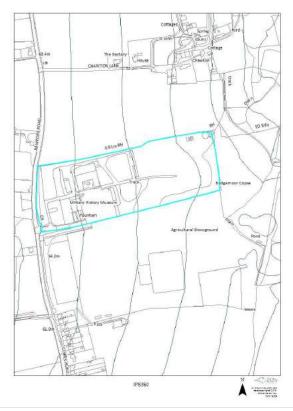
Site Area:

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

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: **IPS360** to be considered and reflected in any design principles. 0.2ha of the eastern boundary is located in a SINC and ancient woodland buffer and has Potential biodiversity impact: 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. The site is not located in a conservation area and there are no listed buildings close by. Potential heritage impact: The site is a military museum and has a military history and some earth banks. The site has good access to the main Cowes to Newport Road which is the strategic Site access aspects: 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. Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known 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 There is more one landowner. The land has a long lease until (2033) to the Potential constraints to delivery: 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 **~** 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.

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 Asse | ssments - Currently Not | t Developable | SHLAA Ref No: | IPS360 |
|--------------------------|--|-----------------------------------|---------------------|----------------|
| Rural exception?: No | | | | |
| Stage E - Assessr | ment - Achievability | | | |
| Steering group's conclus | ions: The steering group concluc achievable. | led that the site is not suitable | e and is therefore | not |
| Indicative yield: 0 | | | ☐ Site achiev | able if ticked |
| Stage F - Assessn | nent - SHLAA Panel Con | nments | | |
| Panel comments: | The SHLAA panel agreed with the | steering group's conclusions | | |
| Stage G - SHLAA | Conclusion | | | |
| Final conclusions: | Following the panel discussions a concluded that the site is current | | • | teering group |
| | | | Site could be con | |
| The site is considered: | Currently not developable | | allocation if ticke | d |

 $\ \square$ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS361

SHLAA Ref No:

IPS361

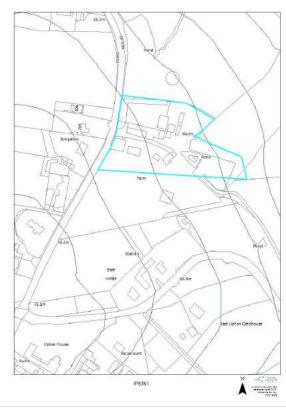
Site Area:

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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

☐ Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside t

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 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. 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

this would need to be determined

.

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 AS | ssessments - Currently Not Developable | SHLAA Ref No: | IPS361 |
|----------------------|---|---------------------|-----------------|
| ndicative yield: | 0 | ☐ Site achiev | vable if ticked |
| Stage F - Asse | ssment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusion additional comments: Site is partly brownfield. Class Q materials years depending on context of area. | - | - |
| Stage G - SHL | AA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA asse concluded that the site is currently not developable for the | • | teering group |
| |] | Site could be cor | |
| he site is considere | cd: Currently not developable | allocation if ticke | 30 |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS362

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS362

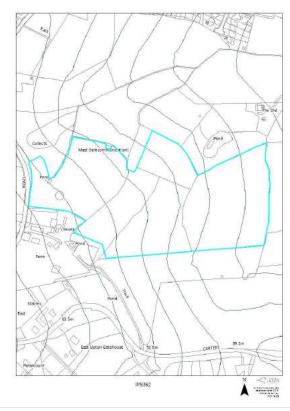
Site Area:

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.

Environmental designations A2: 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.

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. A new access onto Upton Road would have to be formed, this would require some Site access aspects: 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. There are some public open space facilities on the edge of Ryde in the Haylands area Access to open spaces: but there are no footpaths to them Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known Mineral resources?: The site is not located in a mineral or mineral safeguarding area. No Is there a loss to employment?: 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 Stage D - Assessment - Availability Site available if ticked 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.

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

Conversion?:

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: **IPS362** 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: Lanes and traffic needs to be consistent with Millhouse Farm. This has the same product as Upton and Millhouse so it could be competition. Infrastructure is difficult on cottage site to the North due to the river - The panel felt that in 10-15 years it could be possible so review at a future date as situation with regards to the site to North and Millhouse drainage context. Stage G - SHLAA Conclusion Following the panel discussions and the overall SHLAA assessment process the steering group Final conclusions: 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:

IPS370

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS370

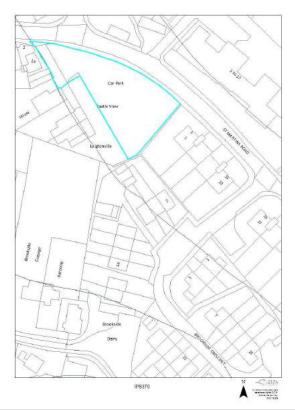
Site Area:

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.

Environmental designations A2: 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.

Stage C - Assessment - Suitability

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

The site is an existing car park with no structures or buildings located on site. It is brownfield/greenfield:

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 A | Assessments | s - Currently No | t Developable | SHLAA Ref No: IPS370 | | |
|----------------------|--|--|---|--|--|--|
| Potential heritage | | site is not located in a nediately close by. | conservation area and there | are no listed buildings | | |
| Site access aspects | The | site has vehicular acce | ss onto St Martins Road. | | | |
| Access to public tr | There are bus stops in close proximity to the site. The service is Route 3 New Ryde which includes Newport Rookley Godshill Ventnor Shanklin Sa Brading Tesco Ryde. The service runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes | | | | | |
| Access to pedestri | | re are network of publ I roads have footpaths | • | djacent to the village and the | | |
| Access to services | | Wroxall has a number of local facilities in line with it being classified as a rural service centre. | | | | |
| Access to open sp | aces: The | re are a number of pub | lic open space facilities near | by. | | |
| Air quality sensitiv | ities: Non | e known Agric | ultural land class: The classif | ication is urban | | |
| Mineral resources | ?: The | site is not located in a | mineral or mineral safeguare | ding area. | | |
| Is there a loss to e | mployment?: | There would be no of parking. | oss of employment but deve | elopment would result in a loss | | |
| Potential constrain | nts to delivery: | There is one landow | ner and there are no known | covenants or legal issues. | | |
| Infrastructure cap | acity aspects: | The site is within th from connections to | • | e adjoining properties benefit | | |
| Potential compati | bility impacts: | The site is within the are envisaged. | e village and adjacent to resid | dential, no compatibility issues | | |
| Brief planning hist | ory: | No recent planning | nistory. | | | |
| Overarching policy | context: | The site is situated value. | vithin the settlement bounda | ary and a confirmed brownfield | | |
| Steering group's co | onclusion: | the loss of a commu and the proximity o Furthermore, there | nity car parking facility given f the site to the school, docto is concern over the shape of orate residential developme | t suitable. There is concern over on the lack of parking in the village ors and other services. The site in relation to nearby ont to the first floor if parking | | |
| | | | | ☐ Site suitable if ticked | | |
| Stage D - Ass | sessment - A | Availability | | Site available if ticked | | |
| Availability: | The site is not im taking place in the | | r development with no reasc | onable prospect of development | | |
| Put forward for: | The site has bee | n put forward for gene | ral housing. | | | |
| Conversion?: | Not applicable | | | | | |
| Rural exception?: | Not applicable | | | | | |
| Stage E - Ass | essment - Δ | chievahility | | | | |
| Steering group's co | | | ded that as the site is not sui | table it is not achievable. | | |
| Indicative yield: | 0 | | | ☐ Site achievable if ticked | | |
| · | | HLAA Panel Cor | | → Site achievable if ticked | | |

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

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.

Environmental designations A2: 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

Discount

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 | Assessm | ents - Currently Not Developable SHLAA Ref No: IPS374 | | | | |
|------------------------------|---------------|---|--|--|--|--|
| Access to public to | ransport: | 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 pedestr | ian/ 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 sp | aces: | There are some public open space facilities nearby. | | | | |
| Air quality sensitiv | vities: | None known Agricultural land class: The classification is Grade 3 | | | | |
| Mineral resources | s?: | The site is not located in a mineral or mineral safeguarding area. | | | | |
| Is there a loss to e | mployment | Any redevelopment will result in a loss of car parking | | | | |
| Potential constrai | nts to delive | There is one landowner and there are no known covenants or legal issues. | | | | |
| Infrastructure cap | acity aspect | The site is within the settlement boundary where adjoining properties benefit from connections to utility services. | | | | |
| Potential compati | ibility impac | The site is immediately adjacent to other properties which appear to benefit from connections to utility services | | | | |
| Brief planning hist | ory: | 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 outs the need for a residential nursing home, sheltered accommodation and affordable housing. | | | | |
| 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 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 | | | | |
| Stage D - As | sessmen | nt - Availability Site available if ticked | | | | |
| Availability: | | not immediately available for development but is likely within years with a reasonable f development taking place within 5 -10 years. Once commenced could be achieved ear. | | | | |
| Put forward for: | The site ha | as been put forward for general housing. | | | | |
| Conversion?: | Not applica | able | | | | |
| Rural exception?: | Not applica | able | | | | |
| Stage E - Ass | sessmen | t - Achievability | | | | |
| Steering group's c | onclusions: | The steering group concluded that as this site is not suitable it is not achievable. | | | | |
| Indicative yield: | 0 | □ Site achievable if ticked | | | | |
| Stage F - Ass | essmen | t - SHLAA Panel Comments | | | | |
| Panel comments: | The S | SHLAA panel agreed with the steering group's conclusions | | | | |

Stage G - SHLAA Conclusion

| SHLAA Site Asse | essments - Currently Not Devel | opable | SHLAA Ref No: | IPS374 |
|-------------------------|---|--------|---------------------------------------|-----------------|
| Final conclusions: | Following the panel discussions and the ov concluded that the site is currently not dev | | • | eering group: |
| The site is considered: | Currently not developable | | Site could be con allocation if ticke | |
| | | | Site is suitable fo | r BFR if ticked |

SHLAA Ref No:

IPS379

SHLAA Ref No:

IPS379

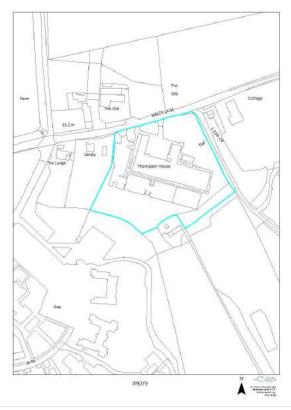
Site Area:

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 s

The site is 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

Flood zones/agricultural class/size:

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

land.

Discount

Discount

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. There are no public open space facilities but the site has access to the countryside Access to open spaces: Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known Mineral resources?: The site is not located in a mineral or mineral safeguarding area Is there a loss to employment?: 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

Stage D - Assessment - Availability

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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

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

This would need to be determined Conversion?:

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 As | ssessments - | Currently No | ot Developab | le | SHLAA Ref No: | IPS379 | |
|-----------------------|------------------|---|--------------|----|--|------------------|--|
| Indicative yield: | 0 | | | | ☐ Site achievable if ticked | | |
| Stage F - Asse | ssment - SH | LAA Panel Co | mments | | | | |
| Panel comments: | following cor | 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 - SHL | AA Conclusio | on | | | | | |
| 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 considere | d: Currently not | : developable | | | Site could be cor allocation if ticke | | |
| | | | | | Site is suitable fo | or BFR if ticked | |

SHLAA Ref No:

IPS388

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.

Environmental designations A2: 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

Discount

Discount

Stage C - Assessment - Suitability

Potential landscape impact:

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.

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.

| 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 | Assessme | ents - C | urrently | Not Deve | lopable | SHLAA Ref No: | IPS388 | |
|--|----------------------|--------------------------|--|------------------------------|------------------------------------|--------------------------------------|--|---------------------------|--|
| narrow road with access gate and potential for limited visibility on bend. Access would require widening and visibility splays. 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 None known | Potential heritage | e impact: | The site is | not located | d in a conservat | ion area and th | ere are no listed build | ings close by. | |
| 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: 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?: 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. 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. Stage D - Assessment - Availability The site is has been put forward for general housing. No Stage E - Assessment - Achievability The steering group concluded that as the site is not suitable it is not achievable. | Site access aspect | ts: | narrow road with access gate and potential for limited visibility on bend. Access wo | | | | | | |
| runs regularly. Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC) Access to open spaces: There are only small areas of recreation/open space within Whitwell Air quality sensitivities: None known Agricultural land class: The classification is Grade 3 Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment?: No Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues. 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. Stage D - Assessment - 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 No Stage E - Assessment - Achievability Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable. | Access to public t | ransport: | Chale Bl | lackgang Ch | • | - | | | |
| including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC) Access to open spaces: There are only small areas of recreation/open space within Whitwell Air quality sensitivities: None known Agricultural land class: The classification is Grade 3 Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment?: No Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues. Infrastructure capacity aspects: The site is 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. Stage D - Assessment - 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. No Stage E - Assessment - Achievability Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable. | Access to pedestr | ian/ cycle: | | · | | | | | |
| 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: 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. No recent planning history. 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. 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. Stage D - Assessment - 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. No Stage E - Assessment - Achievability The steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable. | Access to services | including a pub, village | | | | | | | |
| Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment?: No Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues. The site is 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. Stage D - Assessment - 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. No Stage E - Assessment - Achievability The steering group concluded that as the site is not suitable it is not achievable. | Access to open sp | paces: | There are | only small | areas of recrea | tion/open space | e within Whitwell | | |
| Infrastructure capacity aspects: 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. Whilst there is some residential in the area, the site is on the edge where the area is more rural in context. 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. Stage D - Assessment - 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. No Stage E - Assessment - Achievability Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable. | Air quality sensitiv | vities: | None kno | wn | Agricultural lar | nd class: The cla | ssification is Grade 3 | | |
| 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. 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. Stage D - Assessment - Availability Stage D - Assessment - 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 Stage E - Assessment - Achievability The steering group concluded that as the site is not suitable it is not achievable. | Mineral resources | s?: | The site is | not locate | d in a mineral o | r mineral safeg | uarding area. | | |
| 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. 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. Stage D - Assessment - 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 Stage E - Assessment - Achievability The steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable. | Is there a loss to e | employment? | : No | | | | | | |
| utility services but extensions to existing utility services will need to be factored in. Whilst there is some residential in the area, the site is on the edge where the area is more rural in context. No recent planning history. No recent planning history. 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 Stage D - Assessment - 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. No Rural exception?: No Stage E - Assessment - Achievability The steering group concluded that as the site is not suitable it is not achievable. | | | | | | | | | |
| area is more rural in context. No recent planning history: No recent planning history. 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 Stage D - Assessment - 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 Stage E - Assessment - Achievability Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable. | Infrastructure cap | pacity aspects | util | | | | • | | |
| 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. 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 available if ticked Stage D - Assessment - 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 Stage E - Assessment - Achievability Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable. | Potential compat | ibility impact | | | | ial in the area, t | he site is on the edge | where the | |
| 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. 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 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. 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. | Brief planning hist | tory: | No | recent plan | ning history. | | | | |
| 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. Stage D - Assessment - Availability Site suitable if ticked 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 Stage E - Assessment - Achievability Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable. | Overarching polic | y context: | rura | al area. Nit | on and Whitwe | ell have a Parish | Plan SPD (2014) which | ch in relation to | |
| 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 Stage E - Assessment - Achievability Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable. | Steering group's o | conclusion: | ove roa | er access iss d. Furtherr | ues and the res more, there are | stricted visibility concerns over | associated with the the impact and proxiller site. | corner and mity to the | |
| 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 Stage E - Assessment - Achievability Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable. | Stage D - As | sessmen | t - Δvai | lability | | | ✓ Site avai | lable if ticked | |
| 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. | Availability: | The site is in | nmediately | y available, | • | • | easonable prospect of | | |
| Stage E - Assessment - Achievability Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable. | Put forward for: | The site has | been put | forward for | general housir | ng. | | | |
| Stage E - Assessment - Achievability Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable. | Conversion?: | No | | | | | | | |
| Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable. | Rural exception?: | No | | | | | | | |
| Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable. | Stage E - Ass | sessment | : - Achie | evability | • | | | | |
| | | | | - | | s the site is not | suitable it is not achi | evable. | |
| | | | | | | | | | |

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable Panel comments: The SHLAA panel agreed with the steering group's conclusions. Stage G - SHLAA Conclusion 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

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS389

SHLAA Ref No:

IPS389

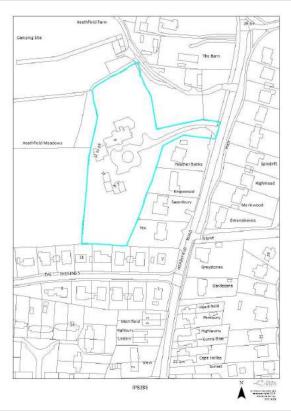
Site Area:

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, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

☐ Discount

Discount

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 | Assessme | ents - Curre | ntly No | t Developab | le | SHLAA Ref | No: | IPS389 |
|----------------------|---------------|--|--|---|--|--|--|---|
| Site access aspect | s: | The site has an | existing acc | cess onto Heathfie | eld Road. | | | |
| Access to public to | ransport: | There are bus s runs regularly. | tops along | Heathfield Road a | and the Fresl | hwater to N | ewpor | rt bus service |
| Access to pedestri | an/ cycle: | | | ic rights of way clonity and the road o | | | | o dedicated |
| Access to services | / facilities: | Freshwater has | a wide ran | ge of services and | l facilities. | | | |
| Access to open sp | aces: | Golden Hill Fort | and recrea | ation area is just to | o the east. | | | |
| Air quality sensitiv | vities: | None known | Agric | ultural land class: | The classific | cation is Gra | ade 3 | |
| Mineral resources | i?: | The site is not le | ocated in a | mineral or minera | al safeguard | ing area. | | |
| Is there a loss to e | mployment? | : No | | | | | | |
| Potential constrain | | | ne landow | ner and there are | no known d | covenants o | r legal | issues. |
| Infrastructure cap | acity aspects | : The site I | nas some u | tilities but may re | quire extens | sions to be 1 | factore | ed in. |
| Potential compati | bility impact | s: The site i | s close to e | xisting residential | , no compati | ibility issues | are ei | nvisaged. |
| Brief planning hist | orv: | No recen | t planning l | history. | | | | |
| Overarching policy | y context: | boundary neighbou policy set compatib settleme should er housing r | which is a rhood plants out that; alle with the nt pattern ancourage made of the courage made of the courage of | utside but immed long the south bo . Whilst there is a the design, location distinctive characters and building styles are types of according to the Parallow people with living | undary. Fre no specific pon and layouter of the as. It further ommodation rish, includir | shwater hand olicy on how the set of all deverges, respectively sets out that of provision the groviding | s an acusing, frelopmeting the devented to additional surfaces and sur | dopted their design ent should be e local elopment ress the ole |
| Steering group's c | onclusion: | permission site that | ns given. | ded that the site is There are a signifi y developable are ilable. | cant numbe | r of protect building ar | ed tree | es across the |
| Stage D - As | caccman | t - Availahil | itv | | | ✓ Site | o avail | able if ticked |
| Availability: | The landow | | nfirmed th | e site is available l | out has not i | | | |
| Put forward for: | The site has | s been put forwa | rd for gene | ral housing. | | | | |
| Conversion?: | | need to be clarif | | | | | | |
| Rural exception?: | Not applica | ble. | | | | | | |
| Stage E - Ass | sessment | t - Achievah | ilitv | | | | | |
| Steering group's c | | | | ded that as the sit | e is not suita | able it is no | t achie | vable. |
| Indicative yield: | 0 | 33. | | | | | | vable if ticked |
| Stage F - Ass | | - CHIAA Da | nel Cor | nmonts | | _ 5ite | acille | rable II LICKEU |

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

Panel comments:

SHLAA Ref No:

IPS389

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

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, 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:

3.6ha to the south of the site is located in FZ 2and 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

SHLAA Site Assessments - Currently Not Developable SHLAA Ref No: **IPS391**

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

The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

This would need to be clarified. Put forward for:

Conversion?: Not applicable

Availability:

Rural exception?: Not applicable

SHLAA Ref No:

IPS391

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS397

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.

Environmental designations A2: 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

Discount

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 | Assessme | ents - Currently | Not Developab | SHLAA Ref No: | IPS397 | | | |
|---|----------------|--|---|--|------------------|--|--|--|
| Site access aspect | S: | Lower Bettesworth Road is an unmade road and improvements would be required. Furthermore the house would have to be demolished to gain access. | | | | | | |
| Access to public t | ransport: | • | andown Brading Te | along Route 2 Newport Mesco Ryde. This runs Mon minutes | • | | | |
| Access to pedestr | ian/ cycle: | The wider area is servedoes not benefit from | | vay and cycle links. The imn | nediate area | | | |
| Access to services | s/ facilities: | Ryde has a full range of | of services and facilities | S | | | | |
| Access to open sp | paces: | Oakwood recreation a | rea is immediately to | the south of the site. | | | | |
| Air quality sensitiv | vities: | None known | Agricultural land class: | The site is urban. | | | | |
| Mineral resources | s?: | The site is not located | in a mineral or minera | l safeguarding area. | | | | |
| Is there a loss to e | employment? | : No | | | | | | |
| Potential constraints to delivery: | | submitter has a properties and t | 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 cap | acity aspects | | e site is immediately adjacent to the settlement boundary where adjoining operties appear to benefit from connections to utility services. | | | | | |
| Potential compatibility impacts: The site is close to | | | to existing residential, | , no compatibility issues are | envisaged | | | |
| Brief planning hist | tory: | No recent plann | ing history. | | | | | |
| Overarching police | y context: | The site is part i | n and part immediatel | y adjacent to the settlemen | t boundary. | | | |
| Steering group's o | conclusion: | over whether a | The steering group concluded that the site is not suitable. There are concer over whether appropriate access can be achieved. Furthermore the site is constrained due to its shape and location and may not be appropriate in determs. | | | | | |
| | | | | ☐ Site suit | able if ticked | | | |
| Stage D - As | sessmen | t - Availability | | ✓ Site ava | ilable if ticked | | | |
| Availability: | | | | t is likely within 5 years with ce commenced could be acl | | | | |
| Put forward for: | The site has | been put forward for g | general housing. | | | | | |
| Conversion?: | Not applica | ble | | | | | | |
| Rural exception?: | Not applical | ble | | | | | | |
| Stage E - Ass | sessment | : - Achievability | | | | | | |
| Steering group's c | | The steering group co | | e is not suitable it is not ach achieved and design appro | | | | |
| Indicative yield: | 0 | | | ☐ Site achie | evable if ticked | | | |
| Stage F - Ass | sessment | - SHLAA Panel (| Comments | | | | | |

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

Page 556

Panel comments:

SHLAA Ref No: IPS397

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

☐ Discount

Discount

Discount

SHLAA Ref No:

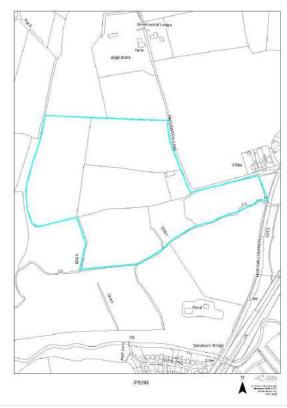
IPS398

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.

Environmental designations A2: The site is not located within any environmental designations

including heritage coast, historic park or garden, open space.

Flood zones/agricultural class/size: 5.4ha is located in FZ 2 and 3 and has been discounted from the assessment below.

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

SHLAA Ref No:

IPS398

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

Access to open spaces:

There are some public open space facilities nearby.

Air quality sensitivities:

Agricultural land class: The classification is Grade 3 None known

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

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, 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 10-25new 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 on context from the area. Additionally there are also concerns over access and settlement coalescence.

Site suitable if ticked

SHLAA Ref No:

PS398

Stage D - Assessment - Availability

✓

Site available if ticked

☐ Site is suitable for BFR if ticked

| Availability: | | e site is immediately available with a reasonable prospect of development taking place within 5 ars. Once commenced could be achieved within 3 years | | | | | | | | |
|---------------------|--------|--|----------------|---|--|--|--|--|--|--|
| Put forward for: | | site has been put forward for general housing, mixed development (housing led) and non- sing development. | | | | | | | | |
| Conversion?: | Not a | pplicable | | | | | | | | |
| Rural exception?: | This v | vould need to be determined | | | | | | | | |
| Stage E - Ass | sessn | nent - Achievability | | | | | | | | |
| Steering group's co | onclus | ions: The steering group concluded that as the si | te is not suit | able it is not achievable. | | | | | | |
| Indicative yield: | 0 | | | ☐ Site achievable if ticked | | | | | | |
| Stage F - Ass | essn | nent - SHLAA Panel Comments | | | | | | | | |
| Panel comments: | | The SHLAA panel agreed with the steering group's | conclusions | | | | | | | |
| Stage G - SH | LAA | Conclusion | | | | | | | | |
| Final conclusions: | | Following the panel discussions and the overall Sh concluded that the site is currently not developab | | | | | | | | |
| The site is conside | red: | Currently not developable | | Site could be considered for allocation if ticked | | | | | | |

SHLAA Ref No:

IPS399

SHLAA Ref No:

IPS399

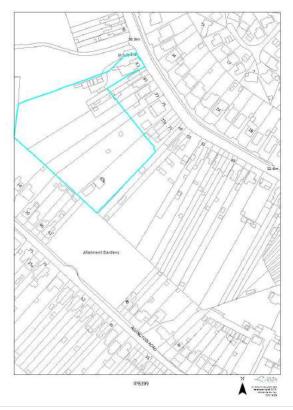
Site Area:

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

Discount

land.

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 | Assessm | ents - | Currently Not Deve | elopable | SHLAA Ref No: | IPS399 | |
|----------------------------------|--|---|---|---|---------------------------|----------------|--|
| Potential heritage | e impact: | The sit | te is not located in a conserva | ation area and the | re are no listed buildin | gs close by. | |
| Site access aspect | 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 road parking due to Gunville Lane. The submission advises that the property can be demolished to facilitate access. | | | | | | |
| Access to public t | ransport: | There is a bus stop near by. This serves Routes 7 and 38. 38 serves Newport Gunvill Carisbrooke Whitepit Lane Newport and runs Mon to Sat up to every 30 mins Sundays up to every 30 mins | | | | | |
| Access to pedestr | ian/ cycle: | | is a public right of way to the nent runs along the north ea | | • | | |
| Access to services | s/ facilities: | Gunvi Newp | lle has a number of services a ort. | and facilities but t | he site is also on the o | utskirts of | |
| Access to open sp | paces: | | te is not located close to any der countryside via a networ | | · · | nas access to | |
| Air quality sensitiv | vities: | None | known Agricultural la | and class: The clas | ssification is urban | | |
| Mineral resources | s?: | The si | te is not located in a mineral | or mineral safegu | arding area. | | |
| Is there a loss to e | employment | ?: | No | | | | |
| Potential constrai | nts to delive | ry: | There is more one landowner but there are no known covenants or legal issues. | | | | |
| Infrastructure capacity aspects: | | | The site is within the settlen from connections to utility s | • | ere adjoining propertion | es benefit | |
| Potential compat | ibility impac | ts: | The site is close to existing r | esidential, no com | npatibility issues are er | rvisaged. | |
| Brief planning hist | tory: | | No recent planning history. | | | | |
| Overarching polic | • | | The site is situated within th | e settlement bour | ndary | | |
| Steering group's o | conclusion: | | The steering group conclude settlement boundary and clo | | | ithin the | |
| | | | | | | le if ticked | |
| Stage D - As | sessmen | ıt - Av | ailability | | Site availa | ble if ticked | |
| Availability: | | | tely available with a reasona enced could be achieved wit | | evelopment taking plac | e within 5 | |
| Put forward for: | The site ha | s been p | out forward for general housi | ng. | | | |
| Conversion?: | Not applica | able | | | | | |
| Rural exception?: | Not applica | ble | | | | | |
| Stage E - Ass | sessmen | t - Δc | hievahility | | | | |
| Steering group's c | | | eering group concluded that | whilst the site ma | ay he suitable it may n | nt he | |
| accernig group 3 c | | achiev forwa | rable or deliverable due to the rd, that is land behind & at 8 ding on layout, impact and a | ne number of land 7 Gunville Road, t | owners. If the smaller | site came | |
| Indicative yield: | 0 | | | | ☐ Site achieva | able if ticked | |
| Stage F - Ass | sessment | t - SH | LAA Panel Commen | its | | | |

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

Panel comments:

SHLAA Ref No:

IPS399

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 Ref No:

IPS404

☐ Discount

Discount

Discount

SHLAA Ref No:

IPS404

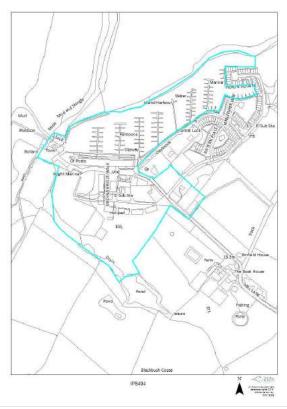
Site Area:

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.

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.

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.

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

SHLAA Ref No:

IPS404

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.

Stage D - Assessment - Availability

☐ Site suitable if ticked ✓

Site available if ticked

Availability:

The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years.

| SHLAA Site | Assessments - Currently Not Developable | | SHLAA Ref No: | IPS404 |
|---------------------|---|------------|---------------------------------------|------------------|
| Put forward for: | The site has been put forward for general housing. | | | |
| Conversion?: | To be clarified | | | |
| Rural exception?: | No | | | |
| Stage E - Ass | sessment - Achievability | | | |
| Steering group's c | onclusions: The steering group concluded that this site is no | t suitable | 9 | |
| Indicative yield: | 0 | | ☐ Site achiev | vable if ticked |
| Stage F - Ass | sessment - SHLAA Panel Comments | | | |
| Panel comments: | The SHLAA panel agreed with the steering group's con additional comments: Question viability due to the nuenabling development may improve viability of tourism | umber of | - | - |
| Stage G - SH | LAA Conclusion | | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA concluded that the site is currently not developable fo | | | teering group |
| The site is conside | ered: Currently not developable | | Site could be cor allocation if ticke | |
| | | | Site is suitable fo | or BFR if ticked |

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.

Environmental designations A2:

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

Discount

☐ 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: **IPS407** boundaries that may need to be considered. The site is also immediately adjacent to a wooded area to the south west. 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 field gate to the site with access on Buckbury Lane. Due to the slope of the site, the roadside boundary hedging will need to be removed to provide an appropriate vehicular access and visibility splay. Buckbury Lane is unmade and slightly wider than a single track/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 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. Agricultural land class: The classification is urban Air quality sensitivities: None known Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment?: No Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues. Infrastructure capacity aspects: The site is 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 which is along the north eastern boundary on the other side of the unmade road. Steering group's conclusion: The steering group concluded that the site is not suitable in isolation. It is acknowledged that this site is screened by trees to the south west and west but there are concerns over the access and cumulative impact on the road. If the

The steering group concluded that the site is not suitable in isolation. It is acknowledged that this site is screened by trees to the south west and west but there are concerns over the access and cumulative impact on the road. If the site were to be considered in conjunction with IPS138b and IPS016 and road improvements and resurfacing were undertaken there may be potential for frontage development. Consideration though will need to be given to impacts on the hedge to the front.

Stage D - Assessment - Availability

Site suitable if ticked



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 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 subject to road/lane improvements the site may be

achievable for some frontage development.

| SHLAA Site A | sessments - C | urrently Not Developa | ble | SHLAA Ref No: | IPS407 |
|----------------------|--|---|--|--|--|
| ndicative yield: | 0 | | | ☐ Site achiev | able if ticked |
| Stage F - Asse | ssment - SHLA | A Panel Comments | | | |
| Panel comments: | | el did not agree with the steering t deliverable due to access road a | • | _ | _ |
| Stage G - SHL | AA Conclusion | | | | |
| Final conclusions: | were re-conside to be achievable concerns were r Following the pa | anel discussions, this site and the ered. Discussions were held with e due to costs of improvements re raised by ecology officers in relati anel discussions and the overall S the site is currently not developal | Island Roads equired agair on to the hed HLAA assessr | who advised that inst number of hom dge removal in this ment process the s | it is unlikely es. Further area. |
| he site is considere | d: Currently not de | evelopable | | Site could be con allocation if ticke | |

 \square Site is suitable for BFR if ticked

SHLAA Ref No:

IPS408

SHLAA Ref No:

IPS408

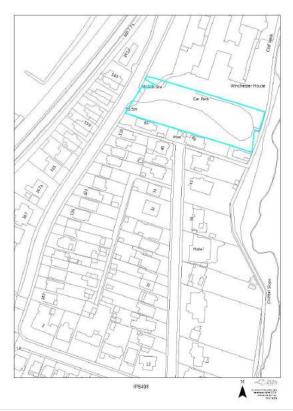
Site Area:

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.

Environmental designations A2: 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

Discount

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 | Assessme | ents - | - Currently N | ot Developable | SHLA | A Ref No: | IPS408 | |
|------------------------------------|--|---|--|---|------------------------------|---|---|--|
| Site access aspect | e access aspects: The site is located along the strategic road network and has vehicular access or | | | | | | | |
| Access to public to | ransport: | Rookl | ey Godshill Ver | ose proximity to a bus stop. This is along Route 3 Newport ntnor Shanklin Sandown Brading Tesco Ryde. The up to every 30 minutes Sundays up to every 30 minutes | | | | |
| Access to pedestri | ian/ cycle: | | • | oublic footpaths located in as to Newport. The imme | • | • | | |
| Access to services | s/ facilities: | | | ment boundary of Shanklin/Lake and close to Sandown where vices and facilities. | | | | |
| Access to open sp | aces: | There | are a number of p | ublic open space facilities | nearby. | | | |
| Air quality sensitiv | vities: | None | known Ag | ricultural land class: The o | classification | is urban | | |
| Mineral resources | 5?: | The si | te is not located ir | a mineral or mineral safe | eguarding ar | ea | | |
| Is there a loss to e | employment? |): | Redevelopment o | ould result in a loss of par | rking | | | |
| Potential constraints to delivery: | | ry: | | 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 | | | | |
| 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 car park serves the adjacent footpath. | | | | | | |
| Brief planning hist | ory: | | No recent plannin | g history | | | | |
| Overarching policy | y context: | | The site is within the settlement boundary. | | | | | |
| Steering group's c | conclusion: | | the loss of car par public footpath. If orientation of any | p concluded that the site king in this area given the Furthermore, there is conviously development given the rof way across the site. | proximity to cern over th | o the coast a e visual impa n existing ve | nd associated act and the hicular and | |
| | | | | | | | ole if ticked | |
| Stage D - As | sessmen | t - A۱ | <i>r</i> ailability | | ✓ | Site availa | ble if ticked | |
| Availability: | | | • | for development but is like within 5 years. Once co | • | • | | |
| Put forward for: | The site has | been | put forward for ge | neral housing. | | | | |
| Conversion?: | Not applica | ble | | | | | | |
| Rural exception?: | Not applica | ble | | | | | | |
| Stage E - Ass | sessment | : - Ac | hievability | | | | | |
| Steering group's c | | | | luded that as the site is n | ot suitable it | is not achie | vable | |
| Indicative yield: | 0 | | | | | Site achiev | able if ticked | |
| a. – . | | ۵ | | | | 5.15 GOING V | and it closed | |

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: Possible to get a more efficient use of car park but still provide some houses. Could come forward in combination with Winchester House.

SHLAA Ref No: IPS408

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

☐ Discount

Discount

Discount

SHLAA Ref No:

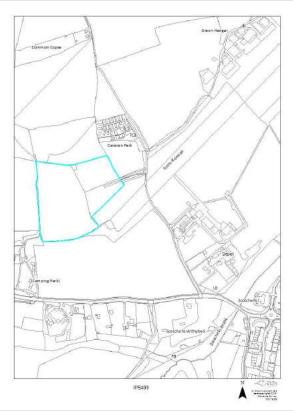
IPS409

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, 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

Flood zones/agricultural class/size: 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 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 t be undertaken.

| SHLAA SILE | Assessm | ents - Currently Not Developable SHLAA Ref No: IPS409 | | |
|------------------------------------|-------------------------|---|--|--|
| Potential heritage | e impact: | The site is not located in a conservation area and there are no listed buildings close by. | | |
| Site access aspect | ts: | 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 t | ransport: | 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 pedestr | rian/ cycle: | ere are a network of public rights of way in close proximity to the site including 22b and the wider are has access to cycle links. | | |
| Access to services | s/ facilities: | Nearby Lake and Sandown have a wider range of facilities and services. | | |
| Access to open sp | paces: | arby Lake and Sandown have access to open space facilities and the site has good cess to the open countryside | | |
| Air quality sensiti | vities: | None known Agricultural land class: The classification is Grade 3 | | |
| Mineral resource | s?: | The site is not located in a mineral or mineral safeguarding area. | | |
| Is there a loss to e | employment ² | The site forms part of the land adjacent to a tourism use | | |
| Potential constraints to delivery: | | ry: 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 | | |
| Stage D - As | sessmen | t - Availability Site available if ticked | | |
| Availability: | The site is i | mmediately available, owned by developers with a reasonable prospect of development within 5 years. Once commenced could be achieved within 2 years. | | |
| Put forward for: | The site ha | s been put forward for general housing. | | |
| Conversion?: | Not applica | t applicable | | |
| Rural exception?: | Not applica | ble | | |
| Stage E - As | sessmen | t - Achievability | | |
| Steering group's o | | The steering group concluded as the site is not suitable it is not achievable. | | |
| Indicative yield: | 0 | ☐ Site achievable if ticked | | |
| · | | t - SHLAA Panel Comments | | |
| | | | | |

Stage G - SHLAA Conclusion

Panel comments:

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

| SHLAA SILE ASSE | essments - currently Not Deve | юравіе | SHLAA Ref No: | IPS409 | |
|---|--|--------|---|-----------------|--|
| Final conclusions: The site is considered: | 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 | | | | |
| | Currently not developable | | Site could be considered for allocation if ticked | | |
| | | | Site is suitable fo | r 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.

Environmental designations A2:

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.

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

Discount

Discount

✓ Discount

Stage D - Assessment - Availability

| SHLAA Site A | Assessme | ents - Currently Not Suitable | SHLAA Ref No: | IPS024 | |
|-------------------------------|--|--|---------------|----------------|--|
| Availability: | It is not clear if the site is immediately available but might be available within the next 5 years. | | | | |
| Put forward for: | The site has been put forward for general housing and affordable housing. | | | | |
| Conversion?: | This would need to be determined | | | | |
| Rural exception?: | No | | | | |
| Stage E - Ass | sessmen | t - Achievability | | | |
| Steering group's conclusions: | | The steering group concluded that the site is not suitable and therefore not achievable. This does not preclude the site coming forward through the usual planning application process to ascertain whether an additional unit is appropriate. | | | |
| Indicative yield: | 0 | | ☐ Site achiev | able if ticked | |
| Stage F - Ass | essment | : - SHLAA Panel Comments | | | |
| Panel comments: | The S | SHLAA panel agreed with the steering group's | conclusions. | | |
| Stage G - SH | LAA Con | clusion | | | |
| concl | | wing the panel discussions and the overall SHI uded that the site is currently not suitable as ssessment. | • | | |

The site is considered: Currently not suitable

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS026

SHLAA Ref No:

IPS026

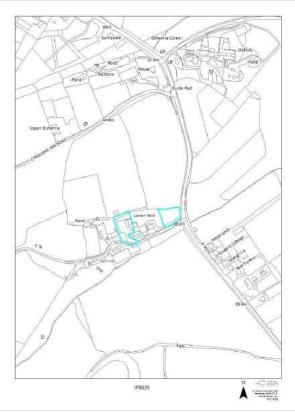
Site Area:

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 A | Assessments - Currently Not Suitable | SHLAA | A Ref No: | IPS026 |
|--------------------|---|-----------------------|---------------|---------------|
| | | | Site suitable | e if ticked |
| Stage D - As | sessment - Availability | ✓ | Site availab | le if ticked |
| Availability: | The site is immediately available, owned by developers taking place within 5 years. Once commenced could be | • | • | evelopment |
| Put forward for: | The site has been put forward for general housing | | | |
| Conversion?: | No | | | |
| Rural exception?: | No | | | |
| Stage E - Ass | sessment - Achievability onclusions: The steering group concluded that the site | is not suitable and t | herefore not | t achievable. |
| Indicative yield: | 0 | | Site achieva | |
| Stage F - Ass | essment - SHLAA Panel Comments | | | |
| Panel comments: | The SHLAA panel agreed with the steering group' additional comments: The site is too small and di | | _ | ng |
| Stage G - SH | LAA Conclusion | | | |
| Final conclusions: | Following the panel discussions and the overall SI concluded that the site is currently not suitable at the assessment. | · | | |
| | | | | |

The site is considered: Currently not suitable

SHLAA Site Assessments - Currently Not Suitable

Site Area: 0.12

SHLAA Ref No:

IPS028

☐ Discount

Discount

✓ Discount

Site suitable if ticked

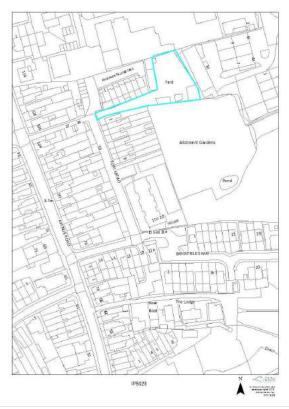
Site available if ticked

Site Address: Fort Mews, Sandown, Isle of Wight, PO36 8BH

IPS028

Site location

SHLAA Ref No:



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, 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.

Flood zones/agricultural class/size: The entire site is located in both flood zones 2 and 3 and

therefore does not pass Stage B.

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.

Stage D - Assessment - Availability

The site is immediately available and is owned by developers with a reasonable prospect of

Availability: development taking place within 5 years. Once commenced could be achieved within 1 year.

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

affordable housing.

| SHLAA Site A | Assessments - Currently Not Suitable | SHLAA Ref No: | IPS028 | |
|---------------------|---|-------------------------|-----------------|--|
| Conversion?: | No | | | |
| Rural exception?: | | | | |
| Stage E - Ass | sessment - Achievability | | | |
| Steering group's co | The steering group concluded the site could be is not suitable for residential. | redeveloped for employm | nent uses but | |
| Indicative yield: | 0 | ☐ Site achie | vable if ticked | |
| Stage F - Ass | essment - SHLAA Panel Comments | | | |
| Panel comments: | The SHLAA panel agreed with the steering group's con- | clusions. | | |
| Stage G - SH | LAA 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:

IPS031

☐ Discount

Discount

✓ Discount

SHLAA Ref No:

IPS031

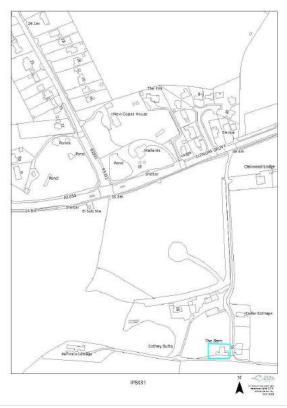
Site Area:

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.

Environmental designations A2:

including heritage coast, historic park or garden, open space.

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

The site is not located within any environmental designations

Flood zones/agricultural class/size:

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

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 Ref No:

IPS031

Stage D - Assessment - Availability

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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 1-2 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?: 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:

O

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.

SHLAA Ref No:

IPS040

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.

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

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

✓

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

| SHLAA Site A | 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 - Ass | essment - Achievability | | | | | |
| Steering group's co | onclusions: The steering group concluded that the site is not | suitable and therefore n | ot achievable. | | | |
| Indicative yield: | 0 | ☐ Site achiev | vable if ticked | | | |
| Stage F - Ass | essment - SHLAA Panel Comments | | | | | |
| Panel comments: | The SHLAA panel agreed with the steering group's concl additional comments: *Not near a settlement and should be steering group's conclusion. | _ | - | | | |
| Stage G - SH | LAA Conclusion | | | | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA a concluded that the site is currently not suitable as it has the assessment. | • | | | | |

SHLAA Ref No:

IPS050

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 -Osbourne 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

Stage D - Assessment - Availability

Site available if ticked

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

concluded that the site is currently not suitable as it has been discounted at Stages A or B of

The site is considered:

Currently not suitable

the assessment.

SHLAA Ref No:

IPS059

SHLAA Ref No:

IPS059

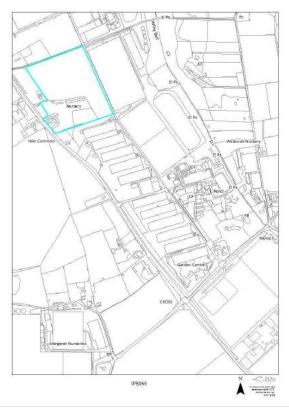
Site Area:

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 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

Stage E - Assessment - Achievability

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Rural exception?: No

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

Discount

Discount

✓ Discount

SHLAA Ref No:

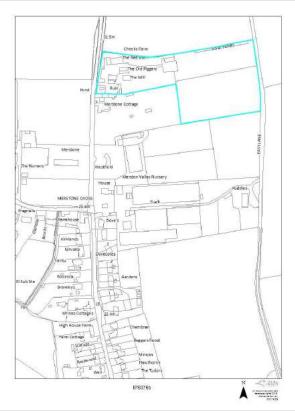
IPS075b

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.

Environmental designations A2:

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.

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 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 |
|----------------------|--|--|
| Stage D - Ass | sessment - Availability | Site available if ticked |
| Availability: | - | ned by developers with a reasonable prospect of development ommenced could be achieved within 5 years. |
| Put forward for: | The site has been put forward for g housing development. | eneral housing, mixed development (housing led) and non- |
| Conversion?: | This would need to be determined | |
| Rural exception?: | This would need to be determined | |
| Stage E - Ass | essment - Achievability | |
| Steering group's co | | cluded that only the brownfield element is suitable as per to IPS075a for yield and timings. |
| Indicative yield: | 0 | ☐ Site achievable if ticked |
| Stage F - Ass | essment - SHLAA Panel C | omments |
| Panel comments: | The SHLAA panel agreed with | the steering group's conclusions. |
| Stage G - SH | LAA Conclusion | |
| Final conclusions: | | ns and the overall SHLAA assessment process the steering group rently not suitable as it has been discounted at Stages A or B of |
| The site is consider | red: Currently not suitable | |

SHLAA Ref No:

IPS083

SHLAA Ref No:

IPS083

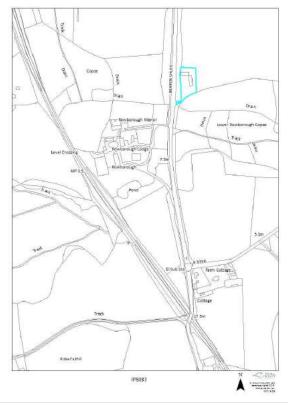
Site Area:

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

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.

Flood zones/agricultural class/size:

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

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

Discount

Discount

✓ Discount

Stage C - Assessment - Suitability

The steering group concluded that the site is not suitable. It falls below the Steering group's conclusion: 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 **V** 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. The site has been put forward for general housing and mixed development (housing led) Put forward for: 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 The SHLAA panel agreed with the steering group's conclusions. Panel comments: Stage G - SHLAA Conclusion

SHLAA Ref No:

IPS083

SHLAA Site Assessments - Currently Not Suitable

the assessment.

Currently not suitable

Final conclusions:

The site is considered:

Page 18

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

SHLAA Ref No:

IPS101

Discount

Discount

✓ Discount

SHLAA Ref No:

IPS101

Site Area:

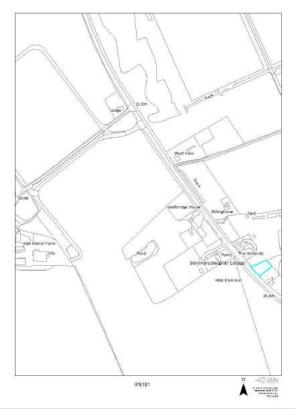
0.05

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.

Environmental designations A2:

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 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.

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.

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 Asse | | ssments - Currently Not Suitable | | ! | SHLAA Ref No: | | IPS101 | |
|--------------------|---------|---|-------------|----------------------|-----------------|----------|--------------|----------------|
| | | | | | | | Site suitabl | e if ticked |
| Stage D - As | sessn | nent - Availabil | lity | | | ✓ | Site availab | ole if ticked |
| Availability: | | e is not immediately a pment taking place w | | | t has a reaso | nable | prospect of | |
| Put forward for: | The sit | e has been put forwa | rd for gene | eral housing. | | | | |
| Conversion?: | No | | | | | | | |
| Rural exception?: | No | | | | | | | |
| Steering group's c | | nent - Achievab ons: The steering gro | | uded that as the sit | e is not suital | ole it i | s not achiev | able. |
| Indicative yield: | 0 | | | | | | Site achieva | able if ticked |
| Stage F - Ass | sessm | ent - SHLAA Pa | nel Co | mments | | | | |
| Panel comments: | 7 | The SHLAA panel agre | ed with th | e steering group's | conclusions. | | | |
| Stage G - SH | ILAA (| Conclusion | | | | | | |
| Final conclusions: | C | Following the panel di concluded that the sit the assessment. | | | | • | | |
| | | | | | | | | |

IPS108

SHLAA Ref No: **IPS108**

Site Area:

0.8

Site Address: Land at Shalfleet Manor Farm, Shalfleet Manor Shalfleet

Site location

SHLAA Ref No:



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.

Environmental designations A2: The site is located within Hamstead Heritage Coast. ✓ Discount

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

Stage D - Assessment - Availability Site available if ticked

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

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

Conversion?: Not applicable

Rural exception?: Not applicable

Availability:

SHLAA Ref No: IPS108

| Stage E - Assessment - | Achievability |
|------------------------|-----------------------------------|
|------------------------|-----------------------------------|

| steering group's conclusions. | | The steering group | 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

SHLAA Ref No:

IPS113

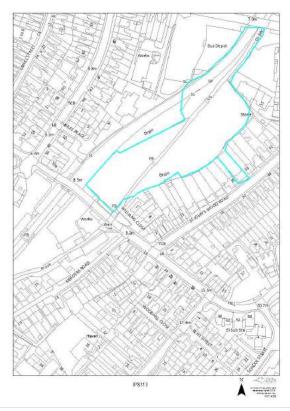
Site Area:

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.

Environmental designations A2:

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 both Flood zones 2 and 3.

☐ Discount

Discount

✓ 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.

Stage D - Assessment - Availability

Site suitable if ticked

Site available if ticked

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

SHLAA Site Assessments - Currently Not Suitable SHLAA Ref No: **IPS113** 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.

Currently not suitable

The site is considered:

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:

Flood zones/agricultural class/size:

Discount

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

Stage D - Assessment - Availability

Site available if ticked

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

SHLAA Site Assessments - Currently Not Suitable 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

SHLAA Ref No:

IPS124

The site is considered: Currently not suitable

the assessment

SHLAA Ref No:

IPS129

SHLAA Ref No:

IPS129

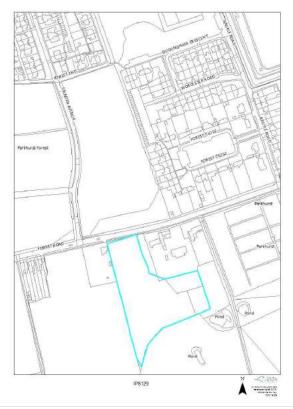
Site Area:

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:

Availability:

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

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.

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

Conversion?: Not applicable

Rural exception?: Not applicable

SHLAA Site Assessments - Currently Not Suitable 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

SHLAA Ref No:

IPS129

Currently not suitable

the assessment

SHLAA Ref No:

IPS133

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.

Environmental designations A2: 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 Flood Zones 2 and 3 (SFRA).

to pass stage B.

✓ Discount Consequently the site does not meet the assessment criteria

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.

Stage D - Assessment - Availability

Site available if ticked

Site suitable if ticked

☐ Discount

Discount

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

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

| SHLAA Site A | Assessments - Currently Not Suitable | SHLAA Ref No: | IPS133 |
|--------------------|---|-------------------------------|----------------|
| Conversion?: | No | | |
| Rural exception?: | No | | |
| Stage E - Ass | sessment - Achievability | | |
| Steering group's c | onclusions: The steering group concluded as the site is not s | suitable it is not achievable | 9 |
| Indicative yield: | 0 | ☐ Site achiev | able if ticked |
| Stage F - Ass | sessment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's con additional comments: Access is poor. | clusions making the follow | ving |
| Stage G - SH | LAA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA concluded that the site is currently not suitable as it has the assessment. | · | |
| | | | |

SHLAA Ref No:

IPS138a

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:

Availability:

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.

Environmental designations A2: The site is not located within any environmental designations

including heritage coast, historic park or garden, open space.

Flood zones/agricultural class/size: The entire site is located in FZ 2 and 3 and has therefore been

discounted from the assessment

Discount

Discount

✓ 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

The site is not immediately available for development, and is unlikely within 5 years, once

commenced could be achieved within 3 years.

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

| SHLAA Site A | Assessments - Currently Not Suitable | SHLAA Ref No: | IPS138a | | | |
|--------------------|---|--------------------------|----------------|--|--|--|
| Conversion?: | Not applicable | | | | | |
| Rural exception?: | Not applicable | | | | | |
| Stage E - Ass | sessment - Achievability | | | | | |
| Steering group's c | onclusions: The steering group concluded that the site is not | suitable and therefore n | ot achievable. | | | |
| Indicative yield: | 0 | ☐ Site achiev | able if ticked | | | |
| Stage F - Ass | sessment - SHLAA Panel Comments | | | | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conc | lusions. | | | | |
| Stage G - SH | LAA Conclusion | | | | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA a concluded that the site is currently not suitable as it has the assessment. | · | | | | |
| | | | | | | |

SHLAA Ref No:

IPS140

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.

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.

Flood zones/agricultural class/size:

Discount

Discount

✓ 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.

SHLAA Ref No:

IPS140

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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

Stage E - Assessment - Achievability

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

Indicative yield:

O

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

Rural exception?: No

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.

SHLAA Ref No:

IPS146

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.

Environmental designations A2:

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

Discount

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 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 reasonal prospect of development taking place within 5 years. Once commenced could be achieved with year. | | | | |
|--------------------|---|--------------------------|-------------------------|--|--|
| Put forward for: | The site has | s been put forward for g | general housing | | |
| Conversion?: | No | | | | |
| Rural exception?: | No | | | | |
| | | - Achievability | | | |
| Steering group's c | onclusions: | The steering group co | ncluded the site is not | suitable and therefore not achievable. | |
| Indicative yield: | 0 | | | ☐ Site achievable if ticked | |
| Stage F - Ass | essment | - SHLAA Panel (| Comments | | |
| Panel comments: | The S | HLAA panel agreed witl | n the steering group's | conclusions. | |
| Stage G - SH | LAA Con | clusion | | | |

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.

SHLAA Ref No:

IPS170

SHLAA Ref No:

IPS170

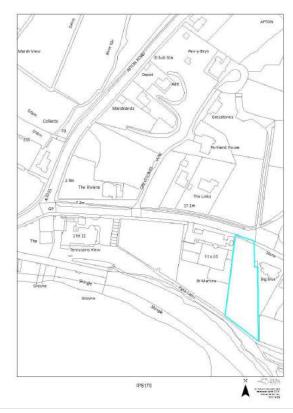
Site Area:

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.

Environmental designations A2:

The site is located within Tennyson Heritage Coast and therefore is discounted at Stage A.

Flood zones/agricultural class/size:

☐ Discount

✓ Discount

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

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:

The site has been put forward for general housing

| SHLAA Site A | Assessments - Currently Not Suitable | SHLAA Ref No: | IPS170 |
|---------------------|---|----------------------------|-----------------|
| Conversion?: | No | | |
| Rural exception?: | No | | |
| Stage E - Ass | sessment - Achievability | | |
| Steering group's co | onclusions: The steering group concluded that the site is not | t suitable and therefore n | ot achievable. |
| Indicative yield: | 0 | ☐ Site achiev | vable if ticked |
| Stage F - Ass | essment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's cond | clusions. | |
| Stage G - SH | LAA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA concluded that the site is currently not suitable as it hat the assessment. | · | |

SHLAA Ref No:

IPS185

SHLAA Ref No:

IPS185

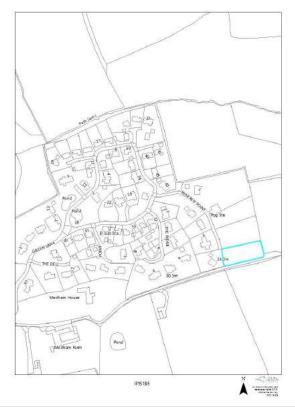
Site Area:

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

| SHLAA Site A | Assessments - Currently Not Suitable | SHLAA Ref No: IPS185 |
|--------------------|---|------------------------------------|
| Availability: | The landowner/agent has confirmed the site is available but brought forward or developed. | has not indicated when it might be |
| Put forward for: | The site has been put forward for general housing. | |
| Conversion?: | Not applicable | |
| Rural exception?: | Not applicable | |
| Stage E - Ass | sessment - Achievability | |
| Steering group's c | onclusions: The steering group concluded that as the site is | not suitable it is not achievable. |
| Indicative yield: | 0 | ☐ Site achievable if ticked |
| Stage F - Ass | sessment - SHLAA Panel Comments | |
| Panel comments: | The SHLAA panel agreed with the steering group's con- | clusions |
| Stage G - SH | LAA Conclusion | |
| Final conclusions: | Following the panel discussions and the overall SHLAA concluded that the site is currently not suitable as it hat the assessment. | |
| | | |

SHLAA Ref No:

IPS202

☐ Discount

Discount

✓ Discount

SHLAA Ref No:

IPS202

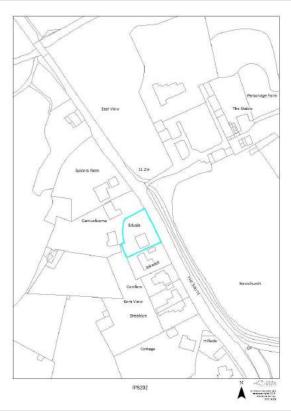
Site Area:

0.06

Site Address:

Edvale, The Shute, Newchurch

Site location



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, 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.

Flood zones/agricultural class/size:

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

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

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 Ref No:

IPS202

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: 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 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.

SHLAA Ref No:

IPS212

SHLAA Ref No:

IPS212

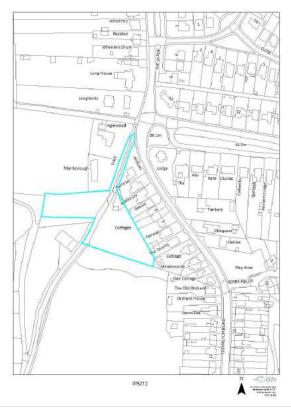
Site Area:

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 is any environmental designations.

Environmental designations A2:

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

Discount

Discount

Flood zones/agricultural class/size:

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

Discount

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.

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.

SHLAA Site Assessments - Currently Not Suitable SHLAA Ref No: **IPS212** 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. The site has been put forward for general housing Put forward for: 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.

Currently not suitable

The site is considered:

SHLAA Ref No:

IPS240

SHLAA Ref No:

IPS240

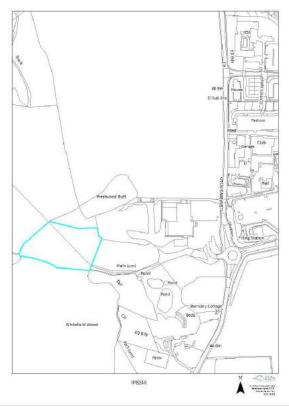
Site Area:

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:

Flood zones/agricultural class/size:

Discount

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

The landowner/agent has confirmed the site is available but has not indicated when it might be

brought forward or developed

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

Conversion?:

Availability:

No

Rural exception?: No

Stage E - Assessment - Achievability

| SHLAA SITE ASS | sessm | ents - Currently Not Suitable | SHLAA Ref No: IPS240 |
|-----------------------|-----------|---|------------------------------------|
| Steering group's cond | clusions: | The steering group confirmed that as the site is | not suitable it is not achievable. |
| Indicative yield: | 0 | | ☐ Site achievable if ticked |
| Stage F - Asses | sment | t - SHLAA Panel Comments | |
| Panel comments: | The S | SHLAA panel agreed with the steering group's con | clusions. |
| Stage G - SHLA | A Con | clusion | |
| Final conclusions: | conc | wing the panel discussions and the overall SHLAA luded that the site is currently not suitable as it hassessment. | |

The site is considered: Currently not suitable

SHLAA Ref No:

IPS245

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 A | ssessments - 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 - Ass | essment - Achievability | | |
| Steering group's co | onclusions: The steering group concluded that the site is not suitable | e or achievable | |
| Indicative yield: | 0 | ☐ Site achiev | able if ticked |
| Stage F - Ass | essment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusions | | |
| Stage G - SH | LAA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA assessn concluded that the site is currently not suitable as it has been the assessment. | • | |
| The site is conside | red: Currently not suitable | | |

SHLAA Ref No:

IPS257

☐ Discount

Discount

✓ Discount

SHLAA Ref No:

IPS257

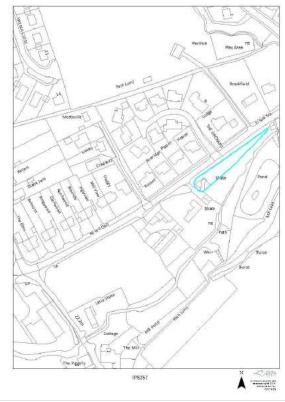
Site Area:

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, 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.

Flood zones/agricultural class/size: The council's SFRA 2

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

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

The site is not Grade 1 or 2 agricultural land.

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

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: IPS257 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: The site has been put forward for general housing Conversion?: 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, it was confirmed that the site is in FZ2 and 3, furthermore it does not meet the site size requirements 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 as it is discounted at Stages A or B of the assessment.

The site is considered:

Currently not suitable

SHLAA Ref No:

IPS258

☐ Discount

Discount

✓ Discount

SHLAA Ref No:

IPS258

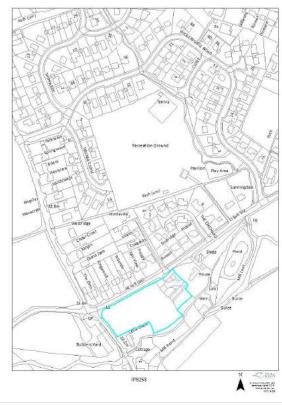
Site Area:

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, 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.

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 2and 3.

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

The site is not Grade 1 or 2 agricultural land.

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

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

| SHLAA Site A | Assessme | nts - Currently N | lot Suitable | SHLAA | Ref No: | IPS258 |
|---------------------|--------------|---|---|---|--|--|
| | | building. Update: The site the assessment c | is located within Flood riteria. | d 2 and 3 and is th | erefore do | es not meet |
| | | | | | Site suitak | ole if ticked |
| Stage D - As | sessment | t - Availability | | ✓ | Site availa | able if ticked |
| Availability: | | ner/agent has confirmed vard or developed. | l the site is available b | ut has not indicate | ed when it | might be |
| Put forward for: | The site has | been put forward for ge | eneral housing. | | | |
| Conversion?: | Yes barns | | | | | |
| Rural exception?: | No | | | | | |
| Stage E - Ass | essment | - Achievability | | | | |
| Steering group's co | onclusions: | The steering group conconfirming flood risk. Punits but would need to appropriate buffer to the 3 and is therefore does | otential for a small sen be frontage developr ne listed building. Upd | nsitively designed ment or other sen late: The site is lo | scheme al sitive sche cated with | bout 6-10 me with an iin Flood 2 and |
| Indicative yield: | 0 | | | | Site achiev | able if ticked |
| Stage F - Ass | essment | - SHLAA Panel C | omments | | | |
| Panel comments: | The SI | HLAA panel agreed with | the steering group's co | onclusions. | | |
| Stage G - SH | LAA Cond | clusion | | | | |
| Final conclusions: | doesı | ving the panel discussion not meet the tests of Sta sed the site is currently r | ge B. It is therefore co | oncluded that whi | lst the site | has been |
| The site is conside | red: Currer | ntly not suitable | | | | |

SHLAA Ref No:

IPS277

SHLAA Ref No:

IPS277

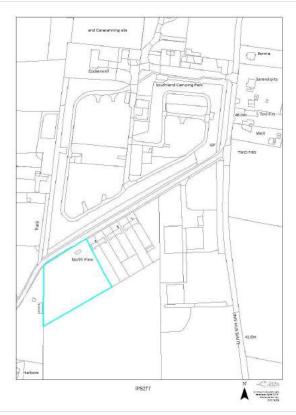
Site Area:

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, 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.

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.

not meet the

Discount

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.

Stage D - Assessment - Availability

Site suitable if ticked

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.

| 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 - Ass | sessment - Achievability | | |
| Steering group's c | onclusions: The steering group concluded the site is not suitable | ole and not achievable. | |
| Indicative yield: | 0 | ☐ Site achiev | able if ticked |
| Stage F - Ass | essment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclu | usions. | |
| Stage G - SH | LAA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA as concluded that the site is currently not suitable as it has the assessment | • | |
| | | | |

The site is considered: Currently not suitable

SHLAA Ref No:

IPS279

SHLAA Ref No:

IPS279

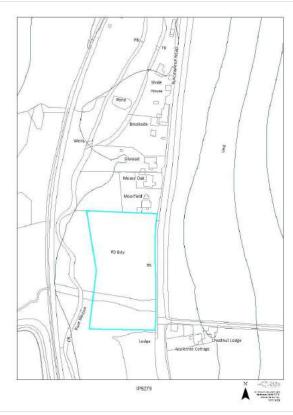
Site Area:

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 **V** 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 1 year The site has been put forward for general housing Put forward for: 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:

The site is considered:

the assessment.

Currently not suitable

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

SHLAA Ref No:

IPS293

☐ Discount

Discount

✓ Discount

SHLAA Ref No:

IPS293

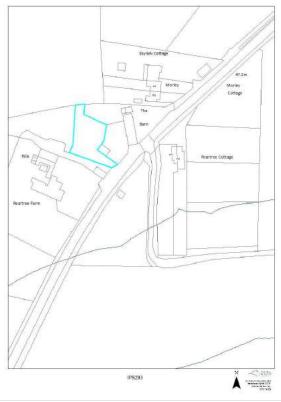
Site Area:

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.

Environmental designations A2:

including heritage coast, historic park or garden, open space.

The site is located in F71 and is not class 1 or 2 agricultural

The site is not located within any environmental designations

Flood zones/agricultural class/size:

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

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

Currently not suitable

SHLAA Ref No:

IPS293

Stage D - Assessment - Availability

The site is considered:

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

SHLAA Ref No:

IPS302

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.

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.

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

Discount

✓ 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.

SHLAA Site Assessments - Currently Not Suitable SHLAA Ref No: IPS302 Site suitable if ticked Stage D - Assessment - Availability Site available if ticked The site is immediately available with a reasonable prospect of development taking place within 5 Availability: years. Once commenced could be achieved within 5 years The site has been put forward for general housing, mixed development (housing led) and non-Put forward for: housing development. Unclear Conversion?: 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 suitable as it has been discounted at Stages A or B of the assessment.

The site is considered:

Currently not suitable

SHLAA Ref No:

IPS321

☐ Discount

Discount

✓ Discount

SHLAA Ref No:

IPS321

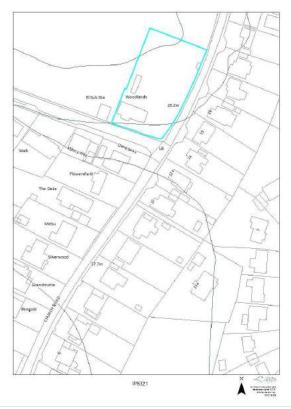
Site Area:

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.

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.

Flood zones/agricultural class/size:

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

The site extent beyond the ancient woodland buffer is 0.09ha. Within this area are a number of individually protected trees and a group TPO. As a result of the trees and associated buffers required, the site is too small to achieve 5 dwellings.

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.

SHLAA Site Assessments - Currently Not Suitable SHLAA Ref No: IPS321 Site suitable if ticked Stage D - Assessment - Availability Site available if ticked Availability: The landowner has confirmed that the land is available but there is no immediate wish to develop. 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 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:

IPS327

SHLAA Ref No:

IPS327

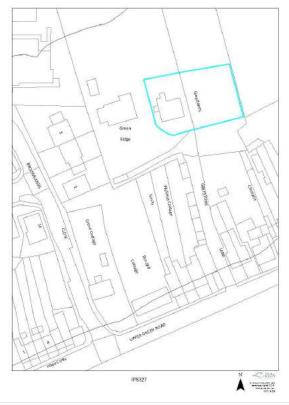
Site Area:

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 Ref No:

IPS327

Stage D - Assessment - Availability

The site is considered: Currently not suitable

~

Site available if ticked

| Availability: | Depending of | Depending on the access the site could come forward in the next 5 years. | | | | | |
|--------------------|--------------|--|------------------------------|---|--|--|--|
| Put forward for: | The site has | The site has been put forward for general housing | | | | | |
| Conversion?: | This would | need to be deterr | mined. | | | | |
| Rural exception?: | No | | | | | | |
| Stage E - Ass | sessment | : - Achievabi | ility | | | | |
| Steering group's c | onclusions: | The steering groachieve 2. | oup confirmed the site may b | e appropriate as a windfall site and could | | | |
| Indicative yield: | 0 | | | ☐ Site achievable if ticked | | | |
| Stage F - Ass | essment | - SHLAA Pai | nel Comments | | | | |
| Panel comments: | The S | HLAA panel agree | ed with the steering group's | conclusions. | | | |
| Stage G - SH | LAA Con | clusion | | | | | |
| Final conclusions: | concl | | | AA assessment process the steering group it has been discounted at Stages A or B of | | | |

SHLAA Ref No:

IPS343

SHLAA Ref No:

IPS343

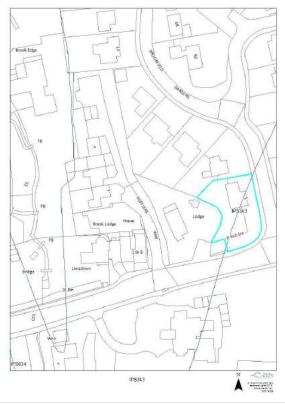
Site Area:

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

Environmental designations A2: 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.

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.

Stage D - Assessment - Availability

Site available if ticked

~

Site suitable if ticked

☐ Discount

Discount

✓ Discount

Availability: The site is immediately available, being for sale and marketed with a reasonable prospect of

development taking place within 5 years.

| SHLAA Site A | 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 - Ass | sessment - Achievability | | |
| Steering group's c | onclusions: The steering group concluded that the site is not sui | table or achievable. | |
| Indicative yield: | 0 | ☐ Site achiev | vable if ticked |
| Stage F - Ass | essment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusi | ons. | |
| Stage G - SH | LAA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA asseconcluded that the site is currently not suitable as it has be the assessment. | · | |
| The site is conside | red: Currently not suitable | | |

SHLAA Ref No:

IPS344

SHLAA Ref No:

IPS344

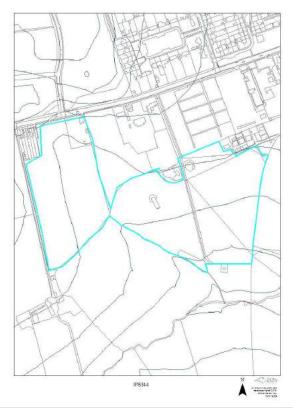
Site Area:

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:

Flood zones/agricultural class/size:

Discount

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

Stage D - Assessment - Availability

Site available if ticked

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

SHLAA Site Assessments - Currently Not Suitable 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: 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

Currently not suitable

the assessment.

SHLAA Ref No:

IPS356

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, 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.

However, the site is recognised as readily accessible public open space and therefore has been discounted

Flood zones/agricultural class/size:

Discount

Discount

✓ 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.

Stage D - Assessment - Availability

Site available if ticked

Site suitable if ticked

Availability:

| SHLAA Site A | ssessments - Currently Not Suitable | SHLAA Ref No: | IPS356 |
|----------------------|---|-----------------------------|----------------|
| Put forward for: | This needs to be clarified | | |
| Conversion?: | Not applicable | | |
| Rural exception?: | Not applicable | | |
| Stage E - Ass | essment - Achievability | | |
| Steering group's co | onclusions: The steering group concluded that as the site is no | ot suitable it is not achie | vable. |
| Indicative yield: | 0 | ☐ Site achiev | able if ticked |
| Stage F - Ass | essment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclu | usions. | |
| Stage G - SH | AA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA as concluded that the site is currently not suitable as it has the assessment | · | |
| The site is consider | red: Currently not suitable | | |

SHLAA Ref No:

IPS369

SHLAA Ref No:

IPS369

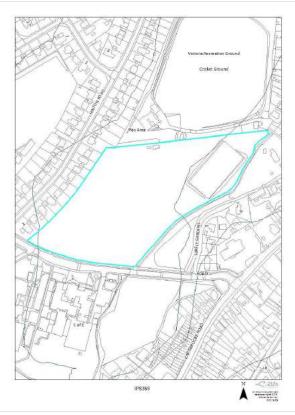
Site Area:

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.

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.

Flood zones/agricultural class/size:

Discount

Discount

✓ 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

The site is not immediately available for development, likely to come forward in years 6-10. Once Availability:

commenced could be achieved within 2 years.

| SHLAA Site As | sessments - Currently Not Suitable | SHLAA Ref No: | IPS369 |
|------------------------|--|--------------------------|-----------------|
| Put forward for: | ne site has been put forward for general housing. | | |
| Conversion?: N | ot applicable | | |
| Rural exception?: N | ot applicable | | |
| Stage E - Asse | ssment - Achievability | | |
| Steering group's cond | clusions: The steering group concluded that as the site is not | suitable it is not achie | vable |
| Indicative yield: | 0 | ☐ Site achie | vable if ticked |
| Stage F - Asses | ssment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclus | sions. | |
| Stage G - SHLA | AA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SHLAA ass concluded that the site is currently not suitable as it has be the assessment. | · | |
| The site is considered | d: Currently not suitable | | |

SHLAA Ref No:

IPS372

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.

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

✓ 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 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.

The site has been put forward for general housing and non-housing development Put forward for: Not applicable

Rural exception?: Not applicable

Conversion?:

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 Ref No:

IPS378

SHLAA Ref No:

IPS378

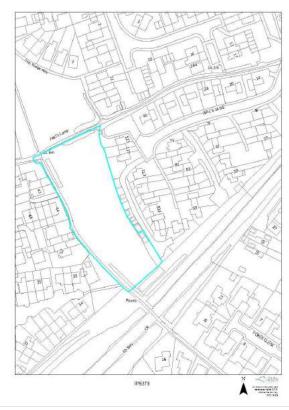
Site Area:

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, SINC, SPA, SSSI,

scheduled ancient monument or RIGG.

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

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 A | ssessments - Curren | tly Not Suitable | SHLAA Ref No: | IPS378 |
|--------------------|---------------------------------------|----------------------------------|------------------------------|-----------------|
| Put forward for: | The site has been put forward housing | d for general housing, non-hou | using development and aff | ordable |
| Conversion?: | Not applicable | | | |
| Rural exception?: | Not applicable | | | |
| Stage E - Ass | essment - Achievabi | lity | | |
| Steering group's c | onclusions: The steering grou | up concluded that as the site is | not suitable it is not achie | evable |
| Indicative yield: | 0 | | ☐ Site achiev | vable if ticked |
| Stage F - Ass | essment - SHLAA Par | nel Comments | | |
| Panel comments: | The SHLAA panel agreed | d with the steering group's cor | nclusions. | |
| Stage G - SH | AA Conclusion | | | |
| Final conclusions: | • • | cussions and the overall SHLAA | A assessment process the s | |

The site is considered: Currently not suitable

Isle of Wight Council 2018 SHLAA Site Assessments

SHLAA Site Assessments - Deliverable SHLAA Ref No: IPS010

SHLAA Ref No: **IPS010** 6.94 Site Area:

Site Address: Regina Field, Copse Lane, Freshwater, Isle of Wight, PO40 9DL

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: The site is not located within any environmental designations

> including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

Discount

Discount

Discount

monument or RIGG.

Environmental designations A2: 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.

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.

The site is immediately adjacent to Golden Hill SINC to the north and north west. Given Potential biodiversity impact:

the proximity to the SINC and the hedgerows bounding the site ecological surveys will

SHLAA Site Assessments - Deliverable SHLAA Ref No:

IPS010

be required.

There are no TPO's on the site

Potential heritage impact:

The site is immediately adjacent to the wider Golden Hill Fort country park area. Golden Hill Fort is a Scheduled Ancient Monument and Grade I listed building. Any development would need to take account of the setting of the Monument and wider historical area. Given the proximity of the site to Golden Hill Fort there may be archaeological investigations to undertake.

Site access aspects:

Access could be achieved on to Copse Lane, this would require some hedgerow removal. There are currently no footpaths along the east boundary of the site at Copse Lane.

Access to public transport:

There are bus stops to the east along Copse Lane

Access to pedestrian/ cycle:

There are no pedestrian or cycle links adjacent to the site but the wider area has a number of public rights of way and cycle paths.

Access to services/ facilities:

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

Access to open spaces:

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

Air quality sensitivities:

None known

Agricultural land class: The land is classified as Grade 3

Mineral resources?:

There is a small section to the north east of the site that is located in the mineral safeguarding area.

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Infrastructure capacity aspects:

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

Potential compatibility impacts:

The site has residential development to the south but will need to give consideration to any location of potential development and appropriate buffers given the proximity of the Monument.

Brief planning history:

No apparent planning history.

Overarching policy context:

The site is located outside but immediately adjacent to the settlement boundary of the Freshwater where there are a good range of services and facilities. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.

Steering group's conclusion:

Availability:

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

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Site available if ticked

Stage D - Assessment - 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 | Assessm | ents - Deliverak | e SHLAA Ref No: | IPS010 | |
|---------------------|-------------|--------------------------|--|--------------|---|
| Conversion?: | No | | | | |
| Rural exception?: | No | | | | |
| Stage E - Ass | sessmen | t - Achievability | 1 | | |
| Steering group's c | onclusions: | | oncluded that the site is s references to sites IPS | | nd achievable in part. 5090. IPS010 would not be |
| Indicative yield: | 10 | | | | ✓ Site achievable if ticked |
| Stage F - Ass | essmen | t - SHLAA Panel | Comments | | |
| Panel comments: | | _ | th the steering group's could achieve 15 or so t | | s making the following nt permission selling well. |
| Stage G - SH | LAA Con | clusion | | | |
| Final conclusions: | conc | luded that the site in p | | urposes of S | ment process the steering group SHLAA, deliverable and could be |
| | | | | ✓ | Site could be considered for |
| The site is conside | red: Deliv | erable | | | allocation if ticked |
| | | | | | Site is suitable for BFR if ticked |

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 Discount

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.

Flood zones/agricultural class/size: 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 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.

Discount

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.

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:

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

there a loss to employment:

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

Potential constraints to delivery: 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

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

Availability:

Rural exception?: Not applicable

SHLAA Site Assessments - Deliverable SHLAA Ref No: **IPS038** Stage E - Assessment - Achievability Steering group's conclusions: Steering group concluded that the site is achievable in part. There is potential for a series of semi-detached, chalet style dwellings to retain views across the valley. A gap at Crossfield Avenue should be maintained. Final Yield 5-10. (As per IPS0352) Indicative yield: TBC Site achievable if ticked Stage F - Assessment - SHLAA Panel Comments Panel comments: The SHLAA panel agreed with the steering group's conclusions. Stage G - SHLAA Conclusion Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is in part suitable for the purposes of SHLAA. The west and south west portion of the site should be kept free of development to protect the gap and retain the integrity of the Jordan Valley. Site could be considered for allocation if ticked The site is considered: Deliverable

☐ Site is suitable for BFR if ticked

IPS041

SHLAA Ref No:

IPS041

Site Area:

2.8

Site Address:

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

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

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

Environmental designations A2:

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

Discount

☐ Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site has some brownfield aspects including the building to the front, the rest of the site is greenfield.

Potential landscape impact:

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

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

IPS041

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:

Agricultural land class: The classification is Grade 3 None known

Mineral resources?:

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

Is there a loss to employment?:

No

Potential constraints to delivery:

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

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?:

Availability:

No

| SHLAA Site As | sessm | ents - Delive | erable SHLAAR | Ref No: | IPS041 | | |
|-----------------------|----------------------------|--|---|---|---------------------------------|-------------------------------------|------------------------------------|
| Rural exception?: N | 0 | | | | | | |
| Stage E - Asse | ssmen | t - Achievab | ility | | | | |
| Steering group's con | clusions: | | oup concluded that ould be restricted 1-5. | | | | • |
| Indicative yield: | ТВС | | | | | ✓ Site ac | chievable if ticked |
| Stage F - Asse | ssment | : - SHLAA Pa | nel Commer | nts | | | |
| Panel comments: | addit of pla | ional comments: an period subject | ed with the steering *Possible for expand to line of IPS030 and of IPS030, shou | ansion of a and landsc | approved sit ape lead. */ | e further Nort Any expansion | h in later stages should not be |
| Stage G - SHL | AA Con | clusion | | | | | |
| Final conclusions: | still h plann for th | nad concerns over ning permission. And purposes of SH | landscape impact As such it is conclu | t for any a uded that t the existin | ddition to th the site is su | ne site beyond iitable in part a | _ |
| The site is considere | d: Deliv | erable | | | | Site could be allocation if t | considered for ticked |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS042

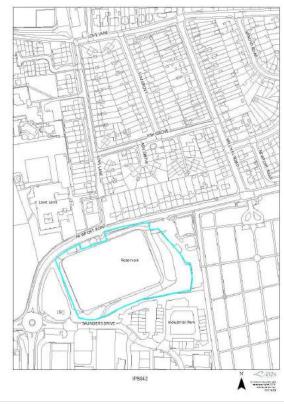
Site Area:

1.85

Site Address:

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

Site location



Site Description: The site is a former reservoir on a level site on the outskirts of Cowes. There are trees to the

boundaries.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

> including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

☐ Discount

Discount

Discount

monument or RIGG.

Environmental designations A2: 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

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside but immediately adjacent to the current settlement

boundary which is along the east boundary.

It is brownfield/greenfield: The site is a former reservoir

Potential landscape impact: The site is not located in an AONB. Given the location of the site, among other

development any impact on landscape character will be reduced. The eastern

boundary is sensitive given it's proximity to Northwood cemetery.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree

preservation orders or larger trees within the site. The site is a former reservoir that

does on occasion fill up and may have biodiversity interests.

Potential heritage impact: The site is not located in a conservation area, but is in close proximity to a listed

IPS042

| | building and adjacent to Northwood cemetery as such any development will need to consider the context and character of the area |
|------------|---|
| s aspects: | The site is accessed off Newport Road |

Site access aspects: The site is accessed off Newport Road.

Access to public transport: The site is served by Route 1 Cowes to Newport.

Access to pedestrian/ cycle: Public rights of way to north, the area is served by public foot ways and paths to the

local road network. The wider area has cycle links to Newport.

Access to services/ facilities: Cowes is well served by local facilities

Access to open spaces: There are a number of public open space facilities nearby.

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

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

Is there a loss to employment?: No

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

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining

properties appear to benefit from connections to utility services.

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

Brief planning history: An application for demolition of bungalow; proposed residential development

comprising 28 dwellings, 3 blocks of flats comprising of 72 units, 1 block of assisted living accommodation comprising of 44 units, 1 staff unit and 1 guest unit (total of 146 units); associated parking; new vehicular access and

landscaping. Current application not yet determined (P/00356/18/TCP/13624/A)

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary

Steering group's conclusion: The steering group concluded that the site is suitable. The site is in a sustainable

location close to existing facilities in areas between development. There is

potential for development across the site.

✓ Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

The site is immediately available and is owned by developers with a reasonable prospect of

development taking place within 5 years. Once commenced could be achieved within 4-5 years.

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

Conversion?: No

Rural exception?: No

Availability:

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.

Indicative yield:

■ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steerin

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.

| SHLAA Site | Assessments - | - Deliverable | SHLAA Ref No: | IPS042 |
|-------------------|---------------|---------------|---------------|--------|

Stage G - SHLAA Conclusion

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.

Site could be considered for allocation if ticked

The site is considered: Deliverable

✓ Site is suitable for BFR if ticked

IPS053

SHLAA Ref No:

IPS053

Site Area:

0.4

Site Address:

117 Medina Avenue, Newport

Site location



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

Stages A and B - Discounting

Environmental designations A1:

The site is 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:

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.

The eastern edge boundary is located within the FZ 2 and 3. It is not considered that this affects the developable area.

Discount

☐ Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is within the settlement boundary

It is brownfield/greenfield:

The site is currently a car sales and MOT garage. There is a single storey flat roofed building and most of the site is hard surfacing.

Potential landscape impact:

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

IPS053

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders within the site, however there are trees to the eastern boundary. This boundary also form part of a SINC buffer and is located along a green corridor. Appropriate

surveys may be required.

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

Site access aspects: There is an existing access onto Medina Avenue.

Access to public transport: The site is located in close proximity to a bus stop. This is along Route 38 Newport

Gunville | Carisbrooke | Whitepit Lane | Newport. This runs Mon to Sat up to every 30

mins | Sundays up to every 30 mins

Access to pedestrian/ cycle: There is a public right of way to the east and south of the site. There is a pavement

running alongside the road and the wider area and cycle paths.

Access to services/ facilities: Newport has a full range of services and facilities.

Access to open spaces: There are a number of public open space facilities nearby.

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

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

Is there a loss to employment?: whilst not an allocated employment site, the redevelopment would lead to a loss

of employment on this site

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

to historic uses, some contamination investigation may be required.

Infrastructure capacity aspects: The site has the benefit of some utilities

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

Brief planning history: No recent planning history.

Overarching policy context: The site is situated within the settlement boundary and a confirmed brownfield

site.

Steering group's conclusion: The steering group concluded that the site is suitable. It is located in the

settlement boundary and is a brownfield site. Given the previous uses of the site, potential sources of contamination should be investigated and remediated.

✓ Site suitable if ticked

Site available if ticked

Availability: The site is not immediately available but will be within 6-10 years. Once commenced could be

achieved within 1 year

Stage D - Assessment - Availability

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.

Indicative yield: 12

.2

✓ Site achievable if ticked

IPS053

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.

✓

Site could be considered for allocation if ticked

The site is considered:

Deliverable

✓ Site is suitable for BFR if ticked

IPS057

SHLAA Ref No:

IPS057

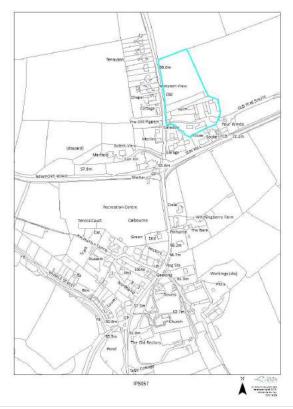
Site Area:

1.16

Site Address:

Merlins Farm, Elm Lane, Calbourne

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:

The site is 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.

Flood zones/agricultural class/size:

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

land.

☐ Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

There is no settlement boundary in Calbourne.

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

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

IPS057

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

Potential heritage impact:

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

Site access aspects:

There is access onto Elm Lane. Elm Lane as adhoc parking to one site along the area of

housing.

Access to public transport:

There is a bus stop along the main road and this is served by Route 7 - Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes but runs every hour through Calbourne

Access to pedestrian/ cycle:

There is a public right of way to the north west. There are no dedicated cycle paths and no pavement

Access to services/ facilities:

There are limited services in Calbourne including a pub and farm shop

Access to open spaces:

There is public open space facilities to the south and the site has good access to the countryside

Air quality sensitivities:

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?:

Nο

Potential constraints to delivery:

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

Infrastructure capacity aspects:

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

Potential compatibility impacts:

The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.

Brief planning history:

No recent planning history.

Overarching policy context:

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

Steering group's conclusion:

The steering group concluded that the site is suitable. Whilst there is no settlement boundary within Calbourne a small amount of development to serve local need may be acceptable. There is a regular bus service to the wider area.

As such there is some potential for a small housing scheme.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

The site is immediately available, owned by developers with a reasonable prospect of development

taking place within 5 years. Once commenced could be achieved within 3 years

Put forward for:

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

Conversion?:

Availability:

This would need to be determined

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable. The final yield would be dependent on the final design but could come forward in years 5-10.

| SHLAA Site Asse | essments - I | Deliverable | SHLAA Ref No: | IPS057 | |
|-------------------------|----------------|------------------|----------------------|-------------|---|
| ndicative yield: 10 |) | | | | ✓ Site achievable if ticked |
| Stage F - Assess | ment - SHL/ | AA Panel Co | mments | | |
| Panel comments: | additional com | nments: Agreed t | hat some growth in | this area w | making the following ould be suitable and potentially unity for affordable housing. |
| Stage G - SHLAA | A Conclusion | 1 | | | |
| Final conclusions: | concluded tha | | ble for the purposes | | nent process the steering group deliverable and could be |
| | | | | ✓ | Site could be considered for allocation if ticked |
| The site is considered: | Deliverable | | | | anocation in ticked |

 \Box Site is suitable for BFR if ticked

IPS065

SHLAA Ref No:

IPS065

Site Area:

1.4

Site Address:

Learning Centre, Berry Hill, Lake

Site location



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

Stages A and B - Discounting

Environmental designations A1: The site is 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land

Discount

Discount

☐ Discount

Stage C - Assessment - Suitability

The site is located outside but immediately adjacent to the current settlement Proximity to settlement:

boundary which is along the south boundaries.

It is brownfield/greenfield: The site is currently vacant and is a mix of grass and parking areas.

Potential landscape impact: The site is not located in an AONB. There is open countryside to the north and west of

> the site with far reaching views towards Brading Downs. Should the site be acceptable any development will need to consider the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree

preservation orders or larger trees within the site

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

Site access aspects: The site can be accessed from 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 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: 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

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

Availability:

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: 25-30 ✓ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

additional comments: Should be a higher yield, need to think about mitigation and Sport

England implications.

| 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 | | |

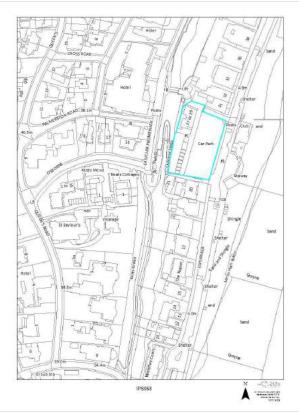
☐ Site is suitable for BFR if ticked

SHLAA Site Assessments - Deliverable SHLAA Ref No: IPS065

SHLAA Ref No: **IPS068** Site Area:

Site Address: Former SPA Hotel, Shanklin Esplanade

Site location



0.6

Site Description:

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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental

> designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,

scheduled ancient monument or RIGG.

Environmental designations A2: 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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located in the settlement boundary.

It is brownfield/greenfield: The site is a car park to the front and an empty and disused hotel to the rear.

Potential landscape impact: The site is not located in an AONB. Given the location of the site, close to other

development and against the cliff any impact on landscape character will be reduced. Should the site be suitable, design should take account of views into the site from the

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders or larger trees within the site. The site is located close to a cliff and therefore

biodiversity surveys may be required in relation to bats/nesting birds etc.

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 is 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: None known Agricultural land class: The site is classified as urban

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

Is there a loss to employment?: The 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

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

Availability:

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.

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

| SHLAA Site Asse | essments - Deliverable | SHLAA Ref No: | IPS068 | |
|-------------------------|--|--|---------------|---|
| | rear. | | | |
| Stage G - SHLAA | Conclusion | | | |
| Final conclusions: | Following the panel discussions concluded that the site is suitab taking account that any loss of publications and for potential allowers. | ole for the purpose carking will need t | es of SHLAA a | |
| The site is considered: | Deliverable | | ~ | Site could be considered for allocation if ticked |

✓ Site is suitable for BFR if ticked

SHLAA Ref No: **IPS071** Site Area: 3.5

Site Address: Heathfield Campsite, Heathfield Rd, Freshwater, PO40 9SH

Site location



Site Description: The site is a large camping site located in Freshwater and accessed from Heathfield Road. The site is fairly level and areas are separated by hedges and trees. There is also a meadow within the site.

Stages A and B - Discounting

☐ Discount Environmental designations A1: The site is 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

Discount

Flood zones/agricultural class/size: 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 large camping sites located and has a number of amenity buildings, offices

and structures associated with the camping.

Potential landscape impact: The site is not located in an AONB. Given the location of the site, close to other

housing and development any impact on landscape character will be reduced.

Consideration will though need to be given to the nearby houses in regards to shading

and overlooking.

Potential biodiversity impact: The site is not located in an environmental designation. There are no TPOs on the site but there are a number along the eastern boundary. There are though a number of

large trees individual and groupings that need to be considered. There is also a

IPS071

meadow within the site but on the eastern boundary. Appropriate surveys are likely to be required.

Potential heritage impact:

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

Site access aspects:

The site can be accessed from the current camping access. The strategic road network

is just to the north of the site.

Access to public transport:

There are bus stops along Heathfield Road and the Freshwater to Newport bus service

runs regularly.

Access to pedestrian/ cycle:

There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity.

Access to services/ facilities:

Freshwater has a wide range of services and facilities.

Access to open spaces:

Golden Hill Fort and recreation area is just to the east.

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

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

Is there a loss to employment?:

The camp site facility will be lost

Potential constraints to delivery:

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

Infrastructure capacity aspects:

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

Potential compatibility impacts:

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

Brief planning history:

Various relating to camping business.

Overarching policy context:

The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary. There would be a loss of tourism should the site be developed for residential. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.

Steering group's conclusion:

The steering group concluded that the site is suitable, it is immediately adjacent to the settlement boundary. There is a bus service and recreation facilities close by.

Site suitable if ticked

~

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is immediately available and is owned by developers with a reasonable prospect of

development taking place within 5 years. Once commenced could be achieved within 5 years

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

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

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

| SHLAA Site As | ssessments - Delive | erable SHLAA Ref No: | IPS071 | |
|-----------------------|---------------------|------------------------------|----------------|--|
| | should be made | to incorporate the existin | g trees and he | dges within the site. |
| Indicative yield: | 90 | | | ✓ Site achievable if ticked |
| Stage F - Asse | ssment - SHLAA Pa | nel Comments | | |
| Panel comments: | | | | making the following could be phased. Low open |
| Stage G - SHL | AA Conclusion | | | |
| Final conclusions: | | e is suitable for the purpos | | ent process the steering group eliverable and could be |
| | | | | Site could be considered for allocation if ticked |
| The site is considere | d: Deliverable | | | anocation in clored |
| | | | | Site is suitable for BFR if ticked |

IPS072

SHLAA Ref No:

IPS072

Site Area:

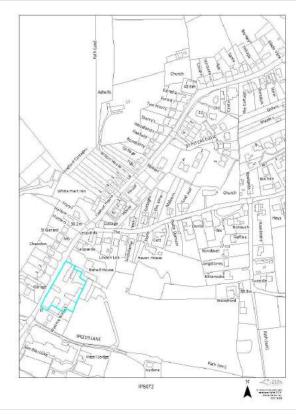
0.3

Site Address: Car sales area on the east side of the Main Road

Havenstreet Garage, Main Road, Havenstreet, Ryde, Isle of Wight

PO33 4DR

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

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

Environmental designations A2:

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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Havenstreet does not have a settlement boundary.

It is brownfield/greenfield:

The site is level with a number of single storey structures and buildings on it.

Potential landscape impact:

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

Potential biodiversity impact:

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

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: 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?: 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

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

Availability:

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is achievable, it has the potential to deliver

between 5-10 in years 1-5

Indicative yield:

✓ Site achievable if ticked

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.

Site could be considered for allocation if ticked

The site is considered:

Deliverable

✓ Site is suitable for BFR if ticked

SHLAA Ref No: IPS074 Site Area: 0.19

Site Address: 23 Carter Street, Sandown, Isle of Wight PO36 8DG

Site location



Site Description: The site is a former care home in the centre of Sandown. It is a 2 storey building and has a stone wall bounding the site along Carter Street and St Johns Road.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG.

Environmental designations A2: The site is not located within any environmental designations

including heritage coast, historic park or garden, open space.

Discount

Discount

Flood zones/agricultural class/size: 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 in the settlement boundary

It is brownfield/greenfield: The site has a 2 storey building located to the southern section of the site.

The site has a 2 storey building located to the southern section of the site.

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

be given to the nearby houses in regards to shading and overlooking.

Potential biodiversity impact: The site is not located in an environmental designation. The site is though covered by

an area TPO (G1), albeit there are few trees on the site. Any TPO tree will need to have

appropriate buffers.

Potential heritage impact: The site is located immediately adjacent to a conservation area which is located to the

south and opposite a listed building to the north. The Church of St John is a Grade II

IPS074

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

Site access aspects: The site can be accessed from Carter street.

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

Access to pedestrian/ cycle: Whilst there are no public rights of way or cycle paths in close proximity, the area is

served by public foot ways and paths to the local road network. The wider area has

cycle links to Newport

Access to services/ facilities: The site is in the settlement boundary of Sandown where there are a range of services

and facilities

Access to open spaces: There are a number of public open space facilities nearby.

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

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

Is there a loss to employment?: It is understood that the care home closed earlier this year

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

have been raised

Infrastructure capacity aspects: The site is within the settlement boundary where adjoining properties benefit

from connections to utility services.

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

Brief planning history: No recent planning history.

Overarching policy context: The site is within the settlement boundary and a brownfield site.

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

development boundary and no longer in use. The site is suitable for conversion

or redevelopment depending on design.

Site suitable if ticked

Site available if ticked

✓ Site achievable if ticked

Stage D - Assessment - 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

Indicative yield:

Availability:

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.

Stage F - Assessment - SHLAA Panel Comments

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

additional comments: Single owner and appropriate brownfield site.

Stage G - SHLAA Conclusion

12

| SHLAA Site As | sessments - Deliverable SHLAA Ref No: | IPS074 | |
|--------------------|--|-------------|------------------------------|
| Final conclusions: | Following the panel discussions and the overall S concluded that the site is suitable for the purpos register. They consider it deliverable and could be | es of SHLAA | and the brownfield land |
| | | ✓ | Site could be considered for |

The site is considered: Deliverable

allocation if ticked

✓ Site is suitable for BFR if ticked

IPS075a

SHLAA Ref No:

IPS075a

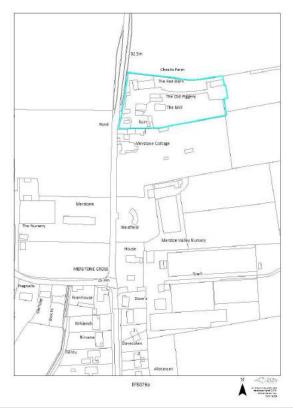
Site Area:

0.6

Site Address:

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

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Discount

Discount

Environmental designations A2:

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.

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

IPS075a

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 mat require bat surveys.

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

Site access aspects: There is access of Merstone Lane, the access has been improved but visibility is still

restricted and the lane is quite narrow

Access to public transport: There is a bus stop close by. This is along Route 2 serving Newport | Merstone |

Godshill | Shanklin | Sandown | Brading | Tesco | Ryde and runs Mon - Sat up to every

30 minutes | Sundays up to every 30 minutes.

Access to pedestrian/ cycle: There is a public right of way to the south (A1) and there is a cycle track near by. The

immediate roads do not benefit from pavements

Access to services/ facilities: Merstone has no services or facilities, there is some rural employment.

Access to open spaces: There is limited public open space facilities but the site has good access to the

countryside

Air quality sensitivities: None known Agricultural land class: The classification is Grade 2

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

Is there a loss to employment?: The site has some rural employment that could be lost.

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

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

Potential compatibility impacts: Existing employment uses will need to be considered if residential is

incorporated.

Brief planning history: Various relating to conversions and alterations of buildings to residential and new

units.

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

brownfield and includes employment uses. Grade 2 Agricultural land.

Steering group's conclusion: The steering group concluded that the site is suitable for some residential

located in the brownfield area. The site is close to existing residential and is not beyond the built up area. Consideration should be given to the existing employment uses and any compatibility aspects as well as increased use of and

need for safe access.

✓ Site suitable if ticked

Site available if ticked

V

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

Stage D - Assessment - Availability

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

| SHLAA SITE ASSE | ssments - Deliverable SHLAA Ref No: IPS075a |
|--------------------------|---|
| | would be dependent on mix, retention of employment, location of development and access aspects. Could come forward in years 1-5. |
| Indicative yield: 5 | ✓ Site achievable if ticked |
| Stage F - Assessn | nent - SHLAA Panel Comments |
| Panel comments: | The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: Concern over lack of safe access to bus stops, class Q route may be better approach. |
| Stage G - SHLAA | Conclusion |
| Final conclusions: | Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the brownfield element of the site is suitable and deliverable for the purposes of SHLAA but due to particular aspects of the site it is not being put forward for allocation consideration. |
| The site is a social and | Site could be considered for allocation if ticked |
| The site is considered: | Deliverable |
| | ✓ Site is suitable for BFR if ticked |

IPS077

SHLAA Ref No:

IPS077

Site Area:

2.29

Site Address:

Former Sandham Middle School Site, Perowne Way Sandown

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1: The state of the state 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:

A small section of the site is located in FZ 2 and 3 and this has been removed from the assessment below.

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 part within (south section) and part out (north section) of the current settlement boundary.

It is brownfield/greenfield:

The site is the former built part of a school and part grounds.

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, near other housing and development any impact on landscape character will be minimal. Consideration will need to be given to impact on nearby neighbours where relevant.

Potential biodiversity impact:

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

SHLAA Site Assessments - Deliverable SHLAA Ref No: **IPS077** The site is not located in a conservation area and there are no listed buildings close by Potential heritage impact: The site can be access from the existing road network to the school, which is narrow in Site access aspects: 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. There are a number of public open space facilities nearby. Access to open spaces: Agricultural land class: The classification is Grade 4. Air quality sensitivities: None known Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment?: No Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues. 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.

Overarching policy context:

Brief planning history:

The site is located part within (south section) and part out (north section) of the current settlement boundary.

Prior notification for proposed demolition of school buildings/ blocks, Sandham County Middle School, Perowne Way, Sandown approved 9November 2016

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

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 1 to 2 years

(P/01340/16/TCP/27588/B).

the site has been put forward for general housing Put forward for:

Conversion?:

Nο

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable for a mix of

housing types. Could come forward in years 1-5 as not in use.

Indicative yield: 2/1

✓ Site achievable if ticked

IPS077

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments. This is appropriate for mixed housing.

Stage G - SHLAA Conclusion

Final conclusions:

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

~

Site could be considered for allocation if ticked

The site is considered:

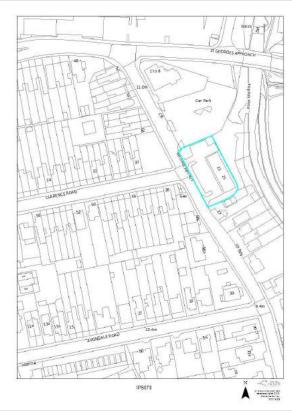
Deliverable

✓ Site is suitable for BFR if ticked

SHLAA Ref No: IPS078 Site Area: 0.1

Site Address: Test Centre site, 23 Medina Avenue Newport PO30 1EL

Site location



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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental Discount

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.

Flood zones/agricultural class/size: The eastern corner is located within the FZ 2 and 3. This

amounts to 0.02ha of the site.

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

Stage C - Assessment - Suitability

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

It is brownfield/greenfield: The site is currently a test centre and offices. There is a single storey flat roofed

building on the site.

Potential landscape impact: The site is not located in an AONB. Given the location of the site, among other housing

any impact on landscape character will be minimal. Consideration will need to be given

Discount

to the impact on neighbouring sites.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree

preservation orders within the site, though there are trees to the northern boundary.

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 Agricultural land class: The classification is urban

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

Is there a loss to employment?: Whilst not an allocated employment site, the redevelopment would lead to a

loss of employment on this site

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

to historic uses, some contamination investigation may be required.

Infrastructure capacity aspects: The site 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

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

Availability:

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.

Site could be considered for allocation if ticked

The site is considered: Deliverable

✓ Site is suitable for BFR if ticked

SHLAA Ref No: IPS081 Site Area:

0.15

Site Address: Sandown Town Hall, Grafton Street, Sandown PO368JA

Site location



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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone,

☐ Discount

Discount

Discount

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.

Flood zones/agricultural class/size: 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 situated within the settlement boundary.

It is brownfield/greenfield: The site is a brownfield site and is a two storey building that has off street parking in

front of it.

Potential landscape impact: The site is not located in an AONB. Given the location of the site, among other housing

any impact on landscape character will be minimal. Consideration will though need to

be given to the nearby houses in regards to shading and overlooking.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders or larger trees within the site.

Potential heritage impact: The site is not located in a conservation area but the building is Grade II listed. As the

site is a listed building any development must have special regard to the desirability of

IPS081

preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Site access aspects: The site can be accessed from the local road network including Grafton Street.

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

Access to pedestrian/ cycle: Whilst there are no public rights of way or cycle paths in close proximity, the area is

served by public foot ways and paths to the local road network. The wider area has

cycle links to Newport.

Access to services/ facilities: The site is in the settlement boundary of Sandown where there are a range of services

and facilities.

Access to open spaces: There are a number of public open space facilities nearby.

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

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

Is there a loss to employment?: No, the building is empty

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

Infrastructure capacity aspects: The site is within the settlement boundary where adjoining properties benefit

from connections to utility services.

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

Brief planning history: No recent planning history.

Overarching policy context: The site is situated within the settlement boundary and a confirmed brownfield

site.

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

settlement boundary and is suitable for conversion and appropriate for

redevelopment.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

The site is immediately available and is for sale with a reasonable prospect of development taking

place within 5 years. Once commenced could be achieved within 1 year.

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

Conversion?: Yes, the site is a conversion opportunity

Rural exception?: No

Availability:

Stage E - Assessment - Achievability

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

conversion. The site could be brought forward in years 1-5 and could have a yield of 14.

Indicative yield:

✓ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

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

Stage G - SHLAA Conclusion

| SHLAA Site Asse | essments - Deliverable | SHLAA Ref No: | IPS081 | |
|-------------------------|--|---------------------------------------|---------------------------------|---|
| Final conclusions: | Following the panel discussions reconsidered the site taking acc potential for residential. Theref the brownfield land register corpotential allocation. | ount of the comr fore they conside | ments but co r it suitable t | for the purposes of SHLAA and |
| The site is considered: | Deliverable | | ✓ | Site could be considered for allocation if ticked |

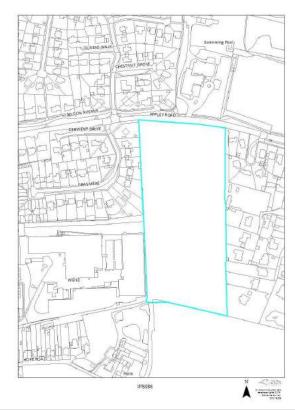
✓ Site is suitable for BFR if ticked

SHLAA Ref No: IPS086 Site Area:

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

Site location

Site Address:



3.39

Site Description: The site is a large field that is bounded by a high hedge adjoining Appley Road. The site is level and approximately 1m higher than the road.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG.

Environmental designations A2: 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.

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside but immediately adjacent to the current settlement

boundary which is along the west boundary.

It is brownfield/greenfield: The site is greenfield. There are a number of buildings and structures located on the

site in connection with the farm use.

Potential landscape impact: The site is not located in an AONB. It is outside but adjacent to the settlement

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

design principles.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders within the site but there are some to the north eastern boundary. There are a

number of hedgerows and trees across the site. Appropriate biodiversity surveys are likely to be required.

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

Site access aspects: An access road would be required off Appley Road

Access to public transport: There are bus stops close to the site and Ryde has a number of buses that serve the

wider area

Access to pedestrian/ cycle: There are no PROWs or dedicated cycle paths close to the site but there are some in

the wider area.

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

Access to open spaces: There are a number of public open space facilities nearby.

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

Mineral resources?: The eastern edge of the site is located within a mineral safeguarding area. This will

need to be considered further should the site be considered appropriate.

Is there a loss to employment?: No

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

Infrastructure capacity aspects: The site is immediately adjacent to other properties which appear to benefit

from connections to utility services

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

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the current settlement

boundary.

Steering group's conclusion: The steering group concluded that the site is suitable. It is adjacent to the

settlement boundary close to bus services.

Site suitable if ticked

Site available if ticked

✓ Site achievable if ticked

~

Stage D - Assessment - Availability

The site is immediately available is for sale and being marketed, owned by developers with a

reasonable prospect of development taking place within 5 years. Once commenced could be

achieved within 1-2 years.

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

development.

Conversion?: No

Availability:

Rural exception?: No

Indicative yield:

Panel comments:

Stage E - Assessment - Achievability

80

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.

Stage F - Assessment - SHLAA Panel Comments

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

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 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 |

IPS090

SHLAA Ref No:

IPS090

Site Area:

0.84

Site Address:

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

Site location



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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

☐ Discount

Discount

Discount

monument or RIGG.

Environmental designations A2: 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.

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 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 but there are TPO trees located just beyond the southern boundary.

IPS090

Potential heritage impact: The site is located to the south of the wider Golden Hill Fort country park area. Golden

> Hill Fort is a Scheduled Ancient Monument and Grade I listed building. Any development would need to take account of the setting of the Monument. Given the proximity of the site to Golden Hill Fort there may be archaeological

investigations to undertake.

Site access aspects: Access could be achieved from the newly developing site to the south and through

Regina Road. The exact location would depend on the houses and the trees or through

a wider site if applicable.

Access to public transport: There are bus stops to the east along Copse Lane at the end of Regina Road.

Access to pedestrian/ cycle: There are no pedestrian or cycle links adjacent to the site but the wider area has a

number of public rights of way and cycle paths.

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

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

Agricultural land class: The land is classified as Grade 3. Air quality sensitivities: None known

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

Is there a loss to employment?: No

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

The site is immediately adjacent to the settlement boundary where adjoining Infrastructure capacity aspects:

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

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

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

Conversion?:

Availability:

No

Rural exception?: No

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SHLAA Site Assessments - Deliverable SHLAA Ref No: **IPS090** Stage E - Assessment - Achievability The steering group concluded that the site is suitable and achievable. Comments and Steering group's conclusions: yields references to sites IPS010 and IPS090. Indicative yield: 15 ✓ Site achievable if ticked **Stage F - Assessment - SHLAA Panel Comments** Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Appropriate for semis and detached bungalows. **Stage G - SHLAA Conclusion** Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation. Site could be considered for allocation if ticked The site is considered: Deliverable Site is suitable for BFR if ticked

IPS091

SHLAA Ref No:

IPS091

Site Area:

2.7

Site Address:

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

Site location



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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG.

Environmental designations A2: 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

☐ Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: Apse Heath does not have a settlement boundary and therefore the site is in the wider

rural area.

It is brownfield/greenfield: The site is currently agricultural with no buildings or structures.

Potential landscape impact: The site is not located in an AONB. It is in the wider rural area and is more agricultural

in character. The site is fairly level with views across to Ventnor Downs. If development is considered appropriate, the impact on the wider area and views into and out of the

site will need to be considered.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree

preservation orders or larger trees within the site

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

IPS091

An access onto the road would have to be provided. The main road to the north Site access aspects:

(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.

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

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

Mineral resources?: The entire site is located within a mineral safeguarding area. This will need to be

considered further should the site be considered appropriate.

Is there a loss to employment?: No

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

Infrastructure capacity aspects: The site is close to other properties which appear to benefit from connections to

utility services, but will need to be extended.

Potential compatibility impacts: The site is on the edge of the built up area located in the wider rural area.

Brief planning history: No apparent planning history.

Overarching policy context: Apse Heath does not have a settlement boundary and therefore the site is in the

wider rural area.

Steering group's conclusion: The steering group concluded that the site is not suitable. Whilst there is a local

shop with post office and car park the site is too far south and draws out development in the rural area. There is also concern over the potential

landscape impact in continuing development south.

Site suitable if ticked

Site available if ticked

~

Stage D - Assessment - Availability

The site is immediately available with a reasonable prospect of development taking place within 5

years. Once commenced could be achieved within 3 years

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

Conversion?: Not applicable

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

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

Indicative yield: 8-16 ✓ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Availability:

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.

| Stage G - SHLAF | Conclusion | | |
|-------------------------|---|-------------------------------|---|
| Final conclusions: | Following the panel discussions reconsidered the site in light of (northern end) for the purposes allocation. | the discussions and concluded | ' |
| The site is considered: | Deliverable | ✓ | Site could be considered for allocation if ticked |
| | | | Site is suitable for BFR if ticked |

IPS091

SHLAA Site Assessments - Deliverable SHLAA Ref No:

IPS094

SHLAA Ref No:

IPS094

Site Area:

3.3

Site Address:

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

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

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

Environmental designations A2:

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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

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

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

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.

The nearest bus stop is along Gunville Road approximately 120m away along the public Access to public transport:

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

Gunville has a number of services and facilities but the site is also on the outskirts of Access to services/ facilities:

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.

Agricultural land class: the classification is Grade 3 to the west Air quality sensitivities: None known

and urban to the east of the site.

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

No 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 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

Stage D - Assessment - Availability

Site available if ticked

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

years. Once commenced could be achieved within 3 years

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

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: 5 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

| Final conclusions: | Following the panel discussion concluded that the northern | ment process the steering group e purposes of SHLAA, deliverable ward for allocation |
|-------------------------|--|--|
| The site is considered: | Deliverable | Site could be considered for allocation if ticked |
| | | Site is suitable for BFR if ticked |

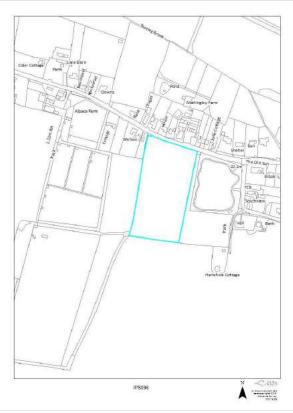
IPS094

SHLAA Site Assessments - Deliverable SHLAA Ref No:

SHLAA Ref No: IPS096 Site Area: 1.77

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

Site location



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

Stages A and B - Discounting

Environmental designations A1: The site is 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

Discount

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land

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

The site is greenfield and there are no buildings of 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. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any

design principles.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree

preservation orders or larger trees within the site.

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

Site access aspects: The site can be accessed from the Main Road in Wellow.

IPS096

Access to public transport: There is a bus stop near by the area is served by Route 7. Newport

> Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay. The services runs Mon - Sat up to every 30 minutes | Sundays up to every 30

minutes in general but runs every hour through Wellow.

Access to pedestrian/ cycle: There are network of public rights of way within and adjacent to the area including one

running north to south along the west of the site (\$18). 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.

Millennium Field recreation area is located immediately to the east. Access to open spaces:

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

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

Is there a loss to employment?: No

Potential constraints to delivery:

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

Infrastructure capacity aspects: The site is 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

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

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

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: 15 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

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

| Stage G - SHLAA | Conclusion | |
|-------------------------|--|--|
| Final conclusions: | Following the panel discussions and the overall SHLAA assess consideration has been given to the site's suitability and yield yield could increase to provide up to 15 dwellings with devel as well as road frontage. Conclude site is deliverable and cou | d. It is considered that the site opment framing the village green |
| The site is considered: | ✓ Deliverable | Site could be considered for allocation if ticked |

IPS096

☐ Site is suitable for BFR if ticked

SHLAA Site Assessments - Deliverable SHLAA Ref No:

SHLAA Ref No: **IPS098** Site Area: 13.7

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

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG.

Environmental designations A2: 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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside but immediately adjacent to the current settlement

boundary. Wootton being a rural service centre. The dwellings to the south and east are

generally a mix of single and two stories, detached and not screened.

It is brownfield/greenfield: Parts of the site are considered brownfield, but mostly greenfield. The site has a brick

built dwelling and a number of outbuildings.

Potential landscape impact: The site is not located within an AONB. The site is gently undulating before sloping

steeply. It is on the edge of the settlement towards the coast where the land is more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any

design principles

IPS098

Potential biodiversity impact: The site is not located in an environmental designation. There does appears to be a

pond and a watercourse within the site. Whilst some of the area is wooded, there are

no tree preservation orders within the site.

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

Site access aspects: Access can be achieved on to Brock Copse Road and potentially Palmers Road, although

this relates to an unmade/private section.

Access to public transport: There are a number of bus stops along Palmers Road and along the SRN. The SRN is

served by Route 9 serving Newport | Fairlee/Staplers | Wootton | Binstead | Ryde and

runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to pedestrian/ cycle: There is a public right of way (95) slightly opposite Brocks Copse Road. Some distance

from the cycle network.

Access to services/ facilities: Wootton this a number of local facilities in line with it being classified as a rural service

centre

Access to open spaces: Wootton recreation ground is to the south east of the site.

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

Mineral resources?: Over half of the site to the west is within the minerals safeguarding area.

Is there a loss to employment?: Potential loss of some employment

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

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining

properties appear to benefit from connections to utility services.

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

Brief planning history: Prior approval for change of use from agricultural building to one residential unit

with associated building operations, Palmers Farm, Brocks Copse Road, Wootton

Bridge, conditional approval 31 January 2017 (TCP/29905/E/P/01603/16)

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary

with good access to facilities.

Steering group's conclusion: The steering group concluded that the site is suitable The site is suitable for some

small scale development taking account of the woodland, ponds and other site constraints. Development should be kept to the east of the ponds and track to

protect the mineral safeguarding area and wider landscape.

✓ Site suitable if ticked

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 3-5 years

Put forward for: The site has been put forward for general housing and mix development - housing led

Conversion?: Some of the existing buildings may be able to be converted.

Rural exception?: No

Stage E - Assessment - Achievability

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

protect the woodland and consider biodiversity enhancement in the woodland and ponds. Potential for 30-40 dwellings in years 1-5.

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| SHLAA Site As | ssessments - Deliverable SHLAA Ref No: | IPS098 | |
|--------------------|---|--------------|------------------------------|
| ndicative yield: | 40 | | ✓ Site achievable if ticked |
| Stage F - Asse | ssment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group's additional comment. Question as to whether Bro Following a declaration of interest it was advised undertaken in relation to the MSA. | cks Copse Ro | ad is a suitable access. |
| Stage G - SHL | AA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall SE concluded that the site is suitable for the purpose considered for potential allocation. | | |
| | | ✓ | Site could be considered for |

The site is considered: Deliverable

allocation if ticked

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS102

Site Area:

2.24

Site Address:

Land Near Brading Roman Villa / Land off Morton Road Brading

Site location



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

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI or RIGG Whilst the site is located adjacent to a scheduled ancient monument it is not within the site boundaries or within the 5m buffer.

Environmental designations A2:

The site is not located within any environmental designations.

Flood zones/agricultural class/size:

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

Discount

Discount

☐ Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary. Brading being a rural service centre. The dwellings to the east are generally single storey, detached and not screened.

It is brownfield/greenfield:

The site is greenfield, there are no buildings or structures located on the site. The developable area has been suggested by the agent as 2.24ha.

Potential landscape impact:

The site is located within the area of outstanding natural beauty. The site itself is gently undulating and flat in places with far reaching views towards Sandown, the coast and Yaverland as well as Brading Down. Therefore any development is likely to be visible from the Downs. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

IPS102

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders or significant trees within the site.

Potential heritage impact: The site is located in very close proximity to a Scheduled Ancient Monument that is also

listed. The cottage to the east is also locally listed. If applicable an archaeological

investigation is likely to be required before any development.

Site access aspects: The site is accessed via Morton Road, however any development would require an

upgrading to the existing highway entrance.

The strategic road network is located in close proximity to the east.

Access to public transport: There are bus stops just to the south of the site

Access to pedestrian/ cycle: There is a public right of way to the north of the site.

Brading has a number of local facilities in line with it being classified as a rural service Access to services/ facilities:

centre.

There is a village green located to the south of the site along the main road, however, Access to open spaces:

the site is also located within the ground of the wider historical area.

Agricultural land class: The site is classified as Grade 3. None known Air quality sensitivities:

Mineral resources?: There is an area to the west within the site that is located within the minerals

safeguarding area.

Is there a loss to employment?: No loss of employment

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

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining

properties are understood to benefit from connections to utility services.

Potential compatibility impacts: The site is located in close proximity to a schedule ancient monument.

Brief planning history: No recent planning history.

Overarching policy context: The site is outside but immediately adjacent to the settlement boundary. Given

the sensitive nature of the site, any development is likely to be enabling development to facilitate the longevity of the Roman Villa. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10-25new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a

proven local need appropriate to the rural area.

Steering group's conclusion: The steering group concluded that the site is suitable for enabling development

only, noting that the site would not be suitable for general housing in this area

due to the sensitive nature of the site.

V Site suitable if ticked

Stage D - Assessment - Availability Site available if ticked

Availability: Within the medium term up to 5 years. Potential developer on board

Put forward for: No

Conversion?: No

SHLAA Site Assessments - Deliverable SHLAA Ref No: **IPS102** Rural exception?: No Stage E - Assessment - Achievability Steering group's conclusions: The steering group concluded that the site is suitable and achievable. The site is only potentially suitable for enabling development should it be required to facilitate an access to the villa. An open book viability assessment will be required to understand potential yield. Indicative yield: 15 ✓ Site achievable if ticked Stage F - Assessment - SHLAA Panel Comments Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Long views are potentially acceptable and could fit into surrounding context. Wastewater treatment works are more visible. Development could be a farmstead style, Council could consider CPO if appropriate. Following a declaration of interest it was advised that a developer is signed up & investor interested. **Stage G - SHLAA Conclusion**

| Final conclusions: The site is considered: | 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. | | | |
|---|--|---|---|--|
| | Deliverable | ✓ | Site could be considered for allocation if ticked | |

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☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS104

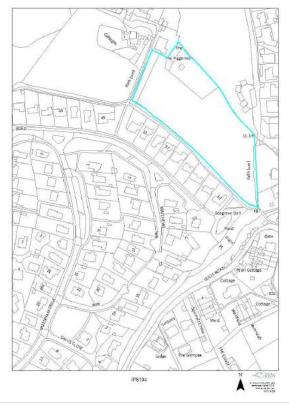
Site Area:

0.95

Site Address:

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

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

0.5ha to the north of the site is located in an ancient

woodland buffer.

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

SSSI, scheduled ancient monument or RIGG.

Environmental designations A2:

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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Seaview does not have a settlement boundary.

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. The area forms a gap between development to the north and south. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any

design principles.

Potential biodiversity impact:

0.5ha to the north of the site is located in an ancient woodland buffer. The remainder

IPS104

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:

Agricultural land class: None known

Mineral resources?:

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

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Infrastructure capacity aspects:

The site is 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 outs 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?:

Nο

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable subject to access. Years 1-5. Final yield would be dependent on access potentially 10-12.

Indicative yield:

10-12

✓ Site achievable if ticked

| SHLAA Site Asse | essments - Deliverable | SHLAA Ref No: | IPS104 | |
|-------------------------|---|--------------------|---------------|--|
| Panel comments: | The SHLAA panel agreed with th | e steering group's | s conclusions | |
| Stage G - SHLAA | Conclusion | | | |
| Final conclusions: | Following the panel discussions concluded that the site is suitab considered for potential allocati | le for the purpose | | nent process the steering group deliverable and could be |
| The site is considered: | Deliverable | | ✓ | Site could be considered for allocation if ticked |
| | | | | Site is suitable for BFR if ticked |

IPS117

SHLAA Ref No:

IPS117

Site Area:

1.62

Site Address: Land rear of High Street, Whitwell

BETWEEN 'ST MICHAELS' & SHUTE COTTAGE

Site location



Site Description:

The site is located in Whitwell between High Street and the dismantled railway behind and adjacent to other residential development. It is a fairly level site that rises to the east. It is currently used as a grazing paddock for a horse. The south area of the site is grass and is part of the public right of way.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

Discount

Discount

Discount

monument or RIGG

Environmental designations A2: The site is not located within any environmental designations

including heritage coast, historic park or garden, open space.

Flood zones/agricultural class/size: 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

IPS117

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 steam and there may be some biodiversity related impacts.

Potential heritage impact:

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

Site access aspects:

The site has two narrow accesses off the High Street that are located between existing houses. There is a stream that runs across the site and any access road would need to cross this stream. Potential to consider access from Meadow Close.

Access to public transport:

There are bus stops to the along the high Street north of the site.

Access to pedestrian/ cycle:

There is a public footpath (N14) across the southern edge of the site through one of the potential vehicular accesses. There are no defined cycle links close by

Access to services/ facilities:

Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC).

Access to open spaces:

There are only small areas of recreation/open space within Whitwell

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

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

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Infrastructure capacity aspects:

The site is immediately adjacent to other properties which appear to benefit from connections to utility services

Potential compatibility impacts:

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

Brief planning history:

No apparent planning history.

Overarching policy context:

Whitwell does not currently have a settlement boundary but does have some services and is located close to Niton a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.

Steering group's conclusion:

The steering group concluded that the site is suitable. It relates well to the built form and development is likely to meet an identified local need. Access could be a restriction due to stream and width of access required. Development could be undertaken in the areas not subject to flood risk. Areas that are more at risk could be green and open space or biodiversity enhancements.

✓

Site suitable if ticked

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 years

Put forward for:

The site has been put forward for general housing. The submission has suggested that a shop

and/or playground could form part of a development.

Conversion?:

No

| SHLAA Site Asse | essments - Deliverable | e SHLAA Ref No: | IPS117 | |
|-------------------------------------|--|--|--------------------------|--|
| Rural exception?: No, k | out could be considered | | | |
| Stage E - Assessi | ment - Achievability | | | |
| Steering group's conclus | The steering group con As such could be devel | | | nd achievable subject to access. |
| Indicative yield: 20 | | | | ✓ Site achievable if ticked |
| Stage F - Assessi | ment - SHLAA Panel C | Comments | | |
| Panel comments: | culverting issues and mainter input. There could be access interest from affordable prov | ns regarding vehicula nance of boundaries w to the north, but pote | or access on which would | to the High Street, River Yar and |
| Stage G - SHLAA | Conclusion | | | |
| Final conclusions: | subject to ownership. Follow assessment process the steer | ne site was revisited to review the access to the north which is considered to have bject to ownership. Following the panel discussions, the revisit and the overall seessment process the steering group concluded that the site is suitable for the particle and could be considered for potential allocation. | | visit and the overall SHLAA e is suitable for the purposes of |
| | | | ~ | Site could be considered for allocation if ticked |
| The site is considered: Deliverable | | | | |
| | | | | Site is suitable for BFR if ticked |

SHLAA Ref No: **IPS121**

Site Area:

4

Site Address:

Bouldnor Mead, Yarmouth

Site location



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

Stages A and B - Discounting

Environmental designations A1: The site is 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: 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Discount

☐ Discount

Discount

Stage C - Assessment - Suitability

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

boundary

It is brownfield/greenfield: 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: 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

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

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

but there are a number of large trees to the boundary that may need to be considered. There may be biodiversity interests on the site and relevant studies may be required.

Potential heritage impact:

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

Site access aspects:

The site could gain access through the development at Boulder Mead or onto the main

road to Yarmouth.

Access to public transport:

Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland

| Alum Bay

Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to pedestrian/ cycle:

There is a bus stop close by, this serves Route 7 Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay and runs Mon - Sat

up to every 30 minutes | Sundays up to every 30 minutes

Access to services/ facilities:

The site is at some distance from the services and facilities within Yarmouth.

Access to open spaces:

Part of the site is a play area and recreation ground.

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

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

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Infrastructure capacity aspects:

The site is immediately adjacent to other properties which appear to benefit

from connections to utility services

Potential compatibility impacts:

The remainder of the site beyond the public open space is located close to

existing residential, no compatibility issues are envisaged

Brief planning history:

P/00336/15 - Outline for residential development of 22 units (including an

Abbeyfield block) (revised

scheme) - Granted planning permission 3rd December 2015

Overarching policy context:

The site is located outside the settlement boundary and in the wider rural area. Yarmouth and Thorley have a Community Plan SPD (2009) that considers the

need to investigate affordable housing need.

Steering group's conclusion:

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

> **✓** Site suitable if ticked

~

Site available if ticked

Stage D - Assessment - Availability

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?:

Availability:

No

Rural exception?: No

Stage E - Assessment - Achievability

| SHLAA Site Asse | essments - Deliverable SHLAA Ref No: | IPS121 |
|-------------------------|---|---|
| Steering group's conclu | sions: The steering group concluded that the site with the recent planning permission for 22 | e is suitable and achievable. Final yield in line 2 units. Years 1-5 |
| Indicative yield: 22 | | ✓ Site achievable if ticked |
| Stage F - Assessi | ment - 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 S concluded that the site is suitable in part for the with the planning permission. | |
| | | Site could be considered for allocation if ticked |
| The site is considered: | Deliverable | anocation in ticked |
| | | |

☐ Site is suitable for BFR if ticked

IPS125

SHLAA Ref No:

IPS125

Site Area:

1

Site Address:

Land at Seagrove Farm Road, Seaview

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, 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.

Flood zones/agricultural class/size:

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

land.

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Seaview does not have a settlement boundary.

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. The area forms a gap between development to the north and south. Given the location of the site, any impact on landscape character will be reduced, but consideration will need to be given to the proximity of neighbouring

housing and any potential impacts.

Potential biodiversity impact:

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

preservation orders or larger trees within the site.

Potential heritage impact:

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

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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 Agricultural land class: The classification is Grade 3

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

Is there a loss to employment?: No

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

Infrastructure capacity aspects: The site is immediately adjacent to other properties which appear to benefit

from connections to utility services

Potential compatibility impacts: The site is close to existing residential and a football ground

Brief planning history: No apparent planning history.

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

have a Parish Plan SPD (2005) which in relation to housing sets outs the need for a residential nursing home, sheltered accommodation and affordable housing.

Steering group's conclusion: The steering group concluded that the site is suitable for some development. It

is located close to other residential development, although acknowledge that there may be potential access issues due to the nature of the lane that need to

be overcome.

Site suitable if ticked

✓

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is immediately available, owned by developers with a reasonable prospect of development

taking place within 5 years. Once commenced could be achieved within 2 years.

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

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The site is achievable subject to access, is likely to require some buffering to the

football ground. Years 1-5. Final yield would be dependent on access potentially 10-15

Stage F - Assessment - SHLAA Panel Comments

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

additional comments: Question timescales, yield appears too low and suggest possibly10-15.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group

| SHLAA Site Asse | essments - Deliverable SHLAAR | ef No: | IPS125 | |
|-------------------------|--|---------|-------------|---|
| | concluded that the site is suitable for the considered for potential allocation. | purpose | s of SHLAA, | deliverable and could be |
| The site is considered: | Deliverable | | V | Site could be considered for allocation if ticked |
| | | | | Site is suitable for BFR if ticked |

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.

Environmental designations A2: The site is not located within any environmental designations

including heritage coast, historic park or garden, open space.

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

Discount

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.

IPS126

Access to public transport: There are bus stops to the east of the site. Route 39 Newport | Sylvan Drive |

> Riverway | Halberry Lane | Newport runs Mon - Fri every hour from 0930 until 1330 and Route 38 -Newport | Gunville | Carisbrooke | Whitepit Lane | Newport runs Mon

to Sat up to every 30 mins | Sundays up to every 30 mins

Access to pedestrian/ cycle: There are no public rights of way or cycle links close by but the immediate roads do

benefit from footpaths.

Access to services/ facilities: Newport has a full range of services and facilities

There are a number of public open space facilities nearby. Access to open spaces:

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

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

Is there a loss to employment?: No

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

Infrastructure capacity aspects: The site is 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

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.

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

Conversion?:

Availability:

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable subject to access.

Years 1-5. Final yield 35.

Indicative yield: 35 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

additional comments. Potential yield could increase to 50.

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

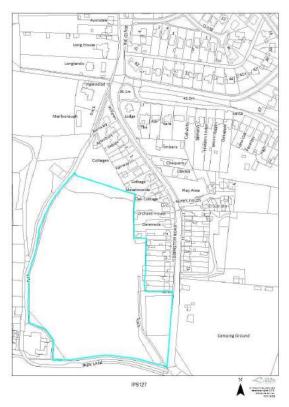
considered for potential allocation.

| SHLAA Site Asse | essments - 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 |

SHLAA Ref No: **IPS127** Site Area: 3.9

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

Site location



Site Description:

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

Stages A and B - Discounting

Discount 0.15ha to the north of the site is located within an ancient Environmental designations A1:

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

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

Flood zones/agricultural class/size: land.

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: Nettlestone does not have a settlement boundary

It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact: The site is not located in an AONB. It is on the outskirts of the area where the land is

> becoming more rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be

considered and reflected in any design principles.

0.15ha to the north of the site is located within an ancient woodland buffer and has Potential biodiversity impact:

SHLAA Site Assessments - Deliverable SHLAA Ref No: **IPS127** 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. There are bus stops close to the site. There are a number of buses that serve the wider Access to public transport: 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. Nettlestone is not a rural service centre but does have a convenience store and a Access to services/ facilities: primary school There is limited public open space provision nearby Access to open spaces: Agricultural land class: The classification is Grade 3 Air quality sensitivities: Not known Mineral resources?: There is a small area to the south east that is located in a mineral safeguarding area. This will need to be considered further should the site be considered appropriate. Is there a loss to employment?: No Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues. The site is immediately adjacent to other properties which appear to benefit Infrastructure capacity aspects: 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 outs 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

Stage D - Assessment - Availability

V

Site available if ticked

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.

The site has been put forward for general housing with an element of affordable. Put forward for:

Conversion?:

Rural exception?: No

Stage E - Assessment - Achievability

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

forward in years 1-5. Final yield approximately 25-30 depending on final layout and

buffers.

Indicative yield:

40

✓ Site achievable if ticked

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.

Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

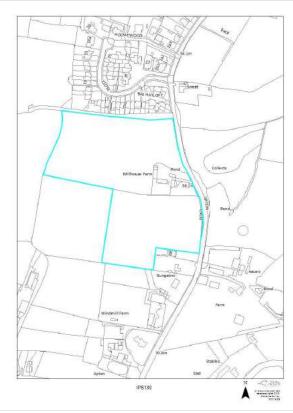
The site is considered:

Deliverable

SHLAA Ref No: IPS130 Site Area:

Site Address: Land to the west of Upton Road, RYDE

Site location



2.9

Site Description: The site comprises of two fields dissected by a hedge running east to west. The site is fairly level and has hedge boundaries to the road and around the site.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental Discount

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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Stage C - Assessment - Suitability

Potential landscape impact:

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

is along the northern boundary

It is brownfield/greenfield: The site is greenfield and there are some buildings or structures located on the site.

outskirts of the area where the land is becoming more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site

will need to be considered and reflected in any design principles.

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

but there are a number of large trees individual and groupings that need to be

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

considered. The site is within the Briddlesford Copse range.

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

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.

There are no public rights of way or cycle links close by and the immediate roads do not Access to pedestrian/ cycle:

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.

There are some public open space facilities on the edge of Ryde in the Haylands area Access to open spaces:

but there are no footpaths to them

Agricultural land class: The classification is urban to the north and Air quality sensitivities: None known

Grade 3 to the south

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

No 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 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.

The site is located outside but immediately adjacent to the settlement boundary Overarching policy context:

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

Site achievable if ticked

~

Stage D - Assessment - 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.

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

Conversion?: No

Rural exception?: No

Indicative yield:

Availability:

Stage E - Assessment - Achievability

80

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.

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

| SHLAA Site Asse | ahead with a planning application buses. | | IPS130 path with a y | rield of 75 and a solution for |
|-------------------------|---|---|-------------------------|---|
| Stage G - SHLAA | | | | |
| Final conclusions: | Following the panel discussions are reconsidered the site in light of the concluded that the whole site is s considered for potential allocation | ne panel's commo suitable for the pu | ents and pre | evious discussions. It was |
| The site is considered: | Deliverable | | ✓ | Site could be considered for allocation if ticked |

☐ Site is suitable for BFR if ticked

IPS131

SHLAA Ref No:

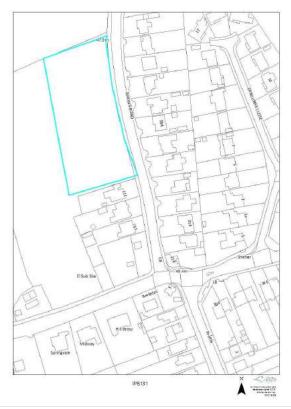
IPS131

Site Area:

Site Address:

Land at Baring Road Cowes

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

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

☐ Discount

Discount

Environmental designations A2:

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

Discount

land.

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. The eastern boundary is located along Baring Road that has development on the eastern side of the road. There are 4 houses to the south of the site and the western extent of the site boundary follows the built line. The site gently slopes from the east down to the west boundary, beyond this the land slopes to the Jordan Valley. Therefore any development will need potential buffers.

Potential biodiversity impact:

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

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

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.

Agricultural land class: The land is classified as urban Air quality sensitivities: None Known

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

Is there a loss to employment?: No

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

Infrastructure capacity aspects: The site is 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

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.

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

Conversion?:

Availability:

Rural exception?: No

Stage E - Assessment - Achievability

| SHLAA Site As | ssessm | ents - Deliverable | SHLAA Ref No: | IPS131 | |
|-----------------------|------------|---|-------------------|-----------------|--|
| Steering group's cor | nclusions: | The steering group concl Crossfield Avenue should | | | nd achievable. A gap at t to be frontage, yield approx. 10. |
| Indicative yield: | 10 | | | | Site achievable if ticked |
| Stage F - Asse | ssment | t - SHLAA Panel Co | mments | | |
| Panel comments: | The S | SHLAA panel agreed with t | he steering group | s's conclusion: | S. |
| Stage G - SHL | AA Con | clusion | | | |
| Final conclusions: | conc | wing the panel discussions luded that the site is suital idered for potential allocat | ble for the purpo | | ment process the steering group deliverable and could be |
| | | | | \checkmark | Site could be considered for allocation if ticked |
| The site is considere | ed: Deliv | erable | anocac | | |
| | | | | | Site is suitable for BFR if ticked |

IPS135

SHLAA Ref No:

IPS135

Site Area:

3

Discount

Discount

Discount

Site Address:

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

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

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

Environmental designations A2:

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

Flood zones/agricultural class/size:

The northern extent of the site is located in FZs 2 and 3. Consequently this area has been removed from the assessment area.

The remainder of the site measures about 2.0 hectares is located in FZ1 and is not class 1 or 2 agricultural land. And this is assessed below.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is outside but immediately adjacent to the settlement boundary which runs along the eastern and southern boundaries.

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. The site slopes down to the north and the River Yar before rising again towards the wider countryside. There is currently development to the east and south but any future development should take account of potential

IPS135

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.

area of the site if applica

Potential heritage impact:

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

Site access aspects:

The strategic road network is along Morton Common to the east. Access could be a single point from the south along Perowne Way and / or Brock Close. There is good visibility at the junction with Perowne Way. The existing access roads are narrow. The road junction between Perowne Way and Morton Road may need upgrading to increase capacity.

Access to public transport:

There are bus stops along Perowne Way. Sandown is served by buses to Newport and Ryde.

Access to pedestrian/ cycle:

There is a public right of way (SS38a) that runs along the river on the north of the site and the cycle network is to the west of the site.

Access to services/ facilities:

There is a local shop along Perowne Way and Sandown town centre has a good range of services and facilities.

Access to open spaces:

The open space audit identifies a number of recreational facilities close by including Foxes Path and the Ridgeway.

Air quality sensitivities:

None Known

Agricultural land class: The classification is Grade 4.

Mineral resources?:

There is an area to the north west corner that is within the minerals safeguarding area.

Is there a loss to employment?:

No

Potential constraints to delivery:

There is one landowner and there are no known covenants or legal issues. There are power lines across the site.

Infrastructure capacity aspects:

The site is immediately adjacent to other properties which appear to benefit from connections to utility services

Potential compatibility impacts:

The site is close to existing residential, no compatibility issues are envisaged, however the site visit noted high voltage lines across the site and may affect the layout should development be acceptable in this location.

Brief planning history:

Availability:

No recent planning history.

Overarching policy context:

The site is located outside but immediately adjacent to the settlement boundary of Sandown where there are a full range of services and facilities.

Steering group's conclusion:

The steering group concluded that the site is suitable. The site is located immediately adjacent to the settlement boundary of Sandown. Potential to consider options for mixed use at a small scale. Need to incorporate green areas to the river. Development could be undertaken in the areas not subject to flood risk. Areas that are more at risk could be green and open space or biodiversity enhancements.

Site suitable if ticked

✓

Site available if ticked

Stage D - Assessment - Availability

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

| SHLAA Site | Assessm | ents - Deliver | able s | HLAA Ref | No: IP | S135 | | |
|-------------------------|-----------------|--|--------------------|--------------------------|-------------------------|--------------------------|---|--|
| Put forward for: | | s been put forward an element of inde | _ | | - | - | m sets out there is a possibility | |
| Conversion?: | No | No | | | | | | |
| Rural exception?: | No | | | | | | | |
| Stage E - Ass | sessment | t - Achievabil | ity | | | | | |
| Steering group's c | onclusions: | development wou | uld need to consid | to be outs er options | ide of the for mixed | flood risl d use at a | nd achievable. Any carea. Multiple options for small scale and biodiversity d northern limit. | |
| Indicative yield: | 60 | | | | | | ✓ Site achievable if ticked | |
| Stage F - Ass | essment | : - SHLAA Pan | el Con | nment | 5 | | | |
| Panel comments: | addit realis | ional comments: S | ubject to | access. E | nd values | may be I | s making the following ow, so landowners need to be od buffers to the north. General | |
| Stage G - SH | LAA Con | clusion | | | | | | |
| Final conclusions: | conc | • . | s suitable | e for the p | urposes o | f SHLAA, | ment process the steering group deliverable and could be | |
| | | | | | | ✓ | Site could be considered for | |
| The site is considered: | | erable | | allocation if ticked | | allocation if ticked | | |
| | | | | | | | Site is suitable for BFR if ticked | |

IPS137

SHLAA Ref No:

IPS137

Site Area:

1.5

Site Address:

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

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

The site is 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: 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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: Chale Green does not have a settlement boundary. The site is however located close to

other residential development and is close to the general stores and bus stop.

It is brownfield/greenfield: The site forms two sections the field and the farmhouse.

The site is located in the AONB. As the site is outside and not immediately adjacent to Potential landscape impact:

IPS137

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders on the site. The site is however immediately adjacent to an ancient woodland and the associated buffer extends into the submitted site on the eastern boundary. This area would need to be removed from the developable area but could be used as biodiversity enhancement.

Potential heritage impact:

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

Site access aspects:

The site can be accessed from the farmhouse access to the south of the field. Any access to the north of this would have to consider the landscape verge which is not within the site's ownership.

Access to public transport:

The site is located in close proximity to a bus stop. This is along Route 6 -Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor. The service runs Mon - Sat 5 journeys | Sundays 3 journeys

Access to pedestrian/ cycle:

There are network of public rights of way within the village but no dedicated cycle paths in close proximity

Access to services/ facilities:

Chale Green has a small shop just to the north of the site.

Access to open spaces:

There is limited public open space provision near by. There is a landscape verge to the west of the site that is described as common land.

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment?:

No

Potential constraints to delivery:

There are two landowners and there are no known covenants or legal issues.

Infrastructure capacity aspects:

The site is adjacent to other properties which appear to benefit from

connections to utility services

Potential compatibility impacts:

The site is close to existing residential, no compatibility issues are envisaged. There are power poles that cross the site diagonally in the south

Brief planning history:

No recent planning history.

Overarching policy context:

Chale Green does not have a settlement boundary. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas.

Steering group's conclusion:

The steering group concluded that the site is suitable. The site is located in close proximity to a general stores, and suitable for a small sensitively designed scheme.

✓

Site suitable if ticked

~

Site available if ticked

Stage D - Assessment - Availability

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:

Availability:

The site has been put forward for general housing.

| SHLAA Site | Assessm | ents - Delive | rable SHLAA Ref No |): IPS137 | |
|---------------------|-------------|--------------------|--------------------------|------------------|--|
| Conversion?: | The farmh | ouse may be able t | o be converted as part | t of the site. | |
| Rural exception?: | This would | need to be determ | nined | | |
| Stage E - Ass | sessmen | t - Achievabi | lity | | |
| Steering group's c | onclusions: | should consider t | • | | and achievable. The scheme ain the hedge, any parking should |
| Indicative yield: | 8-10 | | | | ✓ Site achievable if ticked |
| Stage F - Ass | essmen | t - SHLAA Pai | nel Comments | | |
| Panel comments: | The : | SHLAA panel agree | d with the steering gro | oup's conclusion | ns. |
| Stage G - SH | LAA Con | ıclusion | | | |
| Final conclusions: | conc | | is suitable for the purp | | ment process the steering group, deliverable and could be |
| | | | | \checkmark | Site could be considered for allocation if ticked |
| The site is conside | red: Deliv | verable | | | |
| | | | | | Site is suitable for BFR if ticked |

IPS138b

SHLAA Ref No:

IPS138b

Site Area:

1

Site Address:

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

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

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

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:

0.3 ha of the site is located in FZ 2 and 3 and has been discounted from the site.

Discount

The remainder of the site (0.7ha) 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 eastern boundary on the other side of the unmade road.

It is brownfield/greenfield:

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

Potential landscape impact:

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

IPS138b

design principles.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there is an area TPO to the north and there are a number of large trees individual and groupings within the site that need to be considered. There is also a water course to the north boundary of the site. Relevant biodiversity/arboricultural studies are likely to be required.

Potential heritage impact:

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

Site access aspects:

Access is would need to be onto Buckbury Lane which is unmade and narrow in places. The submitted forms set out that an access could be achieved similar to that of the adjacent site to the north west under P/01141/15.

Access to public transport:

The nearest bus stop is along Long Lane. This is Route 8 which serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to pedestrian/ cycle:

There is a public right of way to the south west. The wider area has cycle links to Newport.

Access to services/ facilities:

Newport has a full range of services and facilities

Access to open spaces:

There are a number of public open space facilities nearby.

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade urban

Mineral resources?:

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

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Infrastructure capacity aspects:

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

Potential compatibility impacts:

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

Brief planning history:

No relevant planning history.

Overarching policy context:

The site is located outside but adjacent to the current settlement boundary.

Steering group's conclusion:

The steering group concluded that the site may be suitable for one or two dwellings due to the site limitations. There are concerns over increased access along Buckbury Lane and due to the flood risk any increased development would lead to a contrived layout.

✓

Site suitable if ticked

~

Site available if ticked

Stage D - Assessment - Availability

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:

Availability:

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.

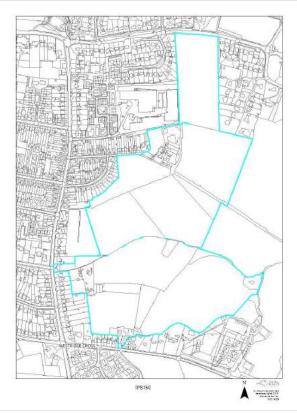
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| SHLAA SITE ASS | essments - Deliverable SHLAA Ref N | No: IPS138b | |
|-------------------------|--|---|--|
| Indicative yield: 1- | 2 | | ✓ Site achievable if ticked |
| Stage F - Assess | ment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering g | roup's conclusions | 5. |
| Stage G - SHLAA | A Conclusion | | |
| Final conclusions: | Following the panel, this site and the sites in considered. There is general concern over the site were to be considered in conjunction and resurfacing were undertaken there may Discussions to this effect were held with Isla over the access and increased use of the road discussions with IR and the overall SHLAA as that the site is suitable for limited development. | the access and cun on with IPS407 and the potential for s and Roads who add ad. Following the assessment process | nulative impact on the road. If IPS016 and road improvements ome additional development. vised that there are concerns panel discussions, further the steering group concluded |
| The site is considered: | Deliverable | | Site could be considered for allocation if ticked |
| | | | Site is suitable for BFR if ticked |

SHLAA Ref No: IPS150 Site Area: 33

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

Site location



The site is currently a working farm with a small area incorporating Hollidays Herd @ Westridge. The site is bounded by a mix of hedgerows and trees and is fairly level across the site.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

☐ Discount

Discount

Discount

monument or RIGG.

Environmental designations A2: The site is not located within any environmental designations

including heritage coast, historic park or garden, open space.

Flood zones/agricultural class/size: 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: The site is located outside but immediately adjacent to the current settlement

boundary which is along the west boundary.

It is brownfield/greenfield: The site is greenfield. There are a number of buildings and structures located on the

site in connection with the farm use.

Potential landscape impact: The site is not located in an AONB. It is outside but adjacent to the settlement

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

IPS150

Potential biodiversity impact: The site is not located in an environmental designation. There is a small area TPO to

the south west of the site and some on the north eastern boundary. There are a number of hedgerows and trees across the site as well as a watercourse. Appropriate

biodiversity surveys are likely to be required including bat surveys for the farm

buildings.

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

Site access aspects: Access to the site is from Bullen Road and Hope Road. Given the extent of the site,

more accesses may be likely.

Access to public transport: There are bus stops close to the site and Ryde has a number of buses that serve the

wider area

Access to pedestrian/ cycle: There are PROWs and/ or dedicated cycle paths in the wider area.

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

Access to open spaces: There are a number of public open space facilities nearby.

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

with some urban to the west

Mineral resources?: The middle section from north to south is a mineral safeguarding area. This will need

to be considered further should the site be considered appropriate.

Is there a loss to employment?: Loss of farm and associated aspects

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

Infrastructure capacity aspects: The site has some services within and is immediately adjacent to the settlement

boundary where adjoining properties appear to benefit from connections to utility services. Extensions to existing utility services and capacity surveys will

need to be factored in.

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

Brief planning history: Proposed residential development of 80 dwellings and associated access roads,

public open space, attenuation ponds and infrastructure, land south of Westridge Farm and to rear of 10 to 38 Circular Road, off Hope Road, Ryde, conditional

approval 30 May 2017 (TCP/11098/A/P/00760/16)

Overarching policy context: The site is located outside but immediately adjacent to the current settlement

boundary which is along the west boundary.

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

settlement boundary and has potential for a fully developed site that could include an appropriate mix of uses and some open space and landscape buffers.

✓ Site suitable if ticked

Site available if ticked

~

Stage D - Assessment - Availability

The site is immediately available, is under option and owned by developers with a reasonable

prospect of development taking place within 5 years. Once commenced could be achieved within

10 years

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

Conversion?: Potentially depending on the nature of the buildings within the farm complex.

Rural exception?: No

Availability:

Stage E - Assessment - Achievability

| Stage F - Assessment - SHLAA Panel Comments The SHLAA panel agreed with the steering group's conclusions. Following a declaration of interest it was advised that there is the possibility for 50+ units per year and that the mineral resource has been considered. Stage G - SHLAA Conclusion Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation. Site could be considered for | SHLAA Site As | sessm | ents - Deliverable | SHLAA Ref No: | IPS150 | |
|---|--|-----------|-------------------------------|--------------------|----------------|---|
| Stage F - Assessment - SHLAA Panel Comments The SHLAA panel agreed with the steering group's conclusions. Following a declaration of interest it was advised that there is the possibility for 50+ units per year and that the mineral resource has been considered. Stage G - SHLAA Conclusion Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation. Site could be considered for | Steering group's con | clusions: | that part of the site has p | ermission and the | re is potentia | |
| Panel comments: The SHLAA panel agreed with the steering group's conclusions. Following a declaration of interest it was advised that there is the possibility for 50+ units per year and that the mineral resource has been considered. Stage G - SHLAA Conclusion Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation. Site could be considered for | Indicative yield: | 475 | | | | ✓ Site achievable if ticked |
| interest it was advised that there is the possibility for 50+ units per year and that the mineral resource has been considered. Stage G - SHLAA Conclusion Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation. Site could be considered for | Stage F - Asses | ssment | t - SHLAA Panel Co | mments | | |
| Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation. Site could be considered for | Panel comments: | inter | est it was advised that ther | | | |
| concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation. Site could be considered for | Stage G - SHLA | AA Con | clusion | | | |
| | Final conclusions: | conc | luded that the site is suitab | le for the purpose | | |
| | The 19 to 19 | J 0.1: | | | ✓ | Site could be considered for allocation if ticked |
| The site is considered: Deliverable Site is suitable for BFR if ticked | The site is considere | a: Deliv | erable | | | Site is suitable for BFR if ticked |

SHLAA Ref No: IPS154 Site Area:

2.1

Site Address:

Land to west of Newport Road, NORTHWOOD

Site location



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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG.

Environmental designations A2: 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

☐ Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside but adjacent to the current settlement boundary which is

adjacent to the north east boundary.

It is brownfield/greenfield: The site is greenfield with a number of smaller buildings in connection with grazing.

Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the

outskirts of the area where the land is more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need

to be considered and reflected in any design principles.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree

preservation orders or larger trees within the site.

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

IPS154

Access would require some hedge removal along Newport Road. Site access aspects:

Access to public transport: The site is well served by the Cowes to Newport bus services.

Access to pedestrian/cycle: There are public rights of way and cycle paths in the wider area. There is a footpath

across the road but not on the site side.

Access to services/ facilities: Northwood has a number of facilities and Cowes is in close proximity.

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

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

Mineral resources?: There is an area along the western boundary and to the south of the site that is located

within the minerals safeguarding area. This will need to be considered further should

the site be considered appropriate.

Is there a loss to employment?: No

Potential constraints to delivery: It is unclear as to the number of landowners, no known covenants or legal

issues have been raised.

Infrastructure capacity aspects: The site is not adjacent to other properties as such extensions to existing utility

services will need to be factored in.

Potential compatibility impacts: The site is close to existing residential to the northern part of the site. There are

power line that run across the field.

Brief planning history: No recent planning history.

The site is located outside but adjacent to the current settlement boundary Overarching policy context:

which is adjacent to the north east boundary.

Steering group's conclusion: The steering group concluded that the site is suitable for some limited

> development to the north of the submitted site. The developable area should only extend to the level of the dwellings on the opposite side of the road.

> > **~**

Site suitable if ticked

✓ Site achievable if ticked

Site available if ticked

Stage D - Assessment - Availability

The landowner/agent has confirmed the site is available but has not indicated when it might be

brought forward or developed.

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

Conversion?: Not applicable

Availability:

Indicative yield:

Rural exception?: This would need to be clarified.

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is in part suitable and therefore achievable.

> Only the northern section of the site should be considered to ensure no settlement coalescence. Final yield would depend on access and design. Final yield 5-10 in years 6-

10.

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

5-10

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group

| SHLAA Site Asse | essments - Deliverable SHLAA Ref No | o: IPS154 | |
|-------------------------|--|-----------------|---|
| | concluded that the site is suitable for the pur considered for potential allocation. | poses of SHLAA, | deliverable and could be |
| The site is considered: | Deliverable | V | Site could be considered for allocation if ticked |
| | | | Site is suitable for BFR if ticked |

IPS157

SHLAA Ref No:

IPS157

Site Area:

0.5

Site Address:

Land between The Spinney & The Linhay, Park Road

Site location



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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG.

Environmental designations A2: 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

☐ Discount

Discount

Stage C - Assessment - Suitability

The site is located outside but immediately adjacent to the current settlement Proximity to settlement:

boundary which is along the south boundary.

It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the

> outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site

will need to be considered and reflected in any design principles.

Potential biodiversity impact: The site is not located in an environmental designation but is within the 3km radius of

Briddlesford Copse and is in a biodiversity enhancement area. The site is quite scrubby

with trees and biodiversity studies may be required.

| Potential heritage | e impact: | The si | ite is not locat | ed in a conserva | ation area and th | ere are no | listed buildings | close by. |
|----------------------|----------------|---|--|-------------------|--|--------------------------------|----------------------------------|-----------|
| Site access aspect | ts: | The site can be accessed from Park Road. | | | | | | |
| Access to public t | ransport: | 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 pedestr | ian/ cycle: | | here is a public right of way and a cycle link to the north along the old dismantled ailway. | | | | | |
| Access to services | s/ facilities: | Wootton has a number of local facilities in line with it being classified as a rural service centre. | | | al service | | | |
| Access to open sp | paces: | | e is limited pub tryside | olic open space | provision nearb | / but good I | inks to the wide | er: |
| Air quality sensiti | vities: | None | known | Agricultural la | and class: The cl | assification | is Grade 3 | |
| Mineral resource | s?: | The s | ite is not locat | ed in a mineral | or mineral safe | guarding are | ea. | |
| Is there a loss to e | emplovment | ?: | No | | | | | |
| Potential constrai | | | | landowner and | there are no kn | own covena | ants or legal issu | ies. |
| Infrastructure cap | pacity aspect | s: | The site is im | | cent to other pr | | | |
| Potential compat | ibility impac | ts: | | _ | esidential, whils edge of the area | • | • | |
| Brief planning his | tory: | | No recent pla | nning history. | | | | |
| Overarching polic | y context: | | The site is loo | cated outside b | ut immediately a | idjacent to | the current sett | lement |
| Steering group's (| conclusion: | | settlement b south, north | oundary and is | the site is suital essentially an in elopment should velopment. | fill plot, with be a single | h development row of houses t | to the |
| | | | | | | ✓ | 0.0000.000.000 | f ticked |
| Stage D - As | sessmen | it - A | vailability | , | | ✓ | Site available | if ticked |
| Availability: | | | ent has confir or developed. | med the site is a | available but has | not indicat | ed when it migh | nt be |
| Put forward for: | The site ha | s been | put forward for | or general hous | ing. | | | |
| Conversion?: | No | | | | | | | |
| | | | | | | | | |

The steering group concluded that the site is suitable and achievable. Final yield 5 in Steering group's conclusions:

years 1-5

✓ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Indicative yield:

5

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

 \Box Site is suitable for BFR if ticked

SHLAA Site Assessments - Deliverable SHLAA Ref No: IPS157

IPS160

SHLAA Ref No:

IPS160

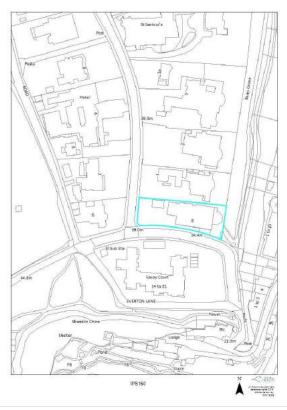
Site Area:

0.14

Site Address:

The Bayhouse Hotel, 8 Chine Avenue, Shanklin, Isle of Wight, PO37 6AG

Site location



Site Description:

The site is a hotel located within Shanklin and is one and two storeys. It has an open boundary and is located close to the cliff path and looks out to sea. The site is mainly level and has access onto the adjoining 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

Discount

land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

The site is a hotel with related buildings and parking

Potential landscape impact:

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

Potential biodiversity impact:

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

orders or larger trees within the site

Potential heritage impact:

The site is 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. There are no listed buildings immediately adjacent.

IPS160

The site can be accessed from Chine Avenue. Site access aspects:

Access to public transport: Shanklin is served by bus routes 2 and 3, with regular service between Newport and

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.

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

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

Loss of hotel 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 existing services and utilities.

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

Brief planning history: Demolition of hotel; proposed mixed use redevelopment consisting of 2/3/4

> storey building to provide 11 residential units and 3 holiday units; associated access, parking and landscaping, Bay House Hotel, 8 Chine Avenue, Shanklin,

conditional approval 06 December 2017 (TCP/10693/R/P/00802/17)

The site is within the settlement boundary Overarching policy context:

Steering group's conclusion: The steering group concluded that the site is suitable for redevelopment. It is

located within the settlement boundary and is reuse of a brownfield site.

✓ Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

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

Conversion?: This would need to be determined

Rural exception?: No

Availability:

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is achievable. Final yield would be 11-14 in

years 1-5

Indicative yield: 11-14 ✓ 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 all be residential.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group

concluded that the site is suitable for the purposes of SHLAA, deliverable and could be

considered for potential allocation.

| AA Ref No: |
|------------|
| 1 |

IPS160

The site is considered: Deliverable

Site could be considered for allocation if ticked

✓ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS161

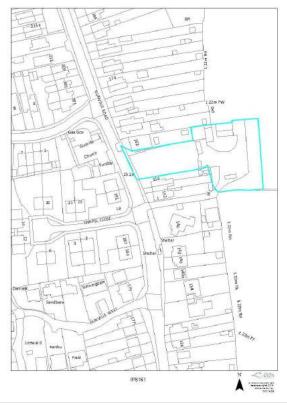
Site Area:

0.27

Site Address:

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

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG.

Environmental designations A2: 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 in FZ1 and is not class 1 or 2 agricultural land. Discount

Discount

Discount

Stage C - Assessment - Suitability

The front part of the site is within the settlement boundary and the eastern portion of Proximity to settlement:

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.

The site is not located in an AONB. The site is level and located between a shop and Potential landscape impact:

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

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.

The submitted proforma sets out that there are access rights to the land and that the Site access aspects:

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.

There are bus stops along Gunville Road just to the south of the site. Access to public transport:

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.

The open space audit indicated playing fields to the east, these those are connected to Access to open spaces:

the school

Agricultural land class: A small section to the road is classified as None known Air quality sensitivities:

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.

No loss of employment, the nursery is redundant. 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: 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

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

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

Conversion?: No

Availability:

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.

Indicative yield: 15 ✓ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

additional comments: Subject to access.

| 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 | V | Site could be considered for allocation if ticked | | |

☐ Site is suitable for BFR if ticked

SHLAA Site Assessments - Deliverable SHLAA Ref No: IPS161

IPS162

SHLAA Ref No:

IPS162

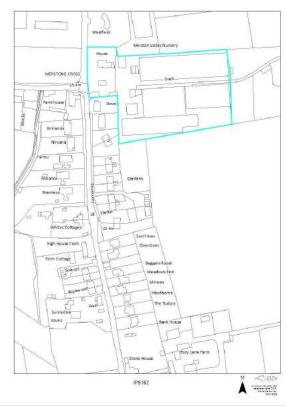
Site Area:

1.3

Site Address:

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

Site location



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

Stages A and B - Discounting

Environmental designations A1:

The site is 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

Discount

✓ Discount

Environmental designations A2:

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

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:

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

It is brownfield/greenfield:

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

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. Given the nature of the

IPS162

buildings there is scope to improve the sites visual and amenity impact on the area.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. Furthermore, the buildings may have bats. Appropriate surveys may be required.

Potential heritage impact:

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

Site access aspects:

There is an existing access on to Merstone Lane

Access to public transport:

There is a bus stop close by. This is along Route 2 serving Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes.

Access to pedestrian/ cycle:

There is a public right of way to the south (A1), one to the west (A33) and there is a cycle track near by. The immediate roads do not benefit from pavements.

Access to services/ facilities:

Merstone has no services or facilities, there is some rural employment.

Access to open spaces:

There is limited public open space facilities but the site has good access to the countryside

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 2

Mineral resources?:

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

Is there a loss to employment?:

The nursery is redundant

Potential constraints to delivery:

There is more one landowner but there are no known covenants or legal issues. The site has a number of glass buildings that will need to be removed. Some contamination investigations may be required.

Infrastructure capacity aspects:

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

Potential compatibility impacts:

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

Brief planning history:

No recent planning history.

Overarching policy context:

The site is located outside the settlement boundary and in the wider rural area. It is also Grade 2 Agricultural land.

Steering group's conclusion:

The steering group concluded that a pragmatic approach to the site is required. The site is in the middle of a village with residential to both sides and is on a bus route. The site has a number of commercial glasshouses and structures across the site that are redundant and not likely to be able to be reused for their intended use or viable to be able to return them to their intended use. These existing buildings have a landscape impact and redevelopment within the footprint of the built form, depending on design could be appropriate taking account the character and context of the area.

✓ Site suitable if ticked

V

Site available if ticked

Stage D - Assessment - 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?:

Availability:

This would need to be determined

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

| SHLAA Site As | sessm | ents - Delivera | ble SHLAA Ref No: | IPS162 | |
|-----------------------|---------------|--|--|------------------------------------|---|
| Steering group's con | clusions: | | concluded that the site al yield 6-10 and in yea | | r limited development and is |
| Indicative yield: | 15 | | | | ✓ Site achievable if ticked |
| Stage F - Asses | ssment | : - SHLAA Pane | el Comments | | |
| Panel comments: | | SHLAA panel agreed vional comments: Su | with the steering group bject to drainage. | s conclusions | making the following |
| Stage G - SHL | AA Con | clusion | | | |
| Final conclusions: | conc glass | uded that the site is houses the site is cor | suitable for the purpos | ses of SHLAA. It later in the ! | ment process the steering group Given the need to remove the 5 year period but could come |
| The site is considere | d. Daliv | erable | | V | Site could be considered for allocation if ticked |
| THE SILE IS CONSIDERE | u. Deliv | erable | | | Site is suitable for BFR if ticked |

IPS177

SHLAA Ref No:

IPS177

Site Area:

0.08

Site Address:

Chester Lodge Hotel, 7 Beachfield Road, Sandown

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

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

scheduled ancient monument or RIGG.

Environmental designations A2:

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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

The site is a large Victorian villa style hotel.

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, among other

housing any impact on landscape character will be minimal.

Potential biodiversity impact:

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

orders or larger trees within the site.

Potential heritage impact:

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

Site access aspects:

The site can be accessed from Beachfield Road.

| SHLAA Site | Assessm | nents - Deliverable SHLAA Ref No: IPS177 | | | |
|--|--|--|--|--|--|
| Access to public t | ransport: | Sandown is served by a number of buses to both Ryde and Newport. | | | |
| Access to pedestr | ian/ 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 | s/ facilities: | Sandown has a wide range of services and facilities | | | |
| Access to open sp | 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 | s?: | The site is not located in a mineral or mineral safeguarding area. | | | |
| Is there a loss to e | employmen | t?: The hotel facility would be lost | | | |
| Potential constrai | | · | | | |
| Infrastructure cap | acity aspec | ts: The site has existing connections to utilities. | | | |
| Potential compat | ibility impa | The site is adjacent to existing residential, no compatibility issues are envisaged. | | | |
| Brief planning hist | tory: | No recent planning history. | | | |
| Overarching polic | y context: | The site is within the settlement boundary, potential loss of holiday accommodation. | | | |
| Steering group's o | conclusion: | The steering group concluded that the site is suitable for redevelopment. It is in the settlement limit, brownfield and close to services. In this instance the potential loss of holiday accommodation is acceptable. | | | |
| | | ✓ Site suitable if ticked | | | |
| Stage D - As | sessme | nt - Availability Site available if ticked | | | |
| Availability: | The site is | immediately available and being marketed. | | | |
| Put forward for: | The site h | as been put forward for general housing and mixed development (housing led). | | | |
| Conversion?: | The site c | ould be converted or redeveloped. | | | |
| Rural exception?: | No | | | | |
| Stage E - Ass | sessmer | nt - Achievability | | | |
| Steering group's c | conclusions: | The steering group concluded that the site is suitable and achievable. The final yield would depend on whether it could be converted or redeveloped. It could come forward in years 1-5. | | | |
| Indicative yield: | 5 | ✓ Site achievable if ticked | | | |
| Stage F - Ass | sessmen | t - SHLAA Panel Comments | | | |
| Panel comments: | The | SHLAA Panel agreed with the steering group's comments. | | | |
| Stage G - SH | ILAA Co | nclusion | | | |
| Final conclusions: | con | owing the panel discussions and the overall SHLAA assessment process the steering group cluded that the site is suitable for the purposes of SHLAA, deliverable and could be sidered for potential allocation. | | | |
| | | Site could be considered for allocation if ticked | | | |

The site is considered: Deliverable

✓ Site is suitable for BFR if ticked

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

Discount

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 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.

IPS184

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

Site access aspects: The site has a current field access on to Steyne Road. This would need improving to

provide suitable visibility splays.

Access to public transport: There is a bus stop just outside the site. Route 8 - Newport | Robin Hill | Amazon

World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon -

Sat up to every 60 minutes | Sundays up to every 60 mins

Access to pedestrian/ cycle: There are network of public rights of way close to the site but there are no dedicated

cycle paths in close proximity. The immediate roads do not have pavements.

Access to services/ facilities: Bembridge has a number of local facilities in line with it being classified as a rural

service centre.

Access to open spaces: There are a number of public open space facilities nearby.

Air quality sensitivities:

None known

Agricultural land class: 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?: 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

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

Availability:

Stage E - Assessment - Achievability

| SHLAA Site Asso | essme | ents - Deliverable | SHLAA Ref No: | IPS184 | |
|-------------------------|-------------------------|--|--|--------------------------------|--|
| Steering group's conclu | usions: | The steering group concludes years 6-10. | luded that the site | is achievable | e. Final yield would be 40-50 in |
| Indicative yield: 80 |) | | | | ✓ Site achievable if ticked |
| Stage F - Assess | ment | - SHLAA Panel Co | mments | | |
| Panel comments: | comn regar Possil | HLAA panel agreed with t nents: Refer to IPS183. Th ds to rural nature of this s bly smaller density than IF poration of footpath alon | ne timescale shoul side of the road. Fe PS183 due to the n | d be 11-15 ye w sites in Be | ears. Concern raised with embridge are deliverable. |
| Stage G - SHLAA | A Con | clusion | | | |
| Final conclusions: | concl | wing the panel discussions uded that the site is suital dered for potential allocat | ble for the purpose | | ment process the steering group deliverable and could be |
| | | | | ✓ | Site could be considered for allocation if ticked |
| The site is considered: | Delive | erable | | | anocation in ticked |

 \Box Site is suitable for BFR if ticked

IPS195

SHLAA Ref No:

IPS195

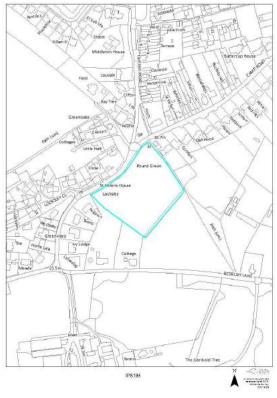
Site Area:

1

Site Address:

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

Site location



Site Description:

The site is an agricultural field located just outside the settlement boundary. The boundaries to the site are predominately hedges. The site is bounded by Camp to the north and is fairly level across the site.

Stages A and B - Discounting

Environmental designations A1:

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

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

Discount

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 50m away.

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the edge of the area, close to other development but with a more rural context. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

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

IPS195

boundaries.

Potential heritage impact:

The site is within a conservation area, as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The site is near to a number of listed building, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Site access aspects:

The site can be accessed from the farm gate which is located close to the junction.

Access to public transport:

The site is located close to a bus stop. The Freshwater area is served by Route 7, Newport to Alum Bay. The route being Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay

The service runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes.

Access to pedestrian/ cycle:

There is a public right of way that runs along the east of the site. There are no dedicated cycle paths in close proximity.

Access to services/ facilities:

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

Access to open spaces:

There are a number of public open space facilities nearby

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 4

Mineral resources?:

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

Is there a loss to employment?:

Nο

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

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

Availability:

Page 125

SHLAA Site Assessments - Deliverable SHLAA Ref No: **IPS195** Stage E - Assessment - Achievability Steering group's conclusions: The steering group concluded that the site is suitable and achievable. Final yield would depend on the design of the dwellings. Approx. 7-8 and in years 1-5. Indicative yield: 7-8 ✓ Site achievable if ticked **Stage F - Assessment - SHLAA Panel Comments** Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: An infill to carry on the development line, needs good design, consider how important the gap is. Could leave top part as open space. Stage G - SHLAA Conclusion Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA and deliverable. Site could be considered for allocation if ticked The site is considered: Deliverable

Site is suitable for BFR if ticked

IPS197

SHLAA Ref No:

IPS197

Site Area:

1.7

Site Address:

Land off Chatfeild Road, Niton

Site location



Site Description:

The land is currently used as grazing paddocks. It has a current access on to Chatfeild Road which has a strong boundary hedge. The site is fairly level towards the road before rising to the west. The other boundaries to the site are hedges interspersed with trees.

Stages A and B - Discounting

Environmental designations A1:

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

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

Discount

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 and part of the south eastern boundaries.

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The hedges are substantial and some have trees interspersed and therefore there may be some biodiversity interests to consider. There

is a watercourse through the site.

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

Previous Historical archaeological comments have noted that an earthwork HER 4841

potentially lies within part of the proposed area.

Site access aspects: The site can be accessed off Chatfeild Road, the entrance will need to be upgrade and

may require some hedgerow removal.

Access to public transport: There are bus stops within the village of Niton

Access to pedestrian/ cycle: There are no public footpaths in the immediate vicinity. Parts of Chatfeild Road

towards Rectory Road has a footpath to the road.

Access to services/ facilities: Niton has a range of facilities in line with it being a RSC.

Access to open spaces: There are some open space provisions within Niton and there is access to the wider

countryside.

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

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

Is there a loss to employment?: No

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

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining

properties appear to benefit from connections to utility services. It is unclear as

to whether drainage may be an issue.

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

Brief planning history: Outline application to provide 9 new residential units with access and layout to

be established (revised plans) (readvertised) - Conditional approval but no

decision issued as of yet.

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary

of Niton which is a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit

schemes.

Steering group's conclusion: The steering group concluded that the site is suitable. Part of the site has

planning consent. The rest of the site, to the natural boundary could come

forward for additional development but later in plan period.

✓ Site suitable if ticked

Stage D - Assessment - Availability

Site available if ticked

Availability: The site is immediately available and is owned by developers with a reasonable prospect of

development taking place within 5 years. Once commenced could be achieved within 0-5 years.

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

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable. Likely years 5-10.

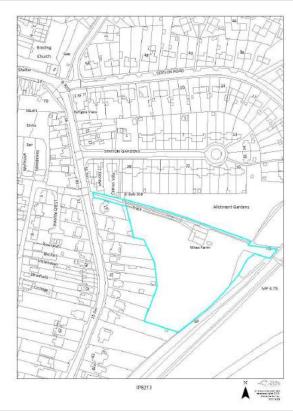
| SHLAA Site Asse | essments - Deliverable SHLAA Ref No: | IPS197 | |
|-------------------------|--|----------|---|
| Panel comments: | The SHLAA panel agreed with the steering group additional comments: Yield potentially 20-25. N | | 9 |
| Stage G - SHLAA | Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall S concluded that the site is suitable for the purpose 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: IPS213 Site Area: 1

Site Address: Wrax Farm, New Road, Brading

Site location



Site Description: The site is an agricultural field bounded by wire fences and shrubs. It is gently sloping from the front of the site towards the railway. There are a few corrugated structures on site.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone,

NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG

Environmental designations A2: 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.

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside but immediately adjacent to the current settlement

boundary which is along the west boundaries.

It is brownfield/greenfield: The site is greenfield with a number of corrugated structures located to the north.

Potential landscape impact: The site is not located in an AONB. The site slopes down towards the railway. It is

screened to the west my existing development and has allotments to the north. As it is outside the settlement boundary on the outskirts of the area where the land is more agricultural, any appropriate development will need to consider the impact on the

Discount

Discount

wider area and views into and out of the site.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are some scrubby areas and trees to the

east of the site near the railway that may have some biodiversity interests.

IPS213

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

The site is accessed along a private unmade road off the main strategic road network. Site access aspects:

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.

There are network of public rights of way within and adjacent to the town. There are Access to pedestrian/ cycle:

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

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

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

Is there a loss to employment?: No

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

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining

properties appear to benefit from connections to utility services.

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

However, there is likely to be a need for a buffer along the boundary of the

railway.

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the current settlement

> boundary. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it

is meeting a proven local need appropriate to the rural area.

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

adjacent to the settlement boundary. There is potential for a small circular road configuration to match the shape of the site. Houses could be delivered in a

small arc.

Stage D - Assessment - Availability

Site suitable if ticked

Site available if ticked

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

years.

The site has been put forward for general housing, affordable housing, G&T accommodation and

non-housing development.

Conversion?:

Put forward for:

No

| SHLAA Site A | Assessmo | ents - Deliverable | SHLAA Ref No: | IPS213 | |
|----------------------|-------------|---|-----------------------|-------------|---|
| Rural exception?: | No | | | | |
| Stage E - Ass | essment | t - Achievability | | | |
| Steering group's co | onclusions: | | | | nd achievable. The final yield ix of houses in Brading. Could |
| Indicative yield: | 15-20 | | | | ✓ Site achievable if ticked |
| Stage F - Asso | essment | : - SHLAA Panel Co | mments | | |
| Panel comments: | The S | SHLAA panel agreed with t | he steering group's o | conclusions | 5. |
| Stage G - SHI | LAA Con | clusion | | | |
| Final conclusions: | concl | wing the panel discussions uded that the site is suital dered for potential allocat | ble for the purposes | | ment process the steering group deliverable and could be |
| | | | | ✓ | Site could be considered for allocation if ticked |
| The site is consider | red: Delive | erable | | | |
| | | | | | Site is suitable for BFR if ticked |

IPS217

SHLAA Ref No:

IPS217

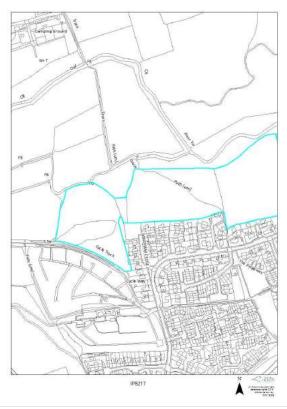
Site Area:

6.84

Site Address:

Land adjacent Perowne Way, Sandown

Site location



Site Description:

The site is irregular in shape and is currently in agricultural use, the area is fairly flat in areas and other slightly undulating slopes to the north and the watercourse (River Yar). The boundaries are a mix of trees, hedgerows and scrub. There are some larger trees along some of the boundaries.

Stages A and B - Discounting

Environmental designations A1:

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

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 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.

Discount

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:

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

It is brownfield/greenfield:

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

Potential landscape impact:

The site is not located in an AONB. The site slopes down to the north and the River Yar before rising again towards the wider countryside. There is currently development to the east and south but any future development should take account of potential landscape impact from views into the site from the north.

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.

There is a public right of way that crosses the site diagonally and a cycle path to the Access to pedestrian/ cycle:

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.

Agricultural land class: The land is classified as Grade 4. Air quality sensitivities: None known

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?: Nο

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

Although access to the site will need to be considered.

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining

properties appear to benefit from connections to utility services.

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

However, the extent of the flood risk will need to be taken into account.

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary.

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

The landowner/agent has confirmed the site is available but has not indicated when it might be

brought forward or developed

Unknown Put forward for:

Steering group's conclusion:

Conversion?:

Nο

Rural exception?: No

Availability:

Stage E - Assessment - Achievability

| SHLAA Site As | ssessm | ents - Deliverable | SHLAA Ref No: | IPS217 | |
|-------------------------------|----------------|--|------------------------------------|----------------|--|
| Steering group's conclusions: | | The steering group concludevelopment would nee exceed northern limit | d to be outside of | the flood ris | k area. Development not to |
| Indicative yield: | 65 | | | | ✓ Site achievable if ticked |
| Stage F - Asse | ssment | : - SHLAA Panel Co | mments | | |
| Panel comments: | addit deliv | | with owner regard cent landowners. | ling access, v | s making the following which could make it easier to 20 P/A, recent footpath update/ |
| Stage G - SHL | AA Con | clusion | | | |
| Final conclusions: | concl | wing the panel discussions luded that the site is suital dered for potential allocat | ole for the purpos | es of SHLAA, | |
| | | | | ✓ | Site could be considered for |
| The site is considere | d: Delive | erable | | | allocation if ticked |

 \Box Site is suitable for BFR if ticked

IPS220

SHLAA Ref No:

IPS220

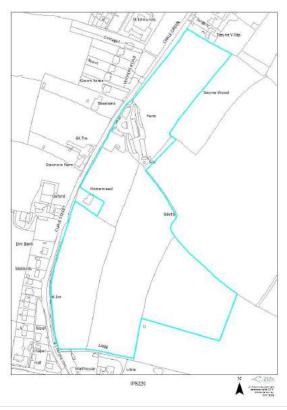
Site Area:

7.57

Site Address:

Land at Lower Bramstone Farm, Newport Road, Chale Green

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

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

scheduled ancient monument or RIGG.

Environmental designations A2:

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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Chale Green does not have a settlement boundary. The site is however located close to other residential development and is close to the general stores and bus stop.

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

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

IPS220

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

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: The classification is Grade 3 None known

Mineral resources?:

The top north west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Infrastructure capacity aspects:

The site is adjacent to other properties which appear to benefit from connections to utility service

Potential compatibility impacts:

The site is close to existing residential, no compatibility issues are envisaged. There are power poles that cross the site from north to south.

Brief planning history:

No apparent planning history.

Overarching policy context:

Chale Green does not have a settlement boundary. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas.

Steering group's conclusion:

The steering group concluded that the site is suitable for some development. The site is located in close proximity to a general stores, site is suitable for a small sensitively designed scheme to the northern end only. The south area should remain open due to the landscape sensitivity and openness of area.

✓ Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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?:

Availability:

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 Asse | essments - Deliverable SHLAA Re | ef No: IPS220 | |
|-------------------------|--|---------------------|---|
| | scheme. Design should include a h 10 depending on design | edge boundary to th | e south to provide buffer. FY5- |
| Indicative yield: 10 | | | ✓ Site achievable if ticked |
| Stage F - Assess | ment - SHLAA Panel Commen | ts | |
| Panel comments: | The panel agreed with the steering group comments: Just upper part; Possibly 6-10 | · | _ |
| Stage G - SHLAA | A Conclusion | | |
| Final conclusions: | Following the panel discussions and the o concluded that the site is suitable in part considered for potential allocation. | | |
| | | ✓ | Site could be considered for allocation if ticked |
| The site is considered: | Deliverable | | anocation in ticked |
| | | | Site is suitable for BFR if ticked |

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.

Environmental designations A2:

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

Discount

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

IPS225

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

Potential heritage impact:

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

Site access aspects:

There is an existing access on to Church road located where the speed limit changes from 30 to 60mph. There is good visibility to the west but reduced to the east due to

the tree. Church Road is part of the strategic road network.

Access to public transport:

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

Access to pedestrian/ cycle:

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

Access to services/ facilities:

Shanklin has a wide range of facilities and services.

Access to open spaces:

There is limited public open space provision nearby

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 4

Mineral resources?:

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

Is there a loss to employment?:

No

Potential constraints to delivery:

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

have been raised.

Infrastructure capacity aspects:

The site has some utilities located within it.

Potential compatibility impacts:

The site is beyond the built up area and located in the wider rural area.

Brief planning history:

Continued use of 2 barns as Class B8 (storage and distribution), Holme Farm, Church Road, Shanklin, conditional approval 26 August 2014

(TCP/21621/D/P/00788/14)

Overarching policy context:

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

Steering group's conclusion:

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

Site suitable if ticked

Site available if ticked

Availability:

The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed

Put forward for:

The site has been put forward for general housing.

Conversion?:

Potentially some conversion of the stone barns.

Rural exception?: No

Stage E - Assessment - Achievability

Stage D - Assessment - Availability

Steering group's conclusions:

The steering group concluded that the site is achievable. Final yield would be 5-7 in

years 1-5

| SHLAA Site As | sessments - Deliverable SHLAA Ref No: | IPS225 | |
|------------------------|---|---------------|---|
| Indicative yield: | 5-7 | | ✓ Site achievable if ticked |
| Stage F - Asses | ssment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group | s conclusions | |
| Stage G - SHLA | AA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall sconcluded that the site is suitable for the purposconsidered for potential allocation. | | |
| The site is considered | d: Deliverable | V | Site could be considered for allocation if ticked |
| The site is considered | a. Deliverable | | |
| | | | Site is suitable for BFR if ticked |

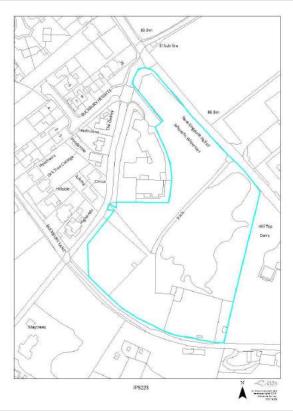
Site Area:

Site Address: Land between Buckbury Lane and Long Lane, Newport

IPS228

Site location

SHLAA Ref No:



2.17

Site Description: The site is a thick scrubby field with high hedgerows adjacent to Long Lane and Buckbury Lane and hedges to other boundaries. The site has views across Newport and slopes from north to south.

Stages A and B - Discounting

☐ Discount Environmental designations A1: The site is 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

Discount

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Stage C - Assessment - Suitability

Potential landscape impact:

The site is located outside but immediately adjacent to the current settlement Proximity to settlement:

boundary which is along the north west boundaries.

It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site

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

considered and reflected in any design principles.

Potential biodiversity impact: The site is not located in an environmental designation but is within the 3km radius of

Briddlesford Copse. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is also a TPO group to the

IPS228

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

Potential heritage impact:

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

Site access aspects:

The site can be accessed off Buckbury Lane, but the site has road frontage to Long Lane

but would need removal of a section of high hedge.

Access to public transport:

The nearest bus stop is along Long Lane. This is Route 8 which serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to pedestrian/ cycle:

There is a bridleway to the west and a public right of way to the south. The wider area has cycle links to Newport and surrounding area.

Access to services/ facilities:

Newport has a full range of services and facilities but these are not likely to be in walking distance.

Access to open spaces:

Newport has a range of open space facilities but these are not likely to be in walking distance.

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

The east section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Infrastructure capacity aspects:

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

Potential compatibility impacts:

The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.

Brief planning history:

No recent planning history.

Overarching policy context:

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

Steering group's conclusion:

The steering group concluded that the site is not suitable. The site has specific limitations and constraints including concerns over biodiversity and potential for reptiles. There are also access concerns relating to the ability to achieve access onto Long Lane.

Site suitable if ticked

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:

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.

| | _ | | | | |
|---------------------|---|--|--|--|---|
| SHLAA Site A | Assessme | nts - Deliverable | SHLAA Ref No: | IPS228 | |
| Indicative yield: | 6 | | | | ✓ Site achievable if ticked |
| Stage F - Ass | essment - | - SHLAA Panel Co | omments | | |
| Panel comments: | commo respec but acl | ents: There is a tourism the Church Hall near to | site close to the site the site. Concern pment in the area. | te. There is a about devel Potentially | onclusions making the following an access to the side but need to opment extending to the east, better sites. Need to refer back |
| Stage G - SH | LAA Conc | lusion | | | |
| Final conclusions: | biodive site vis recons the top Lane. SHLAA | ersity interests but these it also saw the additional idered the site on this ba o of the site using the ac Taken back to panel who assessment process the rposes of SHLAA and del | e could potentially lad access near the Jassis and concluded cess by the Hall and agreed. Following steering group cou | be mitigated ehovah's Wir that some d d maintainin g the panel d ncluded that | that there is potential for within the site itself. A further tness Hall. The steering group levelopment may be suitable to g the strong hedgerow to Long iscussions and the overall the site in part is suitable for t is not being considered for |
| - | 5.1 | | | | Site could be considered for allocation if ticked |
| The site is conside | red: Deliver | abie | | | |

☐ Site is suitable for BFR if ticked

IPS229

SHLAA Ref No:

IPS229

Site Area:

1.15

Site Address:

Land to south west of Buckbury Lane, Newport

Site location



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

Stages A and B - Discounting

Environmental designations A1:

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

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:

0.3 ha of the site is located in FZ 2 and 3 and has been

discounted from the site.

Discount

The remainder of the site (0.85ha) 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 eastern boundary on the other side of the unmade

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

IPS229

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

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There is an area TPO to the south (TPO/1991/10) and a number of large trees individual and groupings within the site that need to be considered. There is also a water course to the south boundary of the site. Relevant biodiversity/arboricultural studies are likely to be required.

Potential heritage impact:

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

Site access aspects:

Access is would need to be onto Buckbury Lane which is unmade and narrow in places

Access to public transport:

The nearest bus stop is along Long Lane. This is Route 8 which serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to pedestrian/ cycle:

There is a public right of way to the west. The wider area has cycle links to Newport and surrounding areas

Access to services/ facilities:

Newport has access to a full range of services and facilities

Access to open spaces:

There are a number of public open space facilities nearby.

Air quality sensitivities:

None known

Agricultural land class:

Mineral resources?:

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

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Infrastructure capacity aspects:

The site is 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:

Availability:

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

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 Assessm | ments - Deliverable SHLAA Ref No: IPS229 | |
|-------------------------------|---|---------------------|
| Steering group's conclusions: | The steering group concluded that the site is achievable, with it likely in the next five years. Final yield as per permission. | to come forward |
| Indicative yield: 5 | ✓ Site a | chievable if ticked |
| Stage F - Assessmen | nt - SHLAA Panel Comments | |
| Panel comments: The | e SHLAA Panel agreed with the steering group' s conclusions. | |
| Stage G - SHLAA Cor | onclusion | |
| cond | llowing the panel discussions and the overall SHLAA assessment process ncluded that the site is suitable for the purposes of SHLAA and is deliveralisting permission. | |
| | Site could b | e considered for |
| The site is considered: Deliv | liverable | tickeu |

☐ Site is suitable for BFR if ticked

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, 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.

Flood zones/agricultural class/size:

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

Discount

Discount

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.

IPS234

There is potential for access off a narrow access road but this will reduce the potential Site access aspects:

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

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

There is a small section in the south east corner that is located in a mineral Mineral resources?:

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.

The site is the centre of Gunville which has access to some services and facilities. Overarching policy context:

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 achievable if ticked

Site available if ticked

V

Stage D - Assessment - Availability

The landowner/agent has confirmed the site is available but has not indicated when it might be Availability:

brought forward or developed.

This would need to be clarified. Put forward for:

Conversion?:

Rural exception?: No

Indicative yield:

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.

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

20

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group

| SHLAA Site Asse | essments - Deliverable SHLAAR | Ref No: | IPS234 | |
|-------------------------|---|------------|-------------|---|
| | concluded that the site is suitable for the considered for potential allocation | e purpose: | s of SHLAA, | deliverable and could be |
| The site is considered: | Deliverable | | V | Site could be considered for allocation if ticked |
| | | | | Site is suitable for BFR if ticked |

IPS237

SHLAA Ref No:

IPS237

Site Area:

1.88

Site Address:

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

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

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

scheduled ancient monument or RIGG.

Environmental designations A2:

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

Discount

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.

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

Agricultural land class: 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?:

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:

Availability:

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.

~

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Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

The landowner/agent has confirmed the site is available but has not indicated when it might be

brought forward or developed.

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

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

| SHLAA Site A | sessments - Deliverable SHLAA Ref No: IPS237 | |
|--------------------|--|---------------------|
| | dependent on achieving access as well as design and layout. The site forward at any stage but given there is no indication of timings considachievable. | |
| Indicative yield: | 30 ✓ Site ac | chievable if ticked |
| Stage F - Ass | ssment - SHLAA Panel Comments | |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusions making the for additional comments: Potential issues over the amount of housing in certain timings. Potentially suitable for housing for Tresslewood staff. Some concern to the site. | n areas and |
| Stage G - SH | AA Conclusion | |
| Final conclusions: | Following the panel discussions and the overall SHLAA assessment process t concluded that the site is suitable for the purposes of SHLAA, deliverable an considered for potential allocation. | |
| | ✓ Site could be | considered for |

The site is considered: Deliverable

allocation if ticked

☐ Site is suitable for BFR if ticked

IPS247

SHLAA Ref No:

IPS247

Site Area:

0.5

Site Address:

Land opposite Holme Farm, Church Road, Shanklin

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

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

scheduled ancient monument or RIGG.

Environmental designations A2:

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

Discount

✓ Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north approximately 150m away.

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

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

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: None known Agricultural land class: The classification is Grade 4

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

considered further should the site be considered appropriate

Is there a loss to employment?: No

Potential constraints to delivery: It is unclear as to the number of landowners, no known covenants or legal

issues have been raised. Telegraph pole on boundary

Infrastructure capacity aspects: The site is not adjacent to the settlement boundary or other properties, as such

extensions to existing utility services will need to be factored in.

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

Brief planning history: No apparent planning history.

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

Steering group's conclusion: The steering group concluded that the site is suitable for limited development as

an infill. Given the context of the area, any development would be limited to 2

or 3

✓ Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be

brought forward or developed

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

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

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

be 2-3 in years 1-5

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

| SHLAA SITE ASSE | essments - Deliverable | SHLAA KET NO: | IPS247 | |
|-------------------------|--|--------------------|--------|--|
| Final conclusions: | Following the panel discussions concluded that the site is suital considered for potential allocated to the considered for potential allocated for potential alloc | ole for the purpos | | ment process the steering group deliverable and could be |
| The site is considered: | Deliverable | | ✓ | Site could be considered for allocation if ticked |
| | | | | Site is suitable for BFR if ticked |

IPS248

SHLAA Ref No:

IPS248

Site Area:

2.33

Discount

Discount

Discount

Site Address:

Land at Main Road, Arreton

Site location



Site Description:

The site is an agricultural field that slopes slightly downwards from the south boundary to the north (adjacent to the highway). There is a wire fence to the highway boundary and a hedge to the east, south and west boundaries.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental

designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, 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.

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

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.'

IPS248

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree

preservation orders or larger trees within the site, the site is bounded by hedges to the

west, south and east.

Potential heritage impact:

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

Site access aspects:

There is access to the site from the main road.

Access to public transport:

There is a bus stop near by. This is Route 8 serving Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde and runs Mon - Sat up to

every 60 minutes | Sundays up to every 60 mins

Access to pedestrian/ cycle:

There are network of public rights of way close to the site and there is a nearby cycle paths to and from Newport in close proximity. One side of the road has a pavement.

Access to services/ facilities:

Arreton has a number of local facilities in line with it being classified as a rural service

Access to open spaces:

There are some public open space facilities nearby.

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 2

Mineral resources?:

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

Is there a loss to employment?:

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

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?: No

Availability:

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is not suitable and is therefore not

achievable.

| sessments - Deliverable Shlaakei No. | IPS248 |
|--|---|
|) | ✓ Site achievable if ticked |
| sment - SHLAA Panel Comments | |
| The SHLAA panel agreed with the principle of the that the site should be reviewed. | e steering group's conclusions but considered |
| A Conclusion | |
| Following the panel discussions and the overall S reconsidered the site in light of the panel's commisland, the proximity to the settlement boundary settlement some limited development is approprian application has been approved. It is conclude recently consented application. | nents. Given the housing need across the and that Arreton is a classified rural riate. During the SHLAA assessment process |
| : Deliverable | ☐ Site could be considered for allocation if ticked |
| | sment - SHLAA Panel Comments The SHLAA panel agreed with the principle of the that the site should be reviewed. A Conclusion Following the panel discussions and the overall S reconsidered the site in light of the panel's commisland, the proximity to the settlement boundary settlement some limited development is approp an application has been approved. It is conclude recently consented application. |

☐ Site is suitable for BFR if ticked

IPS250

SHLAA Ref No:

IPS250

Site Area:

1.56

Discount

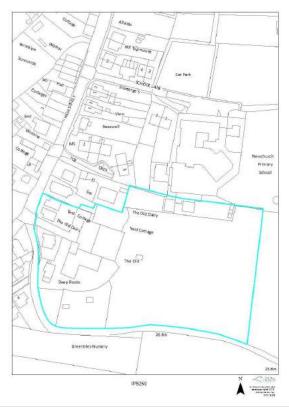
Discount

Discount

Site Address:

Popes Farm, High Street, Newchurch

Site location



Site Description:

The site is a mix of residential and agriculture, is fairly level but elevated from the road. There are new builds to the front and various farm structures within the rest of the site and grazing land to the rear. The site is bounded by dense vegetation, established hedgerows, banks and trees.

Stages A and B - Discounting

Environmental designations A1:

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

Environmental designations A2:

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. 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:

Newchurch has no settlement boundary.

It is brownfield/greenfield:

The site is greenfield but has a number of structure and buildings to the west, this includes some new builds.

Potential landscape impact:

The site is not located in an AONB. It is located in the wider rural area but close to the existing built up area. There is little development along Palmers Lane so development would have a visual impact from the lane and from Skinners Lane. If development is

IPS250

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

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

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

Agricultural land class: The Western portion of the site which is Air quality sensitivities: None known

predominately built on is located within Grade 2. The eastern half of the site is

located on Grade 3.

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

Is there a loss to employment?: No

It is unclear as to the number of landowners, no known covenants or legal Potential constraints to delivery:

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)

Steering group's conclusion:

Stage D - Assessment - Availability

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

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

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Site available if ticked

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be

| SHLAA Site | Assessr | nents - | Delive | rable | SHLAA Re | ef No: | IPS250 | | |
|---------------------|------------|-------------|-----------|-----------|--------------|----------|--------------|--|----------------|
| | brought f | orward or | develope | d. | | | | | |
| Put forward for: | This wou | ld need to | be detern | nined | | | | | |
| Conversion?: | This wou | ld need to | be detern | nined | | | | | |
| Rural exception?: | This wou | ld need to | be detern | nined | | | | | |
| Stage E - Ass | essme | nt - Acl | hievabi | lity | | | | | |
| Steering group's co | onclusions | | | • | | | | nd achievable. Pote ool. Years 1-5 | ential yield |
| Indicative yield: | 15 | | | | | | | ✓ Site achieva | able if ticked |
| Stage F - Ass | essme | nt - SHI | LAA Pai | nel Co | mmen | ts | | | |
| Panel comments: | ad | ditional co | • | Half the | site is suit | able rem | inder of the | s making the follow e site to the east is t | • |
| Stage G - SH | LAA Co | nclusio | on | | | | | | |
| Final conclusions: | со | ncluded th | • | is suital | ble for the | | | ment process the st deliverable and cou | |
| | | | | | | | ✓ | Site could be cons | |
| The site is conside | red: De | liverable | | | | | | | |
| | | | | | | | | Site is suitable for | BFR if ticked |

IPS270

SHLAA Ref No:

IPS270

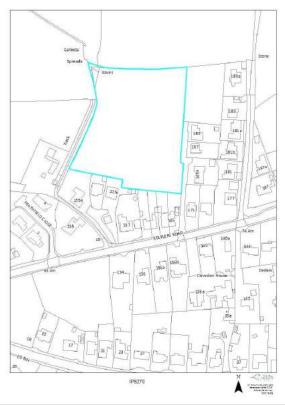
Site Area:

0.99

Site Address:

Land north of 155a-165 Staplers Road, Newport

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG

Environmental designations A2: 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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside but immediately adjacent to the settlement boundary. To

the north and west of the site are fields and to the south and east is residential.

It is brownfield/greenfield: The site is greenfield with no structures on site.

Potential landscape impact: The site is not located in an AONB. The site has view across the countryside towards

the mainland. Any development on site would likely be seen against the backdrop of

existing development.

Potential biodiversity impact: The site is not located in an environmental designation but is within the 3km radius of

Briddlesford Copse

There are 5 trees with TPOs along the western and northern boundaries. There is also

IPS270

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:

None known

Agricultural land class: The site 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:

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

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 years

Put forward for:

The site has been put forward for general housing.

Conversion?:

No

Rural exception?: No

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SHLAA Site Assessments - Deliverable SHLAA Ref No: **IPS270** Stage E - Assessment - Achievability The steering group concluded that the site is suitable and achievable subject to access. Steering group's conclusions: Could yield approximately 10-15 units. Indicative yield: 15 ✓ Site achievable if ticked **Stage F - Assessment - SHLAA Panel Comments** Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Visibility splays may be an issue. **Stage G - SHLAA Conclusion** Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation. Site could be considered for allocation if ticked The site is considered: Deliverable Site is suitable for BFR if ticked

IPS281

SHLAA Ref No:

IPS281

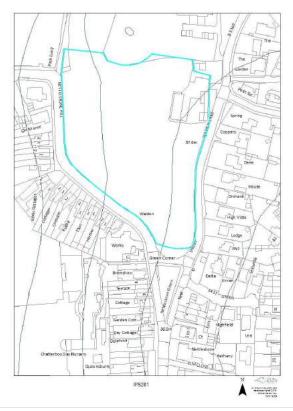
Site Area:

1.87

Site Address:

Gibb Well Field, off Seaview Lane, Seaview

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

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

Discount

111011

Environmental designations A2:

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

Discount

Flood zones/agricultural class/size:

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

land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Nettlestone does not have a settlement boundary

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

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

IPS281

Potential heritage impact: The site is not located in a conservation area. There is a listed building to the west,

> The Old Manor. As the site is near to a listed building any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, there are a

row of character cottages to the west.

The site can be accessed from Nettlestone Hill which is narrow at present. Another Site access aspects:

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.

There is a small village green area just outside the site at the southern tip. Access to open spaces:

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

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

Is there a loss to employment?: No

Potential constraints to delivery: 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 outs the need for a residential nursing home, sheltered

accommodation and affordable housing.

The steering group concluded that the site is suitable. The site has potential for Steering group's conclusion:

development, there are some services within Nettlestone and access can be

achieved.

~ Site suitable if ticked

Site available if ticked

~

The landowner/agent has confirmed the site is available but has not indicated when it might be

Availability:

brought forward or developed.

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

Conversion?: This would need to be determined

Stage D - Assessment - Availability

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. **V** Site could be considered for allocation if ticked The site is considered: Deliverable

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS283

Site Area:

0.75

Site Address:

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

Site location



Site Description:

The site forms part of 31 Ventnor Road and the grounds behind it. The area behind the house is a paddock/grazing area that has scrubbed over. The boundary to the north is a neighbouring hedge boundary, to the east is a fence, south is an open but tree lined boundary.

Stages A and B - Discounting

Environmental designations A1:

The site is 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land

Discount

Discount

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

Potential landscape impact:

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

Potential biodiversity impact:

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

IPS283

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

Potential heritage impact:

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

Site access aspects:

The access to 31 Ventnor Road is also the access to the area behind. The main road to the north (165m) is the strategic road network. The distance from the edge of the existing house to the boundary is approximately 6.5m

Access to public transport:

The northern edge of the site is approximately 215 m away from the bus stop. This is Route 8 that serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to pedestrian/ cycle:

There is a public right of way to the south with links to the wider countryside. There is from the site extending to the north along Ventnor Road. There are no cycle paths.

Access to services/ facilities:

There is a convenience store with post office in Apse Heath.

Access to open spaces:

There is limited public open space provision nearby.

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment?:

No

Potential constraints to delivery:

There is one landowner and there are no known covenants or legal issues. The 'drive' area is fairly flat then the site dips down into a slight basin.

Infrastructure capacity aspects:

The site is close to other properties which appear to benefit from connections to utility services, but will need to be extended.

Potential compatibility impacts:

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

Brief planning history:

No recent planning history.

Overarching policy context:

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

Steering group's conclusion:

The steering group concluded that whilst there is no settlement boundary, there is a local shop with post office and car park. The site is also located in a dip in the landscape as is screened from the wider area by development or the dip. As such the site is suitable for some limited low cost rural housing, smaller units to meet a wider rural housing need. Access may be an issue and may limit the number of dwellings.

✓

V

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

The landowner/agent has confirmed the site is available but has not indicated when it might be

brought forward or developed.

Put forward for:

The site has been put forward for general housing/affordable housing.

Conversion?:

Availability:

Not applicable

Rural exception?: This would need to be clarified.

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable if access can be

| SHLAA Site Asse | essments - Deliverable SH | ILAA Ref No: | IPS283 | |
|-------------------------|--|------------------|----------|---|
| | achieved. Smaller units of lo | | | 1-5. Final yield will be |
| Indicative yield: 12 | | | | ✓ Site achievable if ticked |
| Stage F - Assess | ment - SHLAA Panel Com | ments | | |
| Panel comments: | The SHLAA panel agreed with the sadditional comments: Potential for | | | _ |
| Stage G - SHLAA | Conclusion | | | |
| Final conclusions: | Following the panel discussions an concluded that the site is suitable considered for potential allocation | for the purposes | | |
| | | | ✓ | Site could be considered for allocation if ticked |
| The site is considered: | Deliverable | | | anocation in ticked |
| | | | | Site is suitable for BFR if ticked |

Site Area:

0.74

Site Address:

SHLAA Ref No:

Land off Alum Bay New Road, Totland

IPS285

Site location



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

Stages A and B - Discounting

Environmental designations A1: The site is 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

☐ Discount

☐ Discount

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 part west boundaries.

It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary 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 but there are a number of TPOs on

the boundary to the north just beyond the site.

| Potential heritage | impact: | The si | ite is not loc | ated in a | conservatio | n area an | d there are i | no listed buildings close by |
|--|----------------|---|-----------------------------|------------|-----------------|-------------|---------------------------------|---|
| Site access aspect | s: | The site has access onto New Road and has reasonable visibility. | | | | | | |
| Access to public t | ransport: | 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 pedestr | ian/ cycle: | | | | _ | • | | but no dedicated cycle ve pavements. |
| Access to services | s/ facilities: | Totla | nd has a ran | ge of serv | vices in line | with it be | ing a smallei | r regeneration area. |
| Access to open sp | aces: | There | are some p | ublic ope | n space facil | lities near | by. | |
| Air quality sensitiv | vities: | None | known | Agric | cultural land | | classification I urban to th | on is Grade 3 to the south ne north |
| Mineral resources | s?: | The s | ite is not loc | ated in a | mineral or r | mineral sa | feguarding a | area. |
| Is there a loss to e | employment? |) · | No | | | | | |
| Potential constrai | nts to deliver | y: | There is on | e landow | ner and the | re are no | known cove | nants or legal issues. |
| Infrastructure capacity aspects: The site is immediately ad properties appear to bene | | | | | | | - | |
| Potential compat | ibility impact | s: | The site is o | lose to e | existing resid | ential, no | compatibilit | y issues are envisaged. |
| Brief planning hist | tory: | | P/01454/17 | ' - Six dw | ellings with | associate | d access - pe | ending decision. |
| Overarching police | | | | | | | • | to the settlement boundar |
| Steering group's c | conclusion: | | immediate | y adjacei | | tlement b | oundary and | . The site is located d located close to services on for 6. |
| | | | | | | ' | · · | Site suitable if ticked |
| Stage D - As | sessmen | t - A | vailabilit | У | | | | Site available if ticked |
| Availability: | | | ent has conf r developed | | ne site is avai | lable but | has not indi | cated when it might be |
| Put forward for: | The site has | been | put forward | for gene | eral housing. | | | |
| Conversion?: | Not applica | ble | | | | | | |
| | Not applicable | | | | | | | |
| Rural exception?: | | | | | | | | |
| · | sessment | t - Ac | hievabil | itv | | | | |
| Rural exception?: Stage E - Ass Steering group's c | | The st | teering grou | p conclu | | | | chievable. Final yield is 6 i prward in years 1-5. |

Stage F - Assessment - SHLAA Panel Comments

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

Stage G - SHLAA Conclusion

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

considered for potential allocation.

| SHLAA Site Asse | essments - Deliverable SHL/ | AA Ref No: IPS285 | |
|-------------------------|-----------------------------|-------------------|---|
| The site is considered: | Deliverable | ✓ | Site could be considered for allocation if ticked |
| | | | Site is suitable for BFR if ticked |

IPS290

SHLAA Ref No:

IPS290

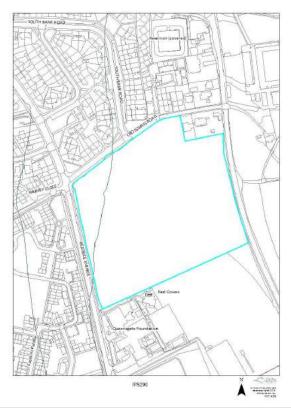
Site Area:

4.75

Site Address:

Crossway, East Cowes, PO32 6HY

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

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

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

Discount

land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is within the settlement boundary. Surrounding uses are residential and school with playing fields. Employment opportunities are also in close proximity.

It is brownfield/greenfield:

The site is a greenfield site comprising of a large flat field that is currently planted. The boundaries are a mix of hedgerows and post and rail fences.

Potential landscape impact:

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

Potential biodiversity impact:

There may be some biodiversity potential within the existing hedgerows. These could mostly be incorporated into any potential development. There are no TPOs on the site. It has been advised that an ecological walkover survey has been undertaken and a

IPS290

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: None known Agricultural land class: 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?: 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

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

No

Stage D - Assessment - Availability

Conversion?:

Rural exception?: No

Stage E - Assessment - Achievability

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

| SHLAA Site Asse | ssments - Deliverable | SHLAA Ref No: IPS290 | |
|-------------------------|--|-----------------------------|--|
| | forward in years 1-5 with | n an approximate yield of 7 | 0-80. |
| Indicative yield: 75 | | | ✓ Site achievable if ticked |
| Stage F - Assessr | ment - SHLAA Panel Co | omments | |
| Panel comments: | The SHLAA panel agreed with t interests it was advised that a rindependent living proposal an 6 Months. | mixed use development is b | _ |
| Stage G - SHLAA | Conclusion | | |
| Final conclusions: | Following the panel discussions concluded that the site is suital considered for potential allocated that the site is suital considered for potential allocated that the site is suital considered for potential allocated the site is suital allocated that the site is suital considered for potential allocated the site is suital considered for potential allocated the site is suital considered for potential allocated that the site is suital considered for potential allocated the site is suital considered for potential considered for potenti | ble for the purposes of SHL | essment process the steering group AA, deliverable and could be |
| | | | Site could be considered for allocation if ticked |
| The site is considered: | Deliverable | | anocation in ticked |
| | | | ☐ Site is suitable for BFR if ticked |

IPS291

SHLAA Ref No:

IPS291

Site Area:

1.8

Site Address:

Land off Gunville Road, (east) Newport

Site location



Site Description:

The site is located to east of Gunville Road, north of the settlement boundary and is flat agricultural land accessed off Gunville Road. The area rises gently to the eastern extent. It has hedgerows to all four sides. There is a pavement/footpath running along Gunville Road and alongside the site.

Stages A and B - Discounting

Environmental designations A1:

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

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

Discount

land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the current settlement boundary which is along the south. It is in close proximity to the boundary at approximately 50m away

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

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

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

The site can be access directly from Gunville Road. Site access aspects:

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

The open space audit indicated playing fields to the south east, these those are Access to open spaces:

connected to the school

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

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

Is there a loss to employment?: No

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

Infrastructure capacity aspects: The site is immediately adjacent to other properties which appear to benefit

from connections to utility services

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

No recent planning history. Brief 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

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.

The site has been put forward for general housing and could include onsite affordable housing. Put forward for:

Conversion?:

Rural exception?: No

Availability:

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.

Indicative yield: 40 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

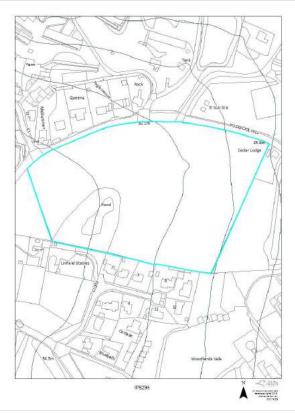
Panel comments: The SHLAA panel did not agree with the steering group's conclusions making the following

| Final conclusions: | Following the panel discussions a reconsidered the site in light of t location and connections is suita considered for potential allocation | he panel's comments and co ble for the purposes of SHLA. | ncluded that the site given its |
|-------------------------|---|---|---|
| The site is considered: | Deliverable | ✓ | Site could be considered for allocation if ticked |
| | | | Site is suitable for BFR if ticked |

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

Environmental designations A2: 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

Discount

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.

The site is not located in an AONB. To the north of the site is residential and a derelict Potential landscape impact:

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.

The site is not located in any environmental designations but given its proximity to Potential biodiversity impact:

IPS295

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

Potential heritage impact:

The south east tip of the site abuts Woodland Vale historic park and garden, with a

number of listed buildings / structures.

Site access aspects: The site is located along a class 4 road on a gradual bend. Access could be achieved but

will need upgrading and may need hedgerow/tree removal.

Access to public transport: There are bus stops just outside the site. There are a number of buses that serve the

wider Ryde area and Route 8 serves the Seaview area. The route being Newport |
Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This

service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to pedestrian/ cycle: There are no footpaths along the road and no public rights of way. There is a cycle link

to the south west of the site.

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

Access to open spaces: The open space audit identifies land to the west as open space (archery field)

Air quality sensitivities: None known Agricultural land class: The land is classified as Grade 3.

Mineral resources?: Most of the site is located within a mineral safeguarding area. Only a small section to

the east is beyond this.

Is there a loss to employment?: No

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

Infrastructure capacity aspects: The site is immediately adjacent to other properties which appear to benefit

from connections to utility services.

Potential compatibility impacts: Unlikely to be any issues but will need to consider possible impacts on

surrounding woodland.

Brief planning history: No recent planning history.

Overarching policy context: The site is outside and not immediately adjacent to the settlement boundary. It

is also adjacent to a historic park and garden.

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is set away

from the settlement boundary where the area is becoming more rural in character. There is concern over the potential impact on the Woodland Vale

historic park and garden.

Site suitable if ticked

~

Stage D - Assessment - Availability

Site available if ticked

Availability: The site is immediately available, is for sale and being marketed with a reasonable prospect of

development taking place within 5 years. Once commenced could be achieved within 2-3 years

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

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

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

achievable.

| SHLAA Site As | ssessments - Deliverable SHLAA Ref No: | IPS295 |
|---------------------------|---|--|
| Indicative yield: | 25 | ✓ Site achievable if ticked |
| Stage F - Asse | ssment - SHLAA Panel Comments | |
| Panel comments: | The SHLAA panel did not agree with the steering comments: The site is largely flat close to other could accommodate 20-25 units. There is extant well to existing built farm, recognising it's not im | development, subject to visibility splays permission on Woodlands vale site. Relates |
| Stage G - SHL | AA Conclusion | |
| Final conclusions: | Following the panel discussions and the overall S reconsidered the site in light of the panel's commodition close to existing development is suitable could be considered for potential allocation. | nents and concluded that the site given its |
| The site is a survivience | di Dalimarah Ia | Site could be considered for allocation if ticked |
| The site is considere | d: Deliverable | |

☐ Site is suitable for BFR if ticked

IPS300a

SHLAA Ref No:

IPS300a

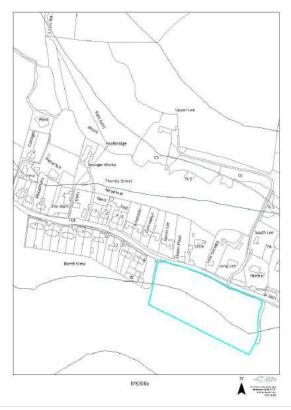
Site Area:

1.3

Site Address:

Land fronting Thorley Street (small site), Thorley

Site location



Site Description:

The site is part of an agricultural field that runs alongside the main road of Thorley. The boundary to the road is an earth bank and is higher than the road. The field itself is fairly level and extends beyond the submitted site.

Stages A and B - Discounting

Environmental designations A1:

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

Environmental designations A2:

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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Thorley does not have a settlement boundary

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, though there are some to the east. There is a watercourse to the west of the site boundary.

IPS300a

Potential heritage impact: The site is not in a conservation area. It is opposite a listed cottage. As the site affects

or is near to a listed building, any development must have special regard to the desirability of preserving the building or its setting or any features of special

architectural or historic interest which it possesses

Site access aspects: The site can be accessed from the Main Road through Wellow and Thorley.

Access to public transport: There is a bus stop near by the area is served by Route 7. Newport

Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay. The services runs Mon - Sat up to every 30 minutes | Sundays up to every 30

minutes in general but runs every hour through Wellow.

Access to pedestrian/ cycle: There are network of public rights of way within and adjacent to the area. There are

no dedicated cycle paths in close proximity

Access to services/ facilities: The site is not well related to services or facilities

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

countryside via the network of public rights of way.

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

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

Is there a loss to employment?: No loss

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

Infrastructure capacity aspects: Extensions to existing utility services will need to be factored in. There is no

mains drainage in Thorley. There are power poles to the road boundary

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

Brief planning history: Recent planning history relates to application, refusal and subsequent appeal for

wind turbines.

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

Yarmouth and Thorley have a Community Plan SPD (2009) that considers the

need to investigate affordable housing need.

Steering group's conclusion: The steering group concluded that the site is not suitable. There is no settlement

boundary within Thorley and no services. The site submitted is also part of a larger site and field system. Depending on local need, there may be some potential for one or two to the west of the site adjacent to the neighbouring

houses.

Site suitable if ticked

✓

Site available if ticked

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

Stage D - Assessment - Availability

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

achievable.

SHLAA Site Assessments - Deliverable SHLAA Ref No: IPS300a Indicative yield: 15 ✓ Site achievable if ticked Stage F - Assessment - SHLAA Panel Comments Panel comments: The SHLAA panel did not agree with the steering group's conclusions making the following comments: Could be suitable for some limited frontage development with a buffer to the east. Only 10-15 units. One access and would need to landscape it well and a cycle path could be a possibility. **Stage G - SHLAA Conclusion** Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments. They consider that the site could be suitable for limited development. There is potential for some frontage development directly opposite the existing residential to the north and adjacent to the development to the west. Any development should have a landscape buffer to the east. It was therefore concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for

V

Site could be considered for

☐ Site is suitable for BFR if ticked

allocation if ticked

potential allocation.

Deliverable

The site is considered:

IPS305

SHLAA Ref No:

IPS305

Site Area:

0.25

Site Address:

Land off Moor Lane, Brighstone

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

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

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

Discount

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: | IPS305 |
|--|--------|

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders or significant trees within the site. The hedges may have some biodiversity

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

Currently no known archaeological implications

The current access to the site is via a private road that is then accessed onto Moor Lane Site access aspects:

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.

There are limited open space provisions within the area. Access to open spaces:

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

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

Is there a loss to employment?: No

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

Infrastructure capacity aspects: The site is 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.

V Site suitable if ticked

~ 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: Unclear

Stage D - Assessment - Availability

Conversion?:

No

Rural exception?: Possibly

Stage E - Assessment - Achievability

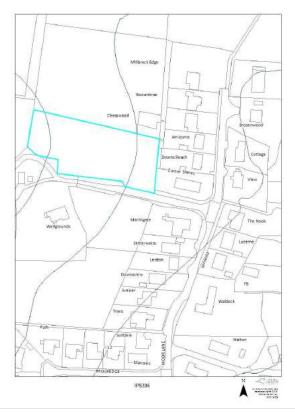
| SHLAA Site Asse | ssments - Deliverable SHLAA Ref No: IPS305 |
|--------------------------|--|
| Steering group's conclus | The steering group concluded that the site is suitable and achievable. Potential for 2 or 3. |
| Indicative yield: 2 | ✓ Site achievable if ticked |
| Stage F - Assessr | nent - SHLAA Panel Comments |
| Panel comments: | The SHLAA panel agreed with the steering group's conclusions. |
| Stage G - SHLAA | Conclusion |
| Final conclusions: | Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA. An application has since been approved for 2 dwellings, it is therefore considered deliverable for small scale development. |
| | Site could be considered for allocation if ticked |
| The site is considered: | Deliverable |

☐ Site is suitable for BFR if ticked

SHLAA Ref No: **IPS306** Site Area:

Site Address: Land at Moor Lane (2), Brighstone

Site location



0.37

Site Description:

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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG.

Environmental designations A2: 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

Discount

Discount

Stage C - Assessment - Suitability

Potential landscape impact:

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

It is brownfield/greenfield: The site is greenfield, there are no buildings or structures located on the site.

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.

IPS306

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. This site has scrubbed over.

Potential heritage impact:

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

Site access aspects:

The current access to the site is via a private road that is then accessed onto Moor Lane

Access to public transport:

There are bus stops in the village which is within walking distance. The site is located close to Route 12 that runs from Newport | Shorwell | Brighstone | Freshwater Bay | Freshwater | Totland | Alum Bay - Mon - Fri 5 journeys | Saturdays 4 journeys

Access to pedestrian/ cycle:

There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.

Access to services/ facilities:

Brighstone has access to a number of services and facilities associated with it being a rural service centre.

Access to open spaces:

There are limited open space provisions within the area.

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

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

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Infrastructure capacity aspects:

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

Potential compatibility impacts:

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

Brief planning history:

No recent planning history.

Overarching policy context:

The site is located outside but immediately adjacent to the 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

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:

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.

| SHLAA Site As | ssessments - | Deliverable SHLA | A Ref No: | IPS306 | |
|-----------------------|-----------------|--|-----------|--------|--|
| ndicative yield: | 3-4 | | | | ✓ Site achievable if ticked |
| Stage F - Asse | ssment - SHI | AA Panel Comm | ents | | |
| Panel comments: | | anel agreed with the stee mments: Same as IPS30. Vellgrounds". | | | _ |
| Stage G - SHL | AA Conclusio | n | | | |
| Final conclusions: | concluded th | • | | | nent process the steering group deliverable and could be |
| The site is considere | ed: Deliverable | | | ✓ | Site could be considered for allocation if ticked |

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS309

Site Area:

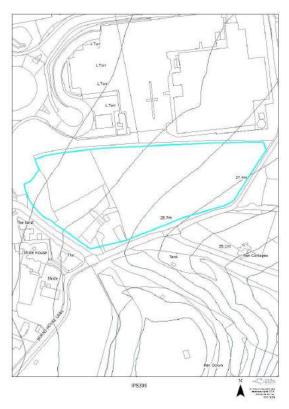
1.7

Site Address:

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

Of Wight

Site location



Site Description: The site is a field that is bounded by hedges and trees, with some substantial trees to the south west. It is gently sloping from the north sown to the south and overlooks the new Asda site.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG.

Environmental designations A2: 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

Discount

Discount

Stage C - Assessment - Suitability

It is brownfield/greenfield:

Proximity to settlement: The site is outside the settlement boundary which is 90m to the west

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.

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: None known Agricultural land class: 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?: 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

The site is immediately available with a reasonable prospect of development taking place within 5

years. Once commenced could be achieved within 3 years

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

potentially independent living accommodation

Conversion?: Not applicable

Availability:

Rural exception?: Not applicable

Stage E - Assessment - Achievability

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

be dependent on landscape impact and layout design.

Indicative yield: 7-10 ✓ Site achievable if ticked

| Panel comments: | The SHLAA panel agreed with t | he steering group's conclusions | 5. |
|-------------------------|--|---------------------------------|--|
| | | | |
| Stage G - SHLAA | Conclusion | | |
| | | | |
| Final conclusions: | Following the panel discussions concluded that the site is suital considered for potential allocated to the consid | ole for the purposes of SHLAA, | nent process the steering group deliverable and could be |
| | | V | Site could be considered for allocation if ticked |
| The site is considered: | Deliverable | | anocation in ticked |

 \Box Site is suitable for BFR if ticked

SHLAA Site Assessments - Deliverable SHLAA Ref No: IPS309

Site Area:

0.8

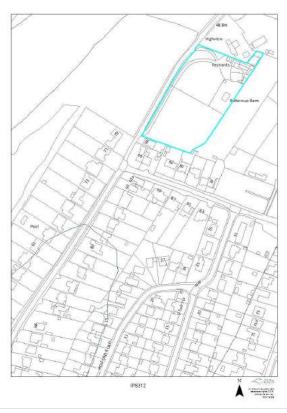
Site Address:

SHLAA Ref No:

IPS312

Reynards Cattery, Palmers Road, Wootton

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG

Environmental designations A2: 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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside but immediately adjacent to the current settlement

boundary. Wootton being a rural service centre. The dwellings to the south are

generally a mix of single and two stories, detached and not screened

It is brownfield/greenfield: The site is part brownfield around the northern end relating to the cattery but mainly

greenfield.

Potential landscape impact: The site is not located within an AONB.

The site is relatively flat. It is on the edge of the settlement towards the coast.

Development may have the potential to be seen from across the valley but likely to be

screened by hedges and landscaping.

IPS312

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders but there are some trees within and to the boundaries.

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

by.

Currently no known archaeological implications

Site access aspects: Access can be achieved off Palmers Road. There is currently a legal right of access over

the unmade and private section of Palmers Road.

The strategic road network is at the start of Palmers Road just under a kilometre away.

Access to public transport: The site is in walking distance to the bus stops on Route 9, this is the Newport to Ryde

service. Running from Newport | Fairlee/Staplers | Wootton | Binstead | Ryde. It runs

Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to pedestrian/ cycle: There is a public right of way at the end of Church Road. Some distance from the cycle

network.

Access to services/ facilities: Wootton has a number of local facilities in line with it being classified as a rural service

centre

Access to open spaces: The open space audit identifies an area of open space to the east of the site, the

grounds of St Edmunds Church.

Air quality sensitivities: None known Agricultural land class: 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?: Loss of cattery.

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

Infrastructure capacity aspects: There is a power line/telegraph pole that crosses the site diagonally on the south

west corner.

The access to the site may need to be upgraded and it is unclear about drainage.

Potential compatibility impacts: The site is adjacent to existing residential, no compatibility issues envisaged.

Brief planning history: Planning application for 8 dwellings P/007546/17 under consideration

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary

with good access to facilities.

Steering group's conclusion:

The steering group concluded that the site is suitable. The site has potential for

small scale development taking account of the surrounding area and context.

Access considered in context of existing use of site.

✓ Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

The site is immediately available with a reasonable prospect of development taking place within 5

years. Once commenced could be achieved within 1.5 years.

Put forward for: No. The site has been put forward for general housing

Conversion?: Potential to convert existing house as part of the development.

Rural exception?: No

Availability:

Stage E - Assessment - Achievability

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

| SHLAA Site Ass | essments - Deliverable | SHLAA Ref No: | PS312 | |
|-------------------------|--|----------------------|------------|---|
| Indicative yield: 8 | | | | ✓ Site achievable if ticked |
| Stage F - Assess | sment - SHLAA Panel Cor | mments | | |
| Panel comments: | The SHLAA panel agreed with the | e steering group's c | onclusions | |
| Stage G - SHLA | A Conclusion | | | |
| Final conclusions: | Following the panel discussions a concluded that the site is suitabl considered for potential allocations. | e for the purposes | | |
| | | | ✓ | Site could be considered for allocation if ticked |
| The site is considered: | Deliverable | | | |
| | | | | Site is suitable for BFR if ticked |

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 is slopes from the east to the west.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

☐ Discount

Discount

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

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land

Stage C - Assessment - Suitability

Potential landscape impact:

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.

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 or trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area

IPS317

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

Potential biodiversity impact:

The site is not located in an environmental designation but is located in a biodiversity enhancement area. There are a row of TPO trees to the eastern boundary and hedges to the west and east. The hedgerow to the north is interspersed with trees. Relevant studies may be required.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by. If the site is to be accessed via or near the public right of way, there is a listed building adjacent to it that will need to be considered as appropriate.

Site access aspects:

It is not clear how the site can be accessed, it may require third party land, demolition of property or via the public right of way.

Access to public transport:

The site is some distance from the nearest regular bus stop. This is along the main strategic road network and is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to pedestrian/ cycle:

There is a public right of way through the site to the south (CS14), there are no nearby cycle links but there are links in the wider area.

Access to services/ facilities:

Northwood has some facilities and Cowes further to the north has a range of services and facilities

Access to open spaces:

The site is adjacent to a village green/common land (Part of the site but discounted as open space)

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade urban

Mineral resources?:

Half the eastern section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment?:

No

Potential constraints to delivery:

There is one landowner and there are no known covenants or legal issues. There is a sewer line crossing the middle of the site east to west and a another sewer line that runs from the east to the centre of the site before running north. Access is unclear and consequently could be a constraint.

Infrastructure capacity aspects:

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

Potential compatibility impacts:

The site is close to existing residential, whilst no compatibility issues are envisaged the site is on the edge of the area.

Brief planning history:

Availability:

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

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.

| SHLAA Site | Assessm | ents - Deliverable | SHLAA Ref No: | IPS317 | | | | | |
|-----------------------------|-------------|--|--|--|---|--|--|--|--|
| Put forward for: | The site ha | The site has been put forward for general housing. | | | | | | | |
| Conversion?: Not applicable | | | | | | | | | |
| Rural exception?: | Not applica | able | | | | | | | |
| Stage E - Ass | sessmen | t - Achievability | | | | | | | |
| Steering group's c | onclusions: | Planning permission ha | s been granted on pome forward if in co Any proposal must s | art of the sit nnection wit safeguard ex | nd therefore achievable. e. The area to the north outside h IPS204 and IPS205. Final yield isting public open space. Could rth is included. | | | | |
| Indicative yield: | 34 | | | | ✓ Site achievable if ticked | | | | |
| Stage F - Ass | essmen | t - SHLAA Panel C | Comments | | | | | | |
| Panel comments: | The | SHLAA panel agreed with | the steering group's | conclusions | S. | | | | |
| Stage G - SH | LAA Cor | clusion | | | | | | | |
| Final conclusions: | conc | owing the panel discussion cluded that the site is suit idered for potential alloc | able for the purpose | | nent process the steering group deliverable and could be | | | | |
| The site is conside | ered: Deliv | verable | | V | Site could be considered for allocation if ticked | | | | |
| | | | | | Site is suitable for BFR if ticked | | | | |

SHLAA Ref No:

IPS322

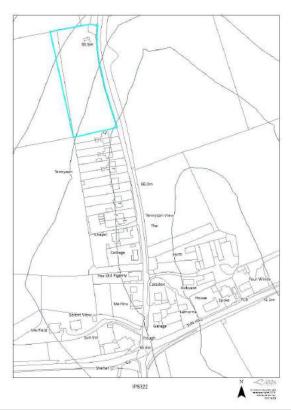
Site Area:

0.5

Site Address:

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

Site location



Site Description: The site is used as a grazing field for sheep and is slightly sloping to the west and north. It is bounded by a mix of trees and hedges and has some post and wire fencing within the site.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG.

Environmental designations A2: 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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

area, it is located to the north of a row of houses.

It is brownfield/greenfield: The site is greenfield and there are a no of field shelters within the site

Potential landscape impact: The site is not located in an AONB. The site slopes to the west and north with views

> across the west. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered

and reflected in any design principles

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders within the site but there are a number of larger trees to the northern boundary and a dense hedgerow to the roadside boundary. Relevant surveys may be required.

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 Agricultural land class: 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?: 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

✓ Site achievable if ticked

Stage D - Assessment - 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

Availability:

Indicative yield:

Panel comments:

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

10

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.

Stage F - Assessment - SHLAA 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

| SHLAA Site Asse | essments - Deliverable | SHLAA Ref No: | IPS322 | |
|-------------------------|---|---------------------|---------------|--|
| | provide buffer on Northern bo | undary to incorpo | rate footpath | |
| Stage G - SHLAA | Conclusion | | | |
| Final conclusions: | Following the panel discussion concluded that the site is suita considered for potential alloca | able for the purpos | | nent process the steering group deliverable and could be |
| The site is considered: | Deliverable | | ✓ | Site could be considered for allocation if ticked |
| | | | | Site is suitable for BER if ticked |

IPS323

SHLAA Ref No:

IPS323

Site Area:

42.14

Site Address:

Somerton Farm, Newport Road, Cowes

Site location



Site Description:

The site is a large site on the edge of Cowes. It is immediately adjacent to an existing employment site to the north and west and some sporadic residential. The site is undulating within the boundaries but gently slopes towards the River Median to the east. It is bounded by substantial hedgerows interspersed with trees.

Stages A and B - Discounting

Environmental designations A1:

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

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 incudes 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 or 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

IPS323

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

Potential heritage impact:

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

Site access aspects:

The site is accessed off Newport Road

Access to public transport:

There is a bus stop close by, this is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to pedestrian/ cycle:

There is a public right of way running just beyond the southern boundary (CS33). There is a multi-user track to the east linking Cowes to Newport. The main road has a pavement on the site side.

Access to services/ facilities:

There are a number of facilities close by and Northwood has some further facilities and Cowes to the north has a range of services and facilities.

Access to open spaces:

There are some public open space facilities nearby. The site has good access to the countryside.

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3 with a small

section of urban to the east.

Mineral resources?:

A part of the western section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Infrastructure capacity aspects:

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

Potential compatibility impacts:

The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context is more rural.

Brief planning history:

Availability:

No recent planning history.

Overarching policy context:

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

Steering group's conclusion:

The steering group concluded that the northern part of the site is suitable. The site is immediately adjacent to the settlement boundary and could provide a mixed use housing led development. The site is within walking distance to a supermarket, school, bus and employment. Development should be contained within the north western section of the site, using the farm complex as a boundary. The employment should be located immediately adjacent to the existing in the north corner. Landscape buffers should be incorporated.

✓

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

The site is immediately available with a reasonable prospect of development taking place within 5

years. Once commenced could be achieved within 1 - 10 years

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

housing development. As well as part university, part golf course

Conversion?: Conversion of the existing farm building stock would need to be determined

Rural exception?: Not applicable

| SHLAA Site As | ssessm | ents - Deliverable | SHLAA Ref No: | IPS323 | |
|-----------------------|------------|--|---------------------|--------------|--|
| Stage E - Asse | ssmen | t - Achievability | | | |
| Steering group's cor | nclusions: | | out and buffers bu | | nd achievable. The final yield n the region of 50-70 and could |
| Indicative yield: | 80 | | | | ✓ Site achievable if ticked |
| Stage F - Asse | ssment | : - SHLAA Panel Co | mments | | |
| Panel comments: | addit | SHLAA panel agreed with the ional comments: Potentian hood business park. Cons | l for employment | to south bet | ween scrape yard and |
| Stage G - SHL | AA Con | clusion | | | |
| Final conclusions: | conc | wing the panel discussions luded that the site is suital dered for potential allocat | ole for the purpose | | nent process the steering group deliverable and could be |
| | | | | ✓ | Site could be considered for |
| The site is considere | ed: Deliv | erable | | | allocation if ticked |

☐ Site is suitable for BFR if ticked

IPS324

SHLAA Ref No:

IPS324

Site Area:

0.46

Site Address:

Land at Landscape Lane, Newport

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

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

Environmental designations A2:

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 FZ1 and is not class 1 or 2 agricultural land.

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is currently agricultural with no buildings or structures.

Potential landscape impact:

The site is not located within the AONB. However, the land is quite high at this point and as such would need to consider landscape impact.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site. There is a long hedgerow that appears substantial to Landscape Road that may need further investigation in terms of ecological assessments. The site is also in the 3km radius of Briddlesford Copse area.

IPS324

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:

None known

Agricultural land class: 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?: 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

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

Availability:

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.

Indicative yield: 10-15

✓ Site achievable if ticked

| Panel comments: | The SHLAA panel agreed w | ith the steering group's conclusi | ions. |
|-------------------------|--------------------------|-----------------------------------|--|
| | | | |
| Stage G - SHLAA | Conclusion | | |
| _ | | | |
| Final conclusions: | | uitable for the purposes of SHLA | essment process the steering group AA, deliverable and could be |
| | | [| Site could be considered for |
| The site is considered: | Deliverable | | anosation in trokeu |

 \square Site is suitable for BFR if ticked

SHLAA Site Assessments - Deliverable SHLAA Ref No: IPS324

SHLAA Ref No: **IPS331** Site Area: 1.9

Site Address: Guildford Park Caravan Site, St. Helens

Site location



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

Stages A and B - Discounting

☐ Discount Environmental designations A1: The site is 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

Flood zones/agricultural class/size: The site is located in FZ1 and is not on class 1 or 2 agricultural

land.

Stage C - Assessment - Suitability

The site is located outside but immediately adjacent to the current settlement Proximity to settlement:

boundary which is along the south eastern boundary.

It is brownfield/greenfield: The site is a former camp site and is considered for the most part a greenfield site as

there are no permanent amenity structures onsite, although there are some corrugated

Discount

Discount

storage 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.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders however, there are a number of trees within the site. Biodiversity surveys may

be required.

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 Agricultural land class: 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

~

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 D - Assessment - Availability

Availability:

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

| SHLAA Site As | ssessments - | Deliverable | SHLAA Ref No: | IPS331 | |
|-----------------------|----------------|-------------|-------------------|----------|--|
| Indicative yield: | 50 | | | | ✓ Site achievable if ticked |
| Stage F - Asses | ssment - SHI | AA Panel Co | mments | | |
| Panel comments: | | • | | | making the following umbers as submitted are too |
| Stage G - SHLA | AA Conclusio | on | | | |
| Final conclusions: | concluded th | • | e for the purpose | | ent process the steering group eliverable and could be |
| The site is someidens | di Daliyarahla | | | ~ | Site could be considered for allocation if ticked |
| The site is considere | d: Deliverable | | | | |
| | | | | | Site is suitable for BFR if ticked |

IPS338

SHLAA Ref No:

IPS338

Site Area:

2.49

☐ Discount

Discount

✓ Discount

Site Address:

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

Site location



Site Description: The site is an agricultural field that slopes slightly downwards from the south boundary to the north (adjacent to the highway). There is a hedge to the highway boundary and a fence to the west.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental

> designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,

scheduled ancient monument or RIGG

Environmental designations A2: 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 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.

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside but immediately adjacent to the current settlement

boundary which is along the north boundaries.

It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary where the

> land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered

and reflected in any design principles.'

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: None known Agricultural land class: 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?: No loss of employment

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

Infrastructure capacity aspects:

The site is immediately adjacent to the settlement boundary where adjoining

properties appear to benefit from connections to utility services.

Potential compatibility impacts: The site is located outside but immediately adjacent to the settlement boundary

of Arreton which is a RSC.

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary

of Arreton which is a RSC.

Steering group's conclusion: The steering group concluded that the site is not suitable. Agree that high grade

agricultural land should be protected. Additionally, the site is past existing development to the south and therefore on balance not considered suitable.

✓ Site suitable if ticked

Site available if ticked

~

Availability: The site is immediately available and is owned by developers/owners with a reasonable prospect of

development taking place within 5 years. Once commenced could be achieved within 5 years.

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

Conversion?: Not applicable

Rural exception?: To be determined

Stage E - Assessment - Achievability

Stage D - Assessment - Availability

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

Indicative yield: 7-10 ☑ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

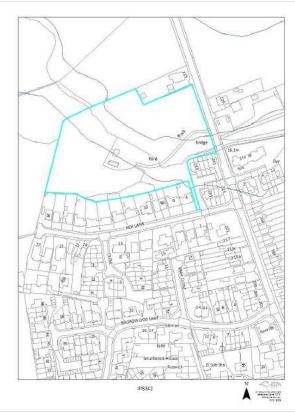
| SHLAA Site Asse | essments - Deliverable SHLAA Ref No: IPS338 | | | | | | |
|-------------------------|---|--|--|--|--|--|--|
| Panel comments: | The SHLAA panel agreed with the principle of steering group's conclusions but considered that the site should be reviewed. | | | | | | |
| Stage G - SHLAA | Conclusion | | | | | | |
| Final conclusions: | The site has been reviewed following the panel's comments. Given the housing need across the island, the proximity to the settlement boundary and that Arreton is a classified rural settlement some development may be appropriate. This should be frontage development to maintain the linear form of the settlement but set back from the road to provide green space in front. Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA and deliverable. | | | | | | |
| The site is considered: | Site could be considered for allocation if ticked Deliverable | | | | | | |

☐ Site is suitable for BFR if ticked

SHLAA Ref No: IPS342 Site Area: 1.84

Site Address: Land off Gunville Road, (west) Newport

Site location



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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone,

NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG

Environmental designations A2: The site is not located within any environmental designations

including heritage coast, historic park or garden, open space.

Flood zones/agricultural class/size: Most of the site is located in FZ1 but a section is located in FZ2

and 3 which follows the course of the watercourse. This area amounts to 0.4ha and has been removed from the following

Discount

assessment.

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

Potential landscape impact: The site is not located in an AONB. Given the location of the site, undulating and on

the edge of Gunville and close to other housing and development any impact on

landscape character will be reduced.

Potential biodiversity impact: The site is not located in an environmental designation. There is a TPO tree within the

IPS342

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:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

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

Is there a loss to employment?:

No

Potential constraints to delivery:

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

Infrastructure capacity aspects:

The site is immediately adjacent to other properties which appear to benefit from connections to utility services

Potential compatibility impacts:

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

Brief planning history:

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

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?:

Availability:

No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions:

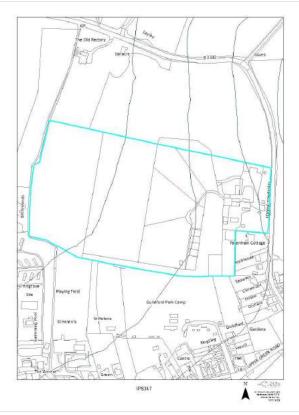
The steering group concluded that the site is suitable and achievable. Final yields will be dependent on developable area. Eastern side could mirror development to south corner.

| SHLAA Site As | sessments - Deliverable SHLAA Ref No: | IPS342 | |
|------------------------|---|---------------|---|
| Indicative yield: | 20 | | ✓ Site achievable if ticked |
| Stage F - Asses | ssment - SHLAA Panel Comments | | |
| Panel comments: | The SHLAA panel agreed with the steering group | s conclusions | |
| Stage G - SHLA | AA Conclusion | | |
| Final conclusions: | Following the panel discussions and the overall S concluded that the site is suitable for the purpos considered for potential allocation. | | |
| The site is considered | d: Deliverable | ✓ | Site could be considered for allocation if ticked |
| The site is considered | d. Deliverable | | |
| | | | Site is suitable for BFR if ticked |

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 Discount

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.

Flood zones/agricultural class/size: 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 eastern corner.

It is brownfield/greenfield: The site is a mix of greenfield and previously developed. There is a café, buildings and

some wooden sheds on site.

Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the

outskirts of the area where the land is more rural. It is slightly elevated with views across St Helens and to the sea. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and

reflected in any design principles.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree

IPS347

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.

Access can be achieved from Eddington Road. The road is at a lower level than the site. Site access aspects:

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

St Helens has a number of public open space provisions. Access to open spaces:

Agricultural land class: The classification is Grade 3 Air quality sensitivities: Not known

Mineral resources?: The western two thirds of the site is located within a mineral safeguarding area. This

will need to be considered further should the site be considered appropriate.

Is there a loss to employment?: Potentially is café, nursey and other businesses are lost.

Potential constraints to delivery: There is one landowner. There is an electricity cable crossing the site.

Infrastructure capacity aspects: Whilst there are some services on site, extensions to services and utilities will

need to be factored in.

Potential compatibility impacts: The site is outside the settlement boundary on the edge of the area

Approval of reserved matters on P/00450/11 - TCP/21354/X for 2 units of holiday Brief planning history:

accommodation providing farm holidays with animal husbandry courses,

Fakenham Farm, Conditional approval 16 September 2015

(P/00781/15/TCP/21354/Z)

Overarching policy context: The site is located outside but immediately adjacent to the current settlement

boundary which is along the south eastern corner. Part of the site is brownfield.

The steering group concluded that the site is not suitable. The site would extend Steering group's conclusion:

residential development too far north in an area which is rural and has an open

character.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is immediately available, owned by developers with a reasonable prospect of development

taking place within 5 years

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

This would need to be determined Conversion?:

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

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

achievable.

| SHLAA Site As | sessments - | Deliverable | SHLAA Ref No: | IPS347 | |
|------------------------|---|--|--|--|--|
| Indicative yield: | 50 | | | | ✓ Site achievable if ticked |
| Stage F - Asses | ssment - SHL | AA Panel Co | mments | | |
| Panel comments: | following con | nments: Whole sit | e not suitable but | possibility of | roup's conclusions making the fjust using the eastern side, xtend settlement too much. |
| Stage G - SHLA | AA Conclusio | n | | | |
| Final conclusions: | reconsidered there is scope existing uses | the site in light of for some develop where/if appropria | the panel's commonment to the easte whent to the easte lite. Therefore con | ents. Given rn side, coul clude part o | nent process the steering group the site is part brownfield, d incorporate some of the f the site is suitable for the otential allocation. |
| The site is considered | d: Deliverable | | | ✓ | Site could be considered for allocation if ticked |
| | | | | | Site is suitable for BFR if ticked |

SHLAA Ref No: IPS350 Site Area:

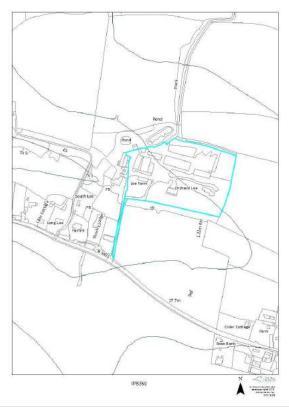
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0.6

Site Address:

Buildings at Lee Farm, Wellow

Site location



Site Description:

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

Stages A and 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.

Environmental designations A2: The site is not located within any environmental designations

including heritage coast, historic park or garden, open space.

Flood zones/agricultural class/size: Whilst part of the access is in FZ2 and 3, the site is located in

FZ1 and is not in class 1 or 2 Agricultural land

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: Wellow does not have a settlement boundary

It is brownfield/greenfield: There are a number of open frontage barns and buildings in various states of repair.

Potential landscape impact: The site is not located in an AONB. It is on the outskirts of the area where the land is

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

design principles.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders or larger trees within the site. There are a number of barns and appropriate

ecological surveys may be required.

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 Agricultural land class: The classification is Grade 3

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

Is there a loss to employment?: No

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

site has had some brownfield uses historically and sources of potential contamination may need to be investigated/ considered.

Infrastructure capacity aspects: Extensions to existing utility services will need to be factored in.

Potential compatibility impacts: The site is within a farm setting and the brownfield area is to the north west of

the existing farmhouse and barns. No compatibility issues are envisaged.

Brief planning history: No recent planning history.

Overarching policy context: Wellow does not have a settlement boundary.

Steering group's conclusion: The steering group concluded that the site is suitable. Whilst there is no

settlement boundary within Wellow a small amount of development on this brownfield site to serve local need may be acceptable. The Café does sell some produce and the bus service is fairly regular. Small area of high quality

development is possible taking account of any areas of flood risk.

V S

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Site suitable if ticked

Site available if ticked

Stage D - Assessment - 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

Availability:

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable. A small area of

high quality development is possible. A final yield of 5-10 in years 1-5.

Indicative yield:

5-10

✓ Site achievable if ticked

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.

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Site could be considered for allocation if ticked

The site is considered:

Deliverable

✓ Site is suitable for BFR if ticked

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.

Environmental designations A2: 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.

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.

Discount

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.

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. The open space audit identifies a couple of recreation areas to the east along Park Road. Access to open spaces: Agricultural land class: The classification is urban Air quality sensitivities: None known Mineral resources?: The western half of the site is in a mineral safeguarding area. . This will need to be considered further should the site be considered appropriate. Is there a loss to employment?: No Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues. The site is immediately adjacent to the settlement boundary where adjoining Infrastructure capacity aspects: 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 **~** Stage D - Assessment - Availability Site available if ticked

Put forward for: The site has been put forward for general housing Conversion?: No

Availability:

Site access aspects:

Rural exception?: No

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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

| SHLAA Site As | sessme | ents - Delive | erable | SHLAA Ref No: | IPS352 | |
|------------------------|-----------------|--|---------------------------|--|---------------------------------|---|
| Stage E - Asses | ssment | : - Achievab | ility | | | |
| Steering group's cond | clusions: | potential for a s | series of se | | nalet style dwe | part and achievable . There is ellings to retain views across the d. |
| Indicative yield: | 10-15 | | | | | ✓ Site achievable if ticked |
| Stage F - Asses | sment | - SHLAA Pa | nel Co | mments | | |
| Panel comments: | addit | | Maintain | the Valley. Hou | sing delivery is | s making the following s hard in the Gurnard area. s – 5-10 years |
| Stage G - SHLA | A Con | clusion | | | | |
| Final conclusions: | concl site s | uded that the sit hould be kept fre | e is in par ee of deve | t suitable for the lopment to prote | purposes of S ect the gap an | ment process the steering group SHLAA. The west portion of the d retain the integrity of the ered for potential allocation. |
| | | | | | ✓ | Site could be considered for allocation if ticked |
| The site is considered | d: Delive | erable | | | | unocation in tiened |
| | | | | | | Site is suitable for BFR if ticked |

SHLAA Ref No: IPS367 Site Area: 0.2

Site Address: Parklands Centre Park Road Cowes

Site location



Site Description:

The site comprises of a larger detached 2-storey brick building set in its own grounds. Part of the building is used for community purposes. The site is bounded to the west by fencing and a stone wall to the east.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental Discount

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.

Stage C - Assessment - Suitability

Proximity to settlement: The site is located in the settlement boundary.

It is brownfield/greenfield: The site has a large two storey building with gardens to all sides and on site parking to

north.

Potential landscape impact: The site is not located in an AONB. Given the location of the site, among other

housing any impact on landscape character will be minimal.

Potential biodiversity impact: The site is not located in an environmental designation. There are a number of tree

preservation orders to trees to the north and south boundary and a couple of larger

trees within the site

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

IPS367

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: 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 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

✓ Site achievable if ticked

Stage D - Assessment - 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

Availability:

Indicative yield:

Stage E - Assessment - Achievability

6-7

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

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.

| SHLAA Site Assessments - Delive | erable SHLAA Ref No: | IPS367 |
|---------------------------------|----------------------|--------|

Stage G - SHLAA Conclusion

Final conclusions:

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

Site could be considered for allocation if ticked

The site is considered:

Deliverable

✓ Site is suitable for BFR if ticked

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

☐ Discount

Discount

Discount

monument or RIGG.

Environmental designations A2: 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.

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.

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 Agricultural land class: The classification is Grade 5

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

Is there a loss to employment?: Not applicable

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

sets out that there may be an access issue that will need to be considered

Infrastructure capacity aspects: The site is within the settlement boundary where adjoining properties benefit

from connections to utility services.

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

Brief planning history: An application for Outline for 3 detached houses and 2 blocks of 3 terraced

houses, associated parking; formation of access/estate road, Land off, Willow

Close, Ventnor, conditional approval (P/01516/12/TCP/31246)

Overarching policy context: The site is situated within the settlement boundary

Steering group's conclusion: The steering group concluded that the site is suitable. It is in the settlement

boundary and located adjacent to existing housing.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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.

Rural exception?: Not applicable

Availability:

Conversion?:

Stage E - Assessment - Achievability

Not applicable

Steering group's conclusions: The steering group concluded that the site is achievable and could deliver between 10-

15 units subject to design and layout in years 1-5.

Indicative yield: ☐ 10-15 ☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions but first raised the following

points: There may be slow worms and dormice on the site and therefore may be some ecological challenges. Could be built out and still retain a green buffer. Subject to

topography.

| Stage G - SHLAA | Conclusion | | | |
|-------------------------|--|---|-------------------|--|
| Final conclusions: | that whilst biodiversity that there are any majo | ther discussions were held with studies may be required with ar rissues. It was concluded that as a result. It was also concludential allocation. | ny pote the wh | ential application, it is unlikely nole site could be considered |
| The site is considered: | Deliverable | | ✓ | Site could be considered for allocation if ticked |

 \square Site is suitable for BFR if ticked

SHLAA Site Assessments - Deliverable SHLAA Ref No: IPS368

SHLAA Ref No: **IPS387** Site Area:

3

Site Address: Kingswell Dairy Newport Road Northwood PO31 8PP

Site location



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

road is fencing.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental

designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,

scheduled ancient monument or RIGG.

Environmental designations A2: 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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside but immediately adjacent to the current settlement

boundary which is along the north and east boundaries.

It is brownfield/greenfield: The site is greenfield but there are some structures to the rear of the residential.

Potential landscape impact: The site is not located in an AONB. Given the location of the site, close to other

housing and development any impact on landscape character will be reduced.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders or larger trees within the site.

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

The site can be accessed of Newport Road. The northern section has a 'pull in' in front Site access aspects:

| | (| of the site and this may need to be factored in. |
|----------------------|------------------|--|
| Access to public t | ransport: | The site is well served by the Cowes to Newport bus services. |
| Access to pedestr | | 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 | s/ facilities: | Northwood has a number of facilities and Cowes is in close proximity. |
| Access to open sp | aces: | There is limited public open space provision nearby |
| Air quality sensitiv | vities: | None known Agricultural land class: The classification is urban |
| Mineral resources | s?: | 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 e | employment?: | No |
| Potential constrai | nts to delivery | There is one landowner and there are no known covenants or legal issues. |
| Infrastructure cap | acity aspects: | The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services. |
| Potential compat | ibility 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 hist | tory: | 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 polic | y context: | The site is located outside but immediately adjacent to the current settlement boundary. |
| Steering group's o | 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 |
| Stage D - As | sessment | - Availability Site available if ticked |
| Availability: | The site is im | mediately available is owned by developers with a reasonable prospect of taking place within 5 years. Once commenced could be achieved within 2 years |
| Put forward for: | | peen put forward for general housing. |
| Conversion?: | No | |
| Rural exception?: | No | |
| 3 | | |
| Stage E - Ass | sessment - | - Achievability |
| | onclusions: | 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: 66 ✓ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

additional comments: Northern half of the site could be appropriate (25-30 units) and junction to the south. Additional highway works needed. There is drainage going through.

Final yield dependent on numbers, constraints, and design.

| Stage G - SHLAA | Conclusion | | |
|-------------------------|--|---|---|
| Final conclusions: | Following the panel discussions and concluded that the site is suitable for considered for potential allocation. | | |
| The site is considered: | Deliverable | ✓ | Site could be considered for allocation if ticked |

 \Box Site is suitable for BFR if ticked

SHLAA Site Assessments - Deliverable SHLAA Ref No: IPS387

IPS394

SHLAA Ref No:

IPS394

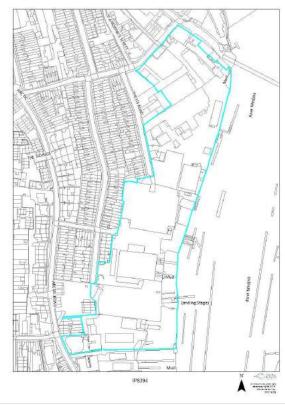
Site Area:

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.

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.

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.

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

Discount

Discount

✓ Discount

IPS394

and plant.

Potential landscape impact:

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

Potential biodiversity impact:

The eastern boundary is within the 5m buffer of a Special Area of Conservation. Some small sections along the eastern section are located in a proposed Special Protection Area - Marine and associated buffer. There are no tree preservation orders or larger trees within the site. There is the potential for bat surveys to be required as a result of the empty buildings.

Potential heritage impact:

The site affects or is near to a number of listed buildings including the Hammerhead Crane, as such any development must have special regard to the desirability of preserving the buildings/structures or their settings or any features of special architectural or historic interest which they possess.

Site access aspects:

The site has a number of access points to Thetis, Pelham and Artic Roads.

Access to public transport:

The site is located close to bus stops on Artic Road which is along the Cowes to Newport service that runs every 10 minutes

Access to pedestrian/ cycle:

The site is close to the footpath and cycle link to Newport.

Access to services/ facilities:

Cowes has a wide range of services and facilities

Access to open spaces:

There are a number of public open space facilities nearby.

Air quality sensitivities:

None known

Agricultural land class: The classification is urban

Mineral resources?:

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

Is there a loss to employment?:

The redevelopment will result in some loss of employment but will replace.

Potential constraints to delivery:

There is one landowner and there are no known covenants or legal issues. The site has had previous industrial uses that may have resulted in contamination. Appropriate surveys and mitigation may be required.

Infrastructure capacity aspects:

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

Potential compatibility impacts:

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

Brief planning history:

There has been a resolution to grant permission subject to a S106 for a mixed use development - Medina/Cowes Youth Centre/, Medina Road/Thetis Road/Pelham Road/, Arctic Road, Cowes P/00496/16 PENDING & P/01076/17 PENDING.

Overarching policy context:

The site is within the settlement boundary.

Steering group's conclusion:

The steering group concluded that the site is suitable. It is brownfield, located in the town centre and is also in an area of regeneration and has therefore been assessed on this basis. The site has a resolution to grant permission subject to a s106 being signed. It is being comprehensively redeveloped and incorporates employment as well as housing. Flood issues have been assessed through the planning application process and can be resolved appropriately.

✓ Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-10 years over 4 phases.

Put forward for:

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

Conversion?:

No

| SHLAA Site Ass | sessments - Deliverable SHLAA Ref No: | IPS394 |
|------------------------|---|---|
| Rural exception?: No | | |
| Stage E - Asses | sment - Achievability | |
| Steering group's concl | usions: The steering group concluded that the site phased over a 10 year period as per permi | • |
| Indicative yield: 5 | 35 | ✓ Site achievable if ticked |
| Stage F - Assess | sment - SHLAA Panel Comments | |
| Panel comments: | The SHLAA panel agreed with the steering group | 's conclusions |
| Stage G - SHLA | A Conclusion | |
| Final conclusions: | Following the panel discussions and the overall S concluded that the site is suitable for the purpos deliverable and could be considered for potentia | es of SHLAA and the brownfield register, |
| | | Site could be considered for allocation if ticked |

✓ Site is suitable for BFR if ticked

The site is considered: Deliverable

IPS400

SHLAA Ref No:

IPS400

Site Area:

2.2

Site Address:

Land at Warlands, Shalfleet

Site location



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

Stages A and B - Discounting

Environmental designations A1: 0.09ha of the site to the south is located in a SINC and ancient

woodland buffer and has been removed from the

☐ Discount

Discount

Discount

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: 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.

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside the settlement boundary and is located in the wider rural

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

IPS400

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

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

immediately close by. Shalfleet does have a number of listed buildings in the wider

area.

Site access aspects: Access is onto Warlands Lane, some access works are likely to be required to improve

visibility.

Access to public transport: There is a bus stop close by. This is route 7 serving Newport | Shalfleet/Calbourne |

Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes, although the service is

hourly along the Shalfleet stops.

Access to pedestrian/ cycle: There is a public right of way directly to the north of the site (access to the bus stop)

and another to the south. There are no dedicated cycle links close by and the

immediate roads do not benefit from footpaths.

Access to services/ facilities: Shalfleet has some services and facilities.

Access to open spaces: There are some public open space facilities nearby.

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

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

Is there a loss to employment?: No loss of employment

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

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining

properties appear to benefit from connections to utility services.

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

Brief planning history: The area to the north has planning permission for residential development - 24

units - P/00507/14. Approval of reserved matters on P/00761/16 for access, appearance, layout and scale, OS Parcels 5819, 8116 and 8200, land rear of 18 to 34 Fleet Way and adjacent, to Hayfield Cottage, Warlands Lane with access off,

Main Road, Shalfleet, Newport, conditional approval 15 March 2018

(P/01431/17/TCP/31860/B)

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary

Steering group's conclusion: The steering group concluded that the site is in part suitable. Whilst there is no

settlement boundary within Shalfleet, the village has the benefit of a school, public house and village store along with a frequent bus service. The site is adjacent to existing and proposed development and some additional

development may be appropriate in the top half of the site.

✓ Site suitable if ticked

Site available if ticked

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Availability: The site is immediately available, is owned by developers with a reasonable prospect of

development taking place within 5 years. Once commenced could be achieved within 3 years.

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

Conversion?: Not applicable

Stage D - Assessment - Availability

Rural exception?: Not applicable

SHLAA Site Assessments - Deliverable SHLAA Ref No: **IPS400** Stage E - Assessment - Achievability Steering group's conclusions: The steering group concluded that the site is suitable and achievable. Landscape buffers and pedestrian connections should be incorporated. Site yield between 20-30 in years 1-5. Indicative yield: 20-30 Site achievable if ticked Stage F - Assessment - SHLAA Panel Comments Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Need to re-consider 5 years delivery. **Stage G - SHLAA Conclusion** Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation. **V** Site could be considered for allocation if ticked The site is considered: Deliverable

Site is suitable for BFR if ticked

SHLAA Ref No: IPS403 Site Area:

Site Address: Land to the rear of Lanes End, Totland

Site location



0.26

Site Description:

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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG.

Environmental designations A2: 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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located in the settlement boundary.

It is brownfield/greenfield: The site has an informal parking and grassed areas

Potential landscape impact: The site is not located in an AONB. Given the location of the site, close to other

housing and development any impact on landscape character will be reduced. If development is considered acceptable, consideration will need to be given to adjacent residential properties and any potential impacts on dominance, shading and privacy.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders or larger trees within the site but there are scrubby areas across the site that

may contain biodiversity interest and may need to be assessed.

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

The site has a public rights of way to 3 sides being routes T1 and T2. There are no Access to pedestrian/ cycle:

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.

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

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

Is there a loss to employment?: 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.

The site is situated within the settlement boundary Overarching policy context:

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

Stage D - Assessment - Availability

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Site available if ticked

Availability: **TBC**

Potential heritage impact:

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

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is achievable. Site yield between 10-15 in

years 1-5 taking account of residents parking.

Indicative yield: 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: Consider ground stability, yield dependent on character, context and

impact on neighbours.

Stage G - SHLAA Conclusion

Following the panel discussions and the overall SHLAA assessment process the steering group Final conclusions:

| SHLAA Site Asse | essments - Deliverable SHLAA Ref | f No: | IPS403 | |
|-------------------------|---|----------|-----------|---|
| | concluded that the site is suitable for the procession considered for potential allocation. | purposes | of SHLAA, | deliverable and could be |
| The site is considered: | Deliverable | | V | 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: IPS005

SHLAA Ref No: **IPS005** Site Area: 1.8

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

Site location



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

Stages A and B - Discounting

Discount Environmental designations A1: The site is 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside the current settlement boundary. The site is immediately

adjacent to another site IPS359/IPS046 that has been submitted.

It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the

outskirts of the area where the land is more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need

to be considered and reflected in any design principles.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders within the site, though there are a number of trees to the western boundary.

SHLAA Site Assessments - Developable SHLAA Ref No: **IPS005** 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. Newport has a full range of access and facilities Access to services/ facilities: Access to open spaces: There are a number of public open space facilities nearby including the Medina Leisure Centre. Agricultural land class: The classification is Grade 3 None known Air quality sensitivities: Mineral resources?: The site is not located in a mineral or mineral safeguarding area. Is there a loss to employment: No There is one landowner and there are no known covenants or legal issues Potential constraints to delivery: The site is not adjacent to the settlement boundary or other properties, as such Infrastructure capacity aspects: 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

Stage D - Assessment - Availability

~ V

Site available if ticked

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?:

Nο

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 be dependent on mix with adjacent site. Years would be toward the latter part of the plan period and dependent on strategy for growth.

Indicative yield:

50

Site achievable if ticked

| SHLAA Site Asses | ssments - Developable SHLAA Ref I | IPS005 | |
|-------------------------|---|------------------|---|
| Panel comments: | The SHLAA Panel agreed with the steering g | roup's conclusio | ns. |
| Stage G - SHLAA | Conclusion | | |
| Final conclusions: | Following the panel discussions and the overconcluded that the site is suitable for the purconsidered for potential allocation. | | |
| The site is considered: | Developable | • | Site could be considered for allocation if ticked |

☐ Site is suitable for BFR if ticked

IPS007

SHLAA Ref No:

IPS007

Site Area:

1.83

Site Address:

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

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

The site is 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.

Flood zones/agricultural class/size:

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

land

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the settlement boundary. The settlement boundary is on 3 sides of the site's boundary.

It is brownfield/greenfield:

The site is a greenfield site with no structures.

Potential landscape impact:

The site is not located in the AONB but immediately adjacent to it, consequently any development will need to take account of the landscape character. A buffer area may be appropriate.

Potential biodiversity impact:

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

orders or signific

Potential heritage impact:

The site is immediately adjacent to the Church Place Conservation Area located on the

IPS007

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

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

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

Access to public transport: There are bus stops at the end of the lane on Copse Lane

Access to pedestrian/ cycle: There is a public right of way (F1) along the east of the boundary giving access to All

Saints Church. There is a cycle link to the south east of the site just beyond Church

Place.

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

Access to open spaces: The open space audit shows All Saints Church grounds as open space. Golden Hill Fort

and local nature reserves are to the north west of the site.

Agricultural land class: The site is classified as urban, there is a Air quality sensitivities: None known

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.

The site is immediately adjacent to the settlement boundary where adjoining Infrastructure capacity aspects:

properties appear to benefit from connections to utility services.

Potential compatibility impacts: The site has residential development to 3 sides therefore there is unlikely to be

any compatibility issues.

Brief planning history: 29 April 2015 (P/00244/15/TCP/00721/C) - Planning approval for conversion of

farm shop to residential.

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary

of Freshwater where there are a good range of services and facilities.

Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental

health difficulties to enjoy independent living.

The steering group concluded that the site is suitable. The site is well located, Steering group's conclusion:

immediately adjacent to settlement boundary and surrounded by development

~

on 3 sides.

Site suitable if ticked

Stage D - Assessment - Availability

Site available if ticked

No. The site will be available in 11-15 years. Availability:

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

Conversion?: Not applicable

Rural exception?: Not applicable

| SHLAA Site Assessments - Developable SHLAA Ref No: | IPS007 |
|--|---------|
| SITE ASSESSITIONES DEVElopable on Extraction | 11 3007 |

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable, as above the site is well located, immediately adjacent to settlement boundary and surrounded by development on 3 sides. Access appears achievable.

It would be helpful to understand why the landowner considers the site would come forward in years to 11-15.

Indicative yield:

25

✓ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA Panel agreed with the steering group's conclusions making the following additional comments: * Possible access issues. However, potential for 10-30 units. * Need to consider the Church, views and buffers. * Could offer extra space for graveyards. Following a declaration of interest the agent advised currently considering 10 or so units to the north of the site.

Stage G - SHLAA Conclusion

Final conclusions:

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

The site is considered: Developable ✓ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

IPS009

SHLAA Ref No:

IPS009

Site Area:

5.17

Site Address:

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

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1: The site is 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land

Discount

Discount

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 boundaries.

It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary where the area is more rural and is agricultural. The site rises from the west to the east and is higher than the adjacent PROW. If development is considered appropriate, the impact

on the wider area and views into and out of the site will need to be considered and

reflected in any design principles.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

IPS009

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: None known Agricultural land class: The classification is Grade 3

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

Is there a loss to employment: No

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

Infrastructure capacity aspects: The site is adjacent to other properties to the east but extensions to existing

utility services will need to be factored in.

Potential compatibility impacts: The site is close to existing residential on the east, allotments to the west.

Brief planning history: No apparent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the current settlement

boundary. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical

and mental health difficulties to enjoy independent living.

Steering group's conclusion: The steering group concluded that the site is not suitable at this stage and

considered that a green gap is important in that location.

✓ Site suitable if ticked

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 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 not suitable and therefore not achievable.

IPS009

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| ndicative yield: | па | carrye | VIEIG | 11 |

65

✓ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

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

The site is considered: Developable

Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

IPS019

SHLAA Ref No:

IPS019

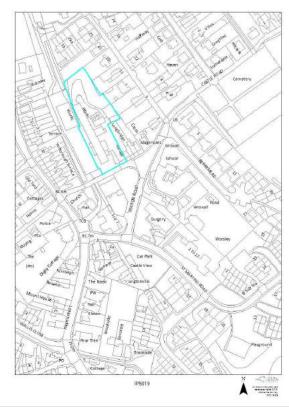
Site Area:

0.39

Site Address:

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

Site location



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

Stages A and B - Discounting

Environmental designations A1:

The site is 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.

Flood zones/agricultural class/size:

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

land

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

The site has a number of older redundant buildings located on it and some with fire damage

Potential landscape impact:

The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable. The site is an urban area and adjacent to existing development

Potential biodiversity impact:

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

IPS019

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:

None known

Agricultural land class: The classification is Grade urban

Mineral resources?:

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

Is there a loss to employment: The site has a commercial use that may be lost as a result of any redevelopment.

Potential constraints to delivery:

There is more than one landowner and there are no known covenants or legal issues. There may be an existing tenant on site who will need requisite notice or relocation. Due to previous uses there is likely for contamination.

Infrastructure capacity aspects:

The site has some utilities and adjoining properties appear to benefit from connections to utility services.

Potential compatibility impacts:

The site is close to existing residential and commercial uses

Brief planning history:

No recent planning history.

Overarching policy context:

The site is situated within the settlement boundary and a confirmed brownfield site

Steering group's conclusion:

The steering group concluded that the site is suitable for residential development. It is located within the settlement boundary, brownfield and predominately vacant. The site layout may be challenging and will need to take account of the character/context of neighbouring residential. The site could also come forward in connection with IPS051.

V

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: TBC

Put forward for: TBC

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 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

IPS019

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10

✓ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: There are a number of technical issues and challenges that need to be resolved. * There is an opportunity to be brought forward in connection with IPS051 as a mixed use development with some starter units and use opportunity to link the cycle track, although acknowledge level change and potential contamination issues. *Could be a challenge to bring forward on its own. *There is the potential for social housing, Vectis and Southern housing have housing nearby. *Question over the deliverability/ achievability. 5 years +

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA. They acknowledged the availability factors and as a consequence consider it developable later in the plan period but with potential for allocation.

The site is considered: Developable

Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

IPS021

SHLAA Ref No:

IPS021

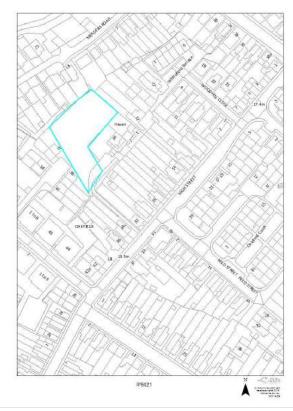
Site Area:

0.17

Site Address:

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

Site location



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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

Discount

Discount

Discount

monument or RIGG.

Environmental designations A2: 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.

Stage C - Assessment - Suitability

Proximity to settlement: The site is located in the settlement boundary.

It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site

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

be given to the nearby houses in regards to shading and overlooking.

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

but there are a number of large trees individual and groupings that need to be

considered.

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

The site can be accessed from the High Street. Site access aspects:

IPS021

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.

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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 Agricultural land class: The classification is urban

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

Is there a loss to employment: No

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

Infrastructure capacity aspects: The site is 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

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Stage D - Assessment - Availability

The site is immediately available with a reasonable prospect of development taking place within 5

years.

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

Conversion?: Not applicable

Rural exception?: No

Availability:

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.

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: Question if the site is deliverable? *Potentially if access can be

achieved. *Could be suitable for local provider.

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.

| SHLAA Site Assessments - Developable SHLAA Ref No: | | HLAA Ref No: | IPS021 | |
|--|-------------|--------------|--------|---|
| The site is considered: | Developable | | ✓ | Site could be considered for allocation if ticked |
| | | | | Site is suitable for BFR if ticked |

IPS025

SHLAA Ref No:

IPS025

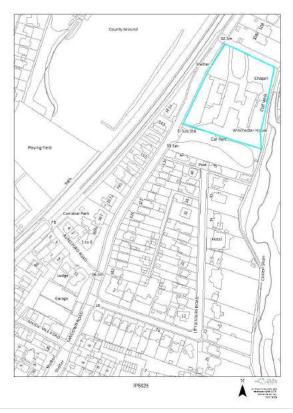
Site Area:

0.76

Site Address:

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

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

The site is 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.

Flood zones/agricultural class/size:

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

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

The site is a brownfield land site and incorporates a large building and chapel in its own grounds.

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, close to other housing and development any impact on landscape character will be reduced. The site is though located on a cliff top and any development should take account of views into the site from the sea.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders within the site but there are some larger trees. It is also adjacent to a SINC.

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

Site access aspects: The site is located along the strategic road network. It will require a new access or

use of the adjacent land.

Access to public transport: The site is located in close proximity to a bus stop. This is along Route 3 Newport |

Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde. The service runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to pedestrian/ cycle: There are a number of public footpaths located immediately adjacent to the site. The

wider area has cycle links to Newport.

Access to services/ facilities: The site is in the settlement boundary of Shanklin/Lake and close to Sandown where

there are a range of services and facilities.

Access to open spaces: There are a number of public open space facilities nearby.

Air quality sensitivities: None known. Agricultural land class: The site is classified as urban

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

Is there a loss to employment: The YMCA has advised that it is committed to delivering the services and any services

there would be relocated.

Potential constraints to delivery: There is one landowner. There is a strip of unregistered land to the north of

the site and access may be trough 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

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Stage D - Assessment - 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

Availability:

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:

✓ 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

IPS025

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

Stage G - SHLAA Conclusion

Final conclusions:

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

The site is considered:

Developable

Site could be considered for allocation if ticked

✓ Site is suitable for BFR if ticked

IPS027

SHLAA Ref No:

IPS027

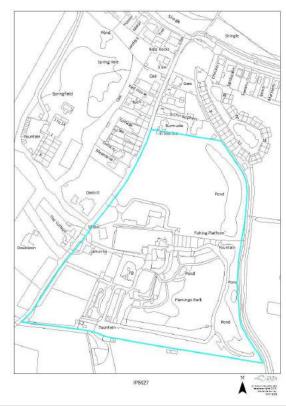
Site Area:

6.3

Site Address:

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

Site location



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

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Discount

Discount

Environmental designations A2:

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

Flood zones/agricultural class/size:

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:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site has a number of buildings and structure in connection with its former use.

There are also a three residential properties within the site.

Potential landscape impact:

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

Potential biodiversity impact:

The eastern boundary of the site is adjacent to a number of environmental

IPS027

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

Potential heritage impact:

The site is not in a conservation area. It does have a listed building opposite and Woodlands Vale Historic Park/Garden to the south west, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Site access aspects:

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

Access to public transport:

There are bus stops close to the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to pedestrian/ cycle:

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

Access to services/ facilities:

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

Access to open spaces:

There are some public open space facilities nearby.

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

The western and eastern edge of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment: The site is a former tourism site

Potential constraints to delivery:

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

Infrastructure capacity aspects:

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

Potential compatibility impacts:

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

Brief planning history:

No recent planning history.

Overarching policy context:

The site is located outside the settlement boundary. Part of the site is a confirmed brownfield site. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets outs 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

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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.

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

Conversion?: This would need to be determined

IPS027

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that part of the site is achievable and could come

forward in years 1-5 and could achieve up to 9 units.

Indicative yield:

15

✓ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

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

The site is considered:

Developable

Site could be considered for allocation if ticked

✓ Site is suitable for BFR if ticked

IPS030

SHLAA Ref No:

IPS030

Site Area:

1.25

Site Address:

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

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:

The site is 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.

Flood zones/agricultural class/size:

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

land.

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

The site is a 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.

IPS030

Potential biodiversity impact: The site is not located in any environmental designations. There is a tree with a TPO to

the north west corner and a number of trees to the north and along the north

boundary. Appropriate biodiversity/tree studies may be required.

Potential heritage impact: The site is not located in a conservation area but there is a locally listed building to the

front of the site. This is the former meeting hall. Consideration must be given to its conservation including its setting. The site is also a former brick works so may have

some historic value.

Site access aspects: There is access from the site on to the strategic road network. Visibility to the north is

restricted as the road goes down and bends but less restricted to the south.

Access to public transport: There is a bus stop close by, this is along Route 3, this serves Newport | Rookley |

Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde and runs Mon - Sat

up to every 30 minutes | Sundays up to every 30 minutes

Access to pedestrian/ cycle: There is a public right of way to the south (GL1), there are no dedicated cycle links

close by, but the road has a footpath.

Access to services/ facilities: Rookley has access to a number of services and facilities associated with it being a rural

service centre

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

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

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

Is there a loss to employment: No

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

Infrastructure capacity aspects: The site has some utilities and adjoining properties appear to benefit from

connections to utility services.

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

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the current settlement

boundary

Steering group's conclusion: The steering group concluded that the site is suitable for some development.

The site is located outside but immediately adjacent to the settlement boundary of the RSC. Due to the amount of trees on site and the need for buffers to the protected trees, the steering group concluded that the site could deliver some

larger homes with gardens.

Site suitable if ticked

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

3 years

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

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded the site is suitable and achievable. Final yield 6-7 units

| SHLAA Site A | ssessments - Developable SH | ILAA Ref No: IPS030 |
|----------------------|-----------------------------------|--|
| | being in years 1-5. | |
| Indicative yield: | 6-7 | ✓ Site achievable if ticked |
| Stage F - Ass | essment - SHLAA Panel Com | ments |
| Panel comments: | additional comments: *A yield are | steering group's conclusions making the following ound 5 would not prejudice delivery of the adjacent site. design a gateway feel into the village to slow speed and |
| Stage G - SH | LAA Conclusion | |
| | | nd the overall SHLAA assessment process the steering group for the purposes of SHLAA, developable and could be n. |
| | | ✓ Site could be considered for |
| The site is consider | red: Developable | allocation if ticked |

☐ Site is suitable for BFR if ticked

IPS034

SHLAA Ref No:

IPS034

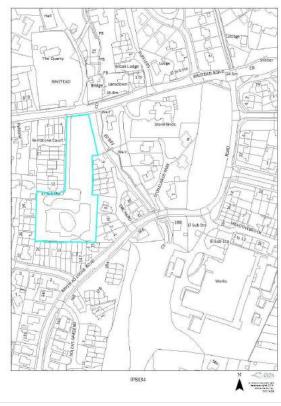
Site Area:

0.64

Site Address:

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

Site location



Site Description: The site is the site of vacant and derelict factory. The site is bounded by some fencing but also has some open boundaries. There is a slight incline from the main road.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG.

Environmental designations A2: 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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located in the settlement boundary.

It is brownfield/greenfield: There are no buildings or structures on site. There is a large area of hardstanding and

some spoil and building waste located within the site.

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

be given to the nearby houses in regards to shading and overlooking.

Potential biodiversity impact: The site is not located in an environmental designation but is within the 3km radius of

Briddlesford Copse. The site has an area TPO - TPO/1949/1 which covers a larger area than just the site. The trees within the site make a positive contribution to the area and will need to be taken into account and include appropriate buffers. As such further

studies are likely to be required.

IPS034

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). He 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 Agricultural land class: 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

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

Availability:

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:

✓ 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.

| SHLAA Site Assessments - Developable SHLAA Ref No: | IPS034 |
|--|--------|

Stage G - SHLAA Conclusion

| inal 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. |

Site could be considered for allocation if ticked

The site is considered: Developable

✓ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS035

Site Area:

0.15

Site Address:

Green Gate Industrial Estate, Thetis Road, Cowes PO31 7DJ

Site location



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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone,

Discount

Discount

Discount

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.

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.

Stage C - Assessment - Suitability

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

It is brownfield/greenfield: The site is a former industrial site with some remnants of buildings and plant.

Potential landscape impact: The site is not located in an AONB. Given the location of the site, among other

housing any impact on landscape character will be minimal. Consideration will though

need to be given to the nearby houses in regards to shading and overlooking.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders or larger trees within the site.

IPS035

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

by. There are however significant views to the dominant Hammerhead Crane.

Site access aspects: Access is onto Thetis Road. There is visibility but the high walls may reduce pedestrian

visibility.

Access to public transport: The site is located close to bus stops on Artic Road which is along the Cowes to

Newport service that runs every 10 minutes

Access to pedestrian/ cycle: The site is close to the footpath and cycle link to Newport.

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

Access to open spaces: There are a number of public open space facilities nearby.

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

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

Is there a loss to employment: The site is 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

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

Availability:

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:

20

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: *There could be potential contamination issues, house prices in the

| SHLAA Site Asse | ssments - Developable SHL/ | AA Ref No: | IPS035 | |
|-------------------------|--|---------------|-------------|---|
| | area are low which may impact viab | ility. | | |
| Stage G - SHLAA | Conclusion | | | |
| Final conclusions: | Following the panel discussions and concluded that the site is suitable fo years 6-10 years and could be considered. | r the purpose | s of SHLAA. | They consider it developable in |
| The site is considered: | Developable | | V | Site could be considered for allocation if ticked |

☐ Site is suitable for BFR if ticked

IPS043

SHLAA Ref No:

IPS043

Site Area:

6.4

Site Address:

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

Site location



Site Description:

The site is an agricultural field with a mixture of boundaries including trees and vegetation. It has the Old Smithy and associated car park to the west. The site slopes up from the car park from west to east as well as south to north

Stages A and B - Discounting

Environmental designations A1: The

The site is 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.

Flood zones/agricultural class/size:

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

land.

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

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

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

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

IPS043

considered. Appropriate studies may be required.

Potential heritage impact: The site is adjacent to a conservation area, as such any development will need to

consider the impact upon the setting of the conservation area. The site is near a number of listed building, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special

architectural or historic interest which it possesses.

Site access aspects: The site can be accessed from Moor Farm, a farm track which is also a designated cycle

and footpath. This access has relatively poor visibility onto the main road. Access from

the main road or car park would require third party land or agreements.

Access to public transport: There is a bus stop close by that is served by Routes 2 and 3, Newport to Ryde. These

services run Monday to Sundays every 30 minutes.

Access to pedestrian/ cycle: There is a dedicated cycle path and public right of way to the east of the site that

connects Newport to Sandown. This section is also a bridleway.

Access to services/ facilities: Godshill has access to a number of services and facilities associated with it being a rural

service centre

Access to open spaces: There are some public open space facilities nearby and the site has good access to the

wider countryside.

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

Mineral resources?: The east section of the site is located within a mineral safeguarding area. This will need

to be considered further should the site be considered appropriate.

Is there a loss to employment: No

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

Infrastructure capacity aspects: Utilities connections would need to be factored in.

Potential compatibility impacts: The site is located away from existing residential, on the edge of the area where

the context of the area is more rural.

Brief planning history: No apparent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the current settlement

boundary. Godshill Parish SPD (2015) in relation to housing sets out the need to demonstrate local need and/ or contribute to delivering wider community aspirations and preference for sites at Deacons Nursery, Scotland Farm, Minsley

area.

Steering group's conclusion: The steering group concluded that the site is suitable in part, south of the

PROW. The site is located immediately adjacent to the settlement boundary of a RSC. There is potential for some development subject to access concerns being

overcome and design. Any proposal should include landscape buffers.

Site suitable if ticked

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 5 years

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

Conversion?: No

Rural exception?: No

SHLAA Site Assessments - Developable SHLAA Ref No: **IPS043** Steering group's conclusions: The steering group concluded that the site is suitable and achievable. The site could achieve 40-50 dwellings and be delivered in years 1-5. Indicative yield: 40-50 ✓ Site achievable if ticked **Stage F - Assessment - SHLAA Panel Comments** Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: *Good site if access can be solved. *Possible opportunity to improve access to car park in and out. *Possibility to use footpath as logical break. *Possibly extend retail offer. *1-10 years as phased development. **Stage G - SHLAA Conclusion** Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable in part for the purposes of SHLAA, developable in part and could be considered for potential allocation.

The site is considered:

Developable

Site could be considered for

Site is suitable for BFR if ticked

allocation if ticked

IPS051

SHLAA Ref No:

IPS051

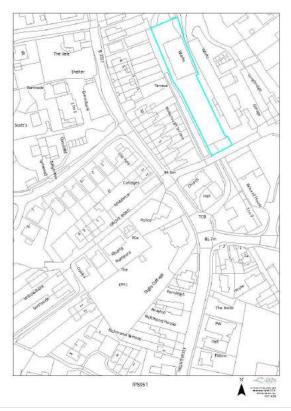
Site Area:

0.22

Site Address:

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

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

The site is 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

nd

☐ Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

Potential landscape impact:

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

_

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

landscape character will be reduced.

Potential biodiversity impact:

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

IPS051

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.

It is not clear how the site can be accessed but will need road upgrades to the north Site access aspects:

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

There are some public open space facilities nearby. Access to open spaces:

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

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

Is there a loss to employment: 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.

The site is situated within the settlement boundary and a confirmed brownfield Overarching policy context:

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.

V Site suitable if ticked

Site available if ticked

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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.

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

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.

| SHLAA SITE ASS | sessments - L | pevelopable SHLAAR | et No: IPS051 | |
|------------------------|-----------------------------|--------------------|---------------------|--|
| Indicative yield: | 5 | | | Site achievable if ticked |
| Stage F - Asses | sment - SHL | AA Panel Commer | nts | |
| Panel comments: | additional con | | be combined with | ons making the following IPS019 and could be a possible and/ or cycle track provision. |
| Stage G - SHLA | A Conclusio | n | | |
| Final conclusions: | discussions we comes forwar | • | additional access n | ssment process, further may be achievable. If the site site could be developable and |
| | | | | Site could be considered for |
| The site is considered | : Developable | | | allocation if ticked |

☐ Site is suitable for BFR if ticked

IPS055

SHLAA Ref No:

IPS055

Site Area:

0.09

Discount

Discount

Discount

Site Address:

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

Site location



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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental

designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, 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.

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.

Stage C - Assessment - Suitability

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

It is brownfield/greenfield: The site is a current garage, showroom and parking located in Ryde. The building is

mostly single storey with a two-storey element at the back beyond the

parking/internal courtyard.

Potential landscape impact: The site is not located in an AONB. Given the location of the site, among other housing

IPS055

any impact on landscape character will be minimal. Consideration will though need to be given to the nearby houses in regards to shading and overlooking.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. Some of the buildings may require bat surveys if applicable.

Potential heritage impact:

The site is located in the conservation area and adjacent to listed buildings. As the site affects or is near to listed buildings/conservation area, any development must have special regard to the desirability of preserving the buildings or their setting or any features of special architectural or historic interest which it possesses and the character of the area.

Site access aspects:

The site is accessed off George Street.

Access to public transport:

There are bus stops in close proximity and Ryde is well served by public transport as well as ferries.

Access to pedestrian/ cycle:

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

Access to services/ facilities:

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

Access to open spaces:

There are a number of public open space facilities nearby

Air quality sensitivities:

None known

Agricultural land class: The classification is urban

Mineral resources?:

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

Is there a loss to employment: Yes

Potential constraints to delivery:

There is one landowner and there are no known covenants or legal issues. The site has had previous industrial uses that may have resulted in contamination. Appropriate surveys and mitigation may be required.

Infrastructure capacity aspects:

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

Potential compatibility impacts:

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

Brief planning history:

No recent planning history.

Overarching policy context:

The site is within the settlement boundary but subject to flooding so will need to meet the relevant tests. The loss of employment will also need to be considered.

Steering group's conclusion:

The steering group concluded that the site is suitable. The site is brownfield, located in the town centre and is also in an area of regeneration and has therefore been assessed on this basis. The site can access higher ground onto Castle Street thereby having the ability for a safe means of access and egress should flooding occur. The loss of the garage site is considered acceptable in this instance.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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?:

Availability:

No

| 3112707 3166 7 | 336331116 | ents - Developable | | IPS055 | |
|---------------------|--|---|---------------------|-----------------|--|
| Rural exception?: | No | | | | |
| Stage E - Ass | essment | t - Achievability | | | |
| Steering group's co | nclusions: | The steering group conc of the site likely to be ye | | is suitable and | l achievable. Given the nature |
| Indicative yield: | 10 | | | | ✓ Site achievable if ticked |
| Stage F - Ass | essment | : - SHLAA Panel Co | omments | | |
| Panel comments: | addit housi •Car Need •Inte •Viab | The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Mixed development could work well. •4x storeys for affordable housing site. •This is a place you would expect to see residential. •Car parking underneath could be an option. •Good location. •Viability may be an issue. Need to consider conservation area and proximity to listed buildings. •Inter-relationship. •Viability – design vs impact. Agree with steering group. | | | storeys for affordable l. /iability may be an issue. |
| Stage G - SHI | AA Con | clusion | | | |
| Final conclusions: | concl regist | wing the panel discussion uded that the site is suita ter. They consider it devential allocation. | ble for the purpose | s of SHLAA an | |

The site is considered: Developable

Site is suitable for BFR if ticked

IPS060

SHLAA Ref No:

IPS060

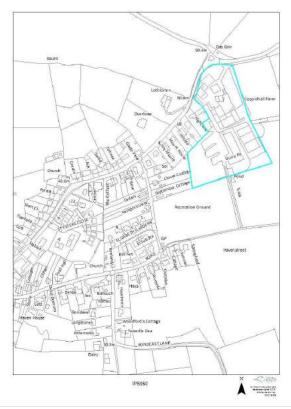
Site Area:

2

Site Address:

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

Site location



Site Description:

The site is a fairly level site and is a current farm with farm gate sales of milk. The site includes a collection of farm buildings including open sided barns. The site is bounded by hedges to fields and fences to yard and farm area.

Stages A and B - Discounting

Environmental designations A1:

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

Environmental designations A2:

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

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Havenstreet does not have a settlement boundary.

It is brownfield/greenfield:

The site includes a collection of farm buildings including an open sided barn.

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no tree preservation orders or larger trees within the site. There are a number of hedgerows and barns on the site and biodiversity studies may be required.

IPS060

Potential heritage impact: The site is not located in a conservation area there is the Grade II listed war memorial

to the north east. As such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or

historic interest which it possesses.

Site access aspects: The site has an existing access onto the main road in close proximity to a split junction.

Access to public transport: Whilst there is a bus stop close by, Southern Vectis are no longer running this service.

Access to pedestrian/ cycle: The area has access to public rights of way but no dedicated cycle ways and the

immediate road does not have a pavement.

Access to services/ facilities: Havenstreet has little in the way of local facilities. There is a local public house and

garage, no school or shop.

Access to open spaces: There is a recreation ground to the south of the site.

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

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

Is there a loss to employment: No

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

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

Potential compatibility impacts: The site is close to existing residential, whilst no compatibility issues are

envisaged, the site is on the edge of the area where the context of the area is

more rural.

Brief planning history: Prior approval for alterations and conversion of barn to residential unit, Coppid

Hall Farm, Main Road, Havenstreet, conditional approval 24 August 2015

(TCP/06142/G/P/00799/15)

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

Steering group's conclusion:

The steering group raised concerns about the availability and achievability noting

that the site is clearly a working farm and a going concern. However, they concluded that some development may be suitable but only within the footprint of the existing buildings to facilitate a sustainable settlement, noting that some development in Havenstreet may facilitate additional services including

reinstatement of the bus.

Site suitable if ticked

Site available if ticked

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.

Stage D - Assessment - Availability

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.

IPS060

Indicative yield: 25

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: Appropriate site situated in village with access. Other smaller developments in the area have shown the need for starter units and aspirational units. The visual impact could be acceptable and could yield 20-30. Taking account of these comments further discussions followed and the steering group concluded that the site is suitable for some development.

Stage G - SHLAA Conclusion

Final conclusions:

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

The site is considered:

Developable

✓ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

IPS066

SHLAA Ref No:

IPS066

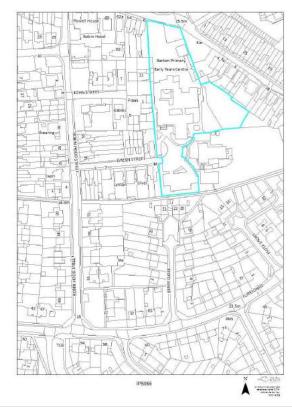
Site Area:

1.02

Site Address:

Barton School Site, Green Street, Royal Exchange, Newport

Site location



Site Description: The site is the old Barton School site located in Newport. It has a number of accesses to it and a sports field/amenity area to the east.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

> including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

Discount

Discount

Discount

monument or RIGG.

Environmental designations A2: 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.

Stage C - Assessment - Suitability

Proximity to settlement: The site is in the settlement boundary.

It is brownfield/greenfield: The site is the old Barton School site and buildings located in Newport.

Potential landscape impact: The site is not located in an AONB. Given the location of the site, among other housing

any impact on landscape character will be minimal. Consideration will though need to

be given to the nearby houses in regards to shading and overlooking.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree

preservation orders, there are though a couple of larger trees within the site.

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

Site access aspects: There are a number of accesses to the site including Royal Exchange.

IPS066

Access to public transport: Newport has a range of bus services serving the town and there are bus stops close by.

Access to pedestrian/ cycle: There are pavements to the local roads, cycle paths and public rights of way to the

wider area.

Access to services/ facilities: Newport has a full range of services and facilities.

There are a number of public open space facilities nearby. Access to open spaces:

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

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

Is there a loss to employment: 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

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

Indicative yield:

Availability:

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.

25 ✓ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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

additional comments: Viability may impact on the ability to retain the building. May need

demolition and complete redevelopment.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group

concluded that the site is suitable for the purposes of SHLAA, developable and could be

| SHLAA Site Asse | ssments - Developable SHLAA Ref No: | IPS066 | |
|-------------------------|--------------------------------------|----------|---|
| | considered for potential allocation. | | |
| The site is considered: | Developable | ✓ | Site could be considered for allocation if ticked |
| | | | Site is suitable for BFR if ticked |

IPS067

SHLAA Ref No:

IPS067

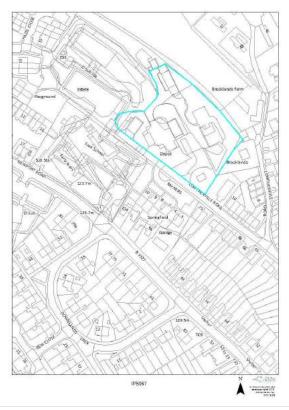
Site Area:

0.7

Site Address:

Depot site at Lowtherville Road, Ventnor, Isle of Wight

Site location



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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental

designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located in the settlement boundary.

It is brownfield/greenfield: The site has a number of current businesses and is light industrial in nature.

Potential landscape impact: The site is not located in an AONB. Given the location of the site, among other

development any impact on landscape character will be minimal.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders or larger trees within the site. Some parts are scrubby

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

Site access aspects: The site is accessed off St Margarets Glade.

Access to public transport: There are bus stops to the south of the site located on Newport Road. It's along Route

3 Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco |

IPS067

Ryde. Services are Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Whilst there are no public rights of way or cycle paths in close proximity, the area is Access to pedestrian/ cycle:

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.

There are a number of public open space facilities nearby. Access to open spaces:

Agricultural land class: The classification is Grade 5 Air quality sensitivities: None known

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

Is there a loss to employment: 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.

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

Conversion?:

Rural exception?: No

Stage E - Assessment - Achievability

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

residential but should be considered for employment redevelopment.

Indicative yield: 15 ✓ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

The SHLAA panel did not agree with the steering group's conclusions making the following Panel comments:

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

be suitable with separate accesses for employment and residential.

Stage G - SHLAA Conclusion

| SHLAA Site Assessments - Developable SHLAA Ref No: | IPS067 |
|--|--------|

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

Final conclusions:

✓ Site could be considered for allocation if ticked

✓ Site is suitable for BFR if ticked

SHLAA Ref No: **IPS073**

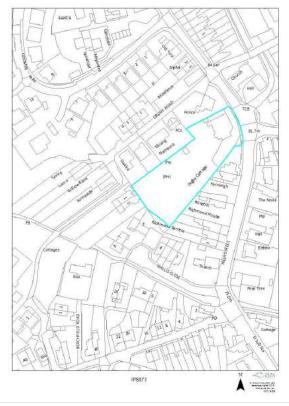
Site Area:

0.3

Site Address:

Former Worsley Inn, High Street Wroxall

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

> including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG

Environmental designations A2: 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

Discount

Discount

Discount

Stage C - Assessment - Suitability

The site is located in the settlement boundary. Proximity to settlement:

It is brownfield/greenfield: The site is an old derelict pub

Potential landscape impact: The site is not located in an AONB. Given the location of the site, among other

> housing any impact on landscape character will be minimal. However, the site sits higher than neighbouring land and consideration will need to be given to impacts on

neighbours

Potential biodiversity impact: The site is not located in an environmental designation, there are a number of TPO

> trees to the south west and south east boundaries, these will need appropriate buffers. As the site has been derelict for some relevant biodiversity studies may be

required.

IPS073

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: 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. 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: No recent planning history.

Overarching policy context: The site is situated within the settlement boundary and a confirmed brownfield

site

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

site is located in a rural service centre and is a brownfield site. The

redevelopment could facilitate an improvement to the access. Any development

will need to take account of the impact on neighbours and the TPO trees.

✓ Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

Availability:

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is achievable, it has the potential to deliver

between 5-7 in years 1-5

IPS073

Panel comments:

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

Stage G - SHLAA Conclusion

Final conclusions:

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

The site is considered: Developable

Site could be considered for allocation if ticked

✓ Site is suitable for BFR if ticked

SHLAA Ref No: IPS076 Site Area:

Site Address: Ryde Youth Centre, 97 High Street Ryde, Isle of Wight, PO332SZ

Site location



0.08

Site Description:

The site is a former youth centre and is a character building with roadside frontage and pedestrian entrances on two sides. There is a small area of parking to the rear. The site slopes to the south east and the building is 2.5 storeys to the front and 3.5 storeys to the rear.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental Discount

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.

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 former youth centre and is a character building

Potential landscape impact: The site is not located in an AONB. Given the location of the site, among other housing

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

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders or larger trees within the site

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

The site is a non-designated heritage asset as such consideration must be given to its

IPS076

conservation including its setting.

Site access aspects: The site has a small vehicular access to the rear. There is on street parking.

Access to public transport: Ryde has a number of transport options and the site is located within the town centre

boundary.

Access to pedestrian/ cycle: Ryde has a number of public rights of way to the wider area and dedicated cycle links

to Newport. The near by roads also benefit from pavements.

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

Access to open spaces: Ryde has access to a wide range of public open space provisions as well as the coast.

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

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

Is there a loss to employment: No

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

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

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

Brief planning history: No recent planning history.

Overarching policy context: The site is situated within the settlement boundary, the town centre boundary

and is a confirmed brownfield site.

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

the settlement boundary, is a brownfield site and is no longer used as a youth

centre. Any redevelopment should retain the existing building.

✓ Site suitable if ticked

Site available if ticked

✓ Site achievable if ticked

V

Stage D - Assessment - Availability

The site is immediately available, is for sale with a reasonable prospect of development taking place

within 5 years. Once commenced could be achieved within 1 year.

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

Conversion?: The site should be considered for conversion.

Rural exception?: Not applicable

Availability:

Indicative yield:

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.

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions on suitability but set out that it may not be viable to retain the building, and is more suitable for affordable housing. Likely to

need to demolish and redevelop.

Stage G - SHLAA Conclusion

7

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group

concluded that the site is suitable for the purposes of SHLAA, developable but due to

| SHLAA Site Asse | ssments - Developable | SHLAA Ref No: | IPS076 | |
|-------------------------|-----------------------------------|---------------------|----------------|---|
| | particular aspects of the site it | is not being put fo | orward for all | ocation consideration. |
| The site is considered: | Developable | | | Site could be considered for allocation if ticked |
| | | | ✓ | Site is suitable for BFR if ticked |

SHLAA Ref No: **IPS079**

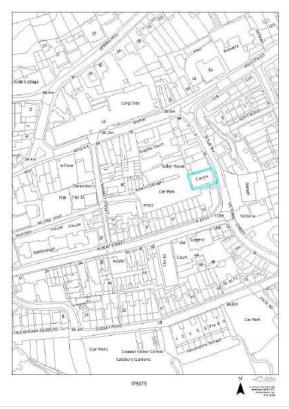
Site Area:

0.03

Site Address:

Ventnor Youth Club, Victoria Street Ventnor

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: The site is 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

Discount

Discount

Discount

Stage C - Assessment - Suitability

The site is located in the settlement boundary. Proximity to settlement:

It is brownfield/greenfield: The site is a former youth centre and is a character building

Potential landscape impact: The site is not located in an AONB. Given the location of the site, among other housing

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

The site is not located in an environmental designation. There are no tree preservation Potential biodiversity impact:

orders or larger trees within the site.

Potential heritage impact: The site is located in a conservation area as such any development must pay special

attention to the desirability of preserving or enhancing the character or appearance of

IPS079

the area. There are no listed buildings close by but the site is a non-designated heritage asset as such consideration must be given to its conservation including its setting.

Site access aspects: The site is just the building, there is a pedestrian access to the front and side. There is a

public car park to the rear.

Access to public transport: The site is close to a bus stop this is route 3 serving Newport | Rookley | Godshill |

Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde and runs Mon - Sat up to every

30 minutes | Sundays up to every 30 minutes

Access to pedestrian/ cycle: Ventnor has a number of public rights of way to the wider area and cycle links to

Newport. The near by roads also benefit from pavements.

Access to services/ facilities: Ventnor has access to a range of services and facilities

Access to open spaces: There are a number of public open space facilities close by but the site has good

access to the coast and countryside

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

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

Is there a loss to employment: No

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

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

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

Brief planning history: No apparent planning history.

Overarching policy context: The site is situated within the settlement boundary and a confirmed brownfield

site.

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

the settlement boundary, is a brownfield site and is no longer used as a youth

centre.

✓ Site suitable if ticked

✓

Site available if ticked

✓ Site achievable if ticked

Stage D - Assessment - Availability

Availability: The site is immediately available, is for sale with a reasonable prospect of development taking place

within 5 years. Once commenced could be achieved within 1 year

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

Conversion?: The site should be considered for conversion

Rural exception?: Not applicable

Indicative yield:

Stage E - Assessment - Achievability

15

Steering group's conclusions: The steering group concluded that the site is suitable. Any redevelopment should try

and retain the existing building. Consideration should be given to a community use on a lower floor. Final numbers will be dependent on overall scheme and ability to retain

the building. As the site is empty could come forward in years 1-5.

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions on suitability but made the following additional comments: Wouldn't be viable to retain building, would need to be demolished. Agree potential for a community use on ground level with residential above.

| SHLAA Site Assessments - Developable SHLAA Ref No: | IPS0 |
|--|------|
|--|------|

79

Stage G - SHLAA Conclusion

Following the panel discussions and the overall SHLAA assessment process the steering group Final conclusions:

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.

✓ Site could be considered for

allocation if ticked The site is considered: Developable

✓ Site is suitable for BFR if ticked

Site Area:

0.45

Discount

Discount

Discount

Site Address:

SHLAA Ref No:

St Thomas Street Car Park, Ryde

IPS080

Site location



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

Stages A and B - Discounting

Environmental designations A1: The site is 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Stage C - Assessment - Suitability

Potential heritage impact:

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

It is brownfield/greenfield: The site is an existing car park

Potential landscape impact: The site is not located in an AONB. Given the location of the site, among other

development any impact on landscape character will be minimal. Consideration will

need to be given to views from the sea and any seascape aspects.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders or larger trees within the site

The site is located in a conservation area and is in close proximity to a number of listed buildings. Should the site be acceptable, consideration will need to be given to the special character features of the assets as well as the setting of the buildings and the

| | 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: | None known Agricultural land class: The classification is urban | | | | | |
| Mineral resources?: | The site is not located in a mineral or mineral safeguarding area. | | | | | |
| Is there a loss to employment: | Redevelopment could result in a loss of car parking | | | | | |
| Potential constraints to delivery | There is one landowner and there are no known covenants or legal issues | | | | | |
| Infrastructure capacity aspects: | The site is within the settlement boundary where adjoining properties benefit from connections to utility services. | | | | | |
| Potential compatibility impacts | The site is 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. | | | | | |
| Stage D - Assessment | Site suitable if ticked Site available if ticked | | | | | |

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

31011: .

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.

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.

| SHLAA Site Assessments - Deve | elopable SHLAA Ref No: |
|-------------------------------|------------------------|
|-------------------------------|------------------------|

IPS080

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.

Site could be considered for allocation if ticked

The site is considered:

Developable

✓ Site is suitable for BFR if ticked

IPS082a

SHLAA Ref No:

IPS082a

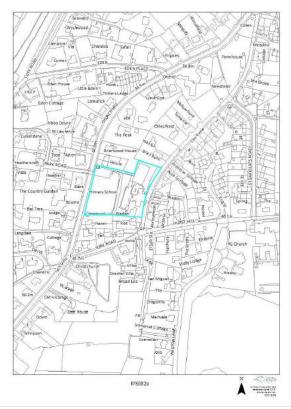
Site Area:

0.8

Site Address:

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

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Discount

monument or RIGG.

Environmental designations A2:

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 mix of brownfield and greenfield with a number of buildings located across

it in relation to the former school

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal. Consideration will need to be given to neighbouring properties and any impact on them in terms of overlooking.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders within the site but there are a couple to the north west boundary. There are some larger trees within the school grounds to the north. As the buildings have been empty for some time relevant studies may be required.

IPS082a

The site is within a conservation area, as such any development must pay special Potential heritage impact:

> 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.

There is a bus stop close by this is along Route 7 Newport | Shalfleet/Calbourne | Access to public transport:

Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay and runs Mon - Sat

up to every 30 minutes | Sundays up to every 30 minutes

Whilst there are no public rights of way or cycle paths in close proximity, the wider Access to pedestrian/ cycle:

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.

There are a number of public open space facilities nearby and the site has good access Access to open spaces:

to the coast and countryside

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

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.

The site is situated within the settlement boundary and a confirmed brownfield Overarching policy context:

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 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

Availability:

| SHLAA Site As | sessme | ents - Devel | opable s | HLAA Ref No: | IPS082a | | |
|---------------------|------------|--|---------------|---|-------------------|-----------------|--------------------------------------|
| Stage E - Asse | ssment | t - Achievak | oility | | | | |
| teering group's cor | nclusions: | 0.0 | overall scher | led that the site me and ability to rs 1-5. | • | | |
| ndicative yield: | 8-10 | | | | | ✓ Site ach | nievable if ticked |
| Stage F - Asse | ssment | t - SHLAA Pa | anel Con | nments | | | |
| Panel comments: | inclu | SHLAA panel mad de cottage style ovide access to t | lower end m | narket propertie | es. If develope | d could use the | e parking areas |
| Stage G - SHL | AA Con | clusion | | | | | |
| Final conclusions: | recor | • | and conclud | ded that the wh | ole site is suita | • | e steering group rposes of SHLAA, |

The site is considered: Developable

Site could be considered for allocation if ticked

 \square Site is suitable for BFR if ticked

IPS082b

SHLAA Ref No:

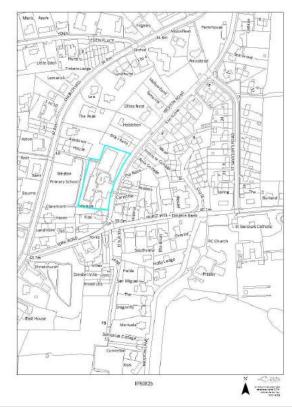
IPS082b

Site Area:

Site Address:

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

Site location



Site Description: The site is a former school site with a Victorian/Edwardian style building and other buildings associated with it.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

Discount

Discount

Discount

monument or RIGG.

Environmental designations A2: 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.

Stage C - Assessment - Suitability

Proximity to settlement: The site is located in the settlement boundary.

It is brownfield/greenfield: The site is a brownfield site with a number of buildings located across it in relation to

the former school

Potential landscape impact: The site is not located in an AONB. Given the location of the site, among other housing

any impact on landscape character will be minimal. Consideration will need to be given

to neighbouring properties and any impact on them in terms of overlooking.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

> orders within the site but there are a couple to the north west boundary. There are some larger trees within the school grounds to the north. As the buildings have been

empty for some time relevant studies may be required.

IPS082b

Potential heritage impact: The site is within a conservation area, as such any development must pay special

attention to the desirability of preserving or enhancing the character or appearance of the area. Whilst the building is not listed it is characterful building and should if possible

be retained. There are no listed buildings close by.

Site access aspects: The site has no vehicular access to the east of the site, there may be some potential to

the north but the levels are different to the road. There is on-street parking immediately along the school side part of the site and this would be lost if access is

required along this eastern boundary.

Access to public transport: There is a bus stop close by this is along Route 7 Newport | Shalfleet/Calbourne |

Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay and runs Mon - Sat

up to every 30 minutes | Sundays up to every 30 minutes

Access to pedestrian/ cycle: Whilst there are no public rights of way or cycle paths in close proximity, the wider

area is served by them. The area is served by some public foot ways and paths to the

local road network.

Access to services/ facilities: Totland has a number of services in line with it being a smaller regeneration area.

Access to open spaces: There are a number of public open space facilities nearby and the site has good access

to the coast and countryside

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

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

Is there a loss to employment: The site is a former school

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

however, it is a former school and any relevant DoE aspects may need to be

considered.

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

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

Brief planning history: No apparent planning history.

Overarching policy context: The site is situated within the settlement boundary and a confirmed brownfield

site.

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

the settlement boundary, is a brownfield site and is no longer required for a

school. Any redevelopment should try and retain the school building.

✓ Site suitable if ticked

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 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.

| SHLAA SITE ASSE | ssments - Developable | SHLAA Ref No: | IPS082b | |
|-------------------------|--|--------------------|------------------|--|
| Indicative yield: TB | С | | | ✓ Site achievable if ticked |
| Stage F - Assessi | ment - SHLAA Panel Co | mments | | |
| Panel comments: | The SHLAA panel made the foll isolation. The comments made | • | | r lack of access for lower site in |
| Stage G - SHLAA | Conclusion | | | |
| Final conclusions: | | luded that the who | le site is suita | ent process the steering group able for the purposes of SHLAA, |
| | | | | Site could be considered for allocation if ticked |
| The site is considered: | Developable | | | and dation in clotted |
| | | | ~ | Site is suitable for BER if ticked |

IPS105

SHLAA Ref No:

IPS105

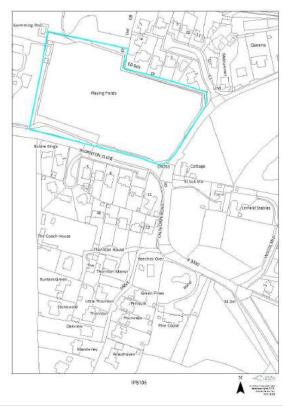
Site Area:

1.8

Site Address:

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

Site location



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

Stages A and B - Discounting

Environmental designations A1:

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

Discount

The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, 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

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.

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 in close proximity, approximately 75m away

It is brownfield/greenfield: There are a couple of buildings to the western boundary, these are single storey and

timber

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

IPS105

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

Potential biodiversity impact:

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

Potential heritage impact:

The site is not located in a conservation area, it is though near to a listed building, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Site access aspects:

The site can be accessed from Appley Road

Access to public transport:

There are bus stops close to the site and Ryde has a number of buses that serve the wider area

Access to pedestrian/ cycle:

There is a public right of way to the east and the wider area has cycle links.

Access to services/ facilities:

Ryde has a wide range of services and facilities

Access to open spaces:

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

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

Most of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate

Is there a loss to employment: No loss of employment, but there would be a loss of private club that may need reprovisioning

Potential constraints to delivery:

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

Infrastructure capacity aspects:

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

Potential compatibility impacts:

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

Brief planning history:

No recent planning history.

Overarching policy context:

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

Steering group's conclusion:

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

Site suitable if ticked

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 2 years.

Put forward for:

The site has been put forward for general housing

Conversion?:

Not applicable

Rural exception?: Not applicable

| SHI AA Site Asses | ssments - Developable s | HLAA Ref No: | S105 | | |
|-------------------------|---|------------------------|------------|---------------|--------------------|
| | · | | 3103 | | |
| Stage E - Assessr | ment - Achievability | | | | |
| teering group's conclus | ions: The steering group concluded dependent on layout and of tenancies and use likely to | ffer but could be in t | | | |
| ndicative yield: 25 | | | | ✓ Site ac | hievable if ticked |
| Stage F - Assessn | nent - SHLAA Panel Con | nments | | | |
| Panel comments: | The SHLAA panel agreed with the additional comments: Phasing of type of units. | | | | |
| Stage G - SHLAA | Conclusion | | | | |
| Final conclusions: | Following the panel discussions a concluded that the site is suitable considered for potential allocation | for the purposes of | | | |
| | | | ✓ 9 | Site could be | considered for |

The site is considered: Developable

allocation if ticked

 $\ \square$ Site is suitable for BFR if ticked

SHLAA Ref No: IPS114 Site Area:

Site Address: Land off Chatfeild Road (East), Niton

Site location



4.5

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: The site is 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not on class 1 or 2 agricultural

land.

Discount

Discount

☐ Discount

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

IPS114

preservation orders or larger trees within the site. The site is bounded by hedges and may need to be considered in terms of any biodiversity benefits.

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

Previous archaeological comments have noted that an earthwork HER 4841 lies within

part of the area.

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

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

Sundays 3 journeys

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

countryside and AONB.

Access to services/ facilities: Niton has a range of facilities in line with it being a RSC.

Access to open spaces: There are some open space provisions within Niton and there is access to the wider

countryside.

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

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

Is there a loss to employment: No

Potential constraints to delivery:

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

~

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?: No

Rural exception?: No

Availability:

Stage E - Assessment - Achievability

Stage D - Assessment - Availability

Steering group's conclusions: The steering group concluded that the site is suitable in part and achievable. The are

| | | | owards the road. The | e design sl | ollowing the line of the nearby mould be very sensitive due to 11-15. |
|------------------------|----------|---|------------------------|-------------|---|
| Indicative yield: | 25 | | | | ✓ Site achievable if ticked |
| Stage F - Asse | essment | t - SHLAA Panel Co | mments | | |
| Panel comments: | The S | SHLAA panel agreed with t | he steering group's co | nclusions | |
| Stage G - SHL | AA Con | clusion | | | |
| Final conclusions: | conc | wing the panel discussions luded that the site is suital idered for potential allocat | ole for the purposes o | | nent process the steering group developable and could be |
| | | | | ✓ | Site could be considered for allocation if ticked |
| The site is considered | ed: Deve | lopable | | | anocation in ticked |
| | | | | | Site is suitable for BFR if ticked |

IPS114

SHLAA Site Assessments - Developable SHLAA Ref No:

IPS115

SHLAA Ref No:

IPS115

Site Area:

4.9

Site Address:

Land East of Alverstone Road, Apse Heath, Sandown PO36 OLJ

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:

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:

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

Discount

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 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.

IPS115

Potential biodiversity impact: 0.43ha to the north and north east are within an ancient woodland and SINC buffer.

There are no TPOs but there are a number of trees to the boundaries with strong hedgerows defining areas. Given the proximity to the SINC and ancient woodland

further studies are likely to be required.

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

Site access aspects: There is a current access point in the middle of the site. This will need upgrading and

consideration given to the proximity of the bus stops.

Access to public transport: There are bus stops close by. Route 8 - Newport | Robin Hill | Amazon World |

Sandown | Bembridge | St Helens | Seaview | Ryde runs Mon - Sat up to every 60

minutes | Sundays up to every 60 mins

Access to pedestrian/ cycle: There is a public right of way to the north of the site (NC40) and one to the south

(NC21)

Access to services/ facilities: Winford has no services. Apse Heath has a local shop with post office.

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

countryside. Borthwood copse is to the north with PROW (NC40) running through it.

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

Mineral resources?: The eastern section of the site is located within a mineral safeguarding area. This will

need to be considered further should the site be considered appropriate

Is there a loss to employment: No

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

overage on the site in favour of the previous owner.

Infrastructure capacity aspects: The site is close to other properties which appear to benefit from connections to

utility services but extensions to existing utility services will need to be factored

in.

Potential compatibility impacts: The site is close to existing residential, whilst no compatibility issues are

envisaged, the site is in an area where there is no direct access to service or

facilities.

Brief planning history: No recent planning history.

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

Steering group's conclusion: The steering group concluded that the site is suitable for limited development.

There is potential for frontage development as this would represent infill

development as there are existing dwellings to three sides.

✓ Site suitable if ticked

Site available if ticked

~

Stage D - Assessment - Availability

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

Availability:

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable but for frontage

development only. The final yield between 10-12 and could come forward in years 1-5.

| SHLAA Site | Assessments - | Developable | SHLAA Ref No: |
|-------------------|---------------|-------------|---------------|
|-------------------|---------------|-------------|---------------|

IPS115

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| 1101 | Cative | - y 1 C | |

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

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments and consider that the site could provide a small community facility and additional provision. It was concluded that the whole site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

The site is considered: Developable

Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

IPS145a

SHLAA Ref No:

IPS145a

Site Area:

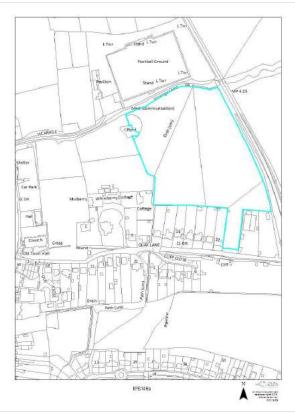
2.73

Site Address:

Land north of Quay Lane, Brading

Isle of Wight PO36 0AT

Site location



Site Description:

The site is a series of fields on the outskirts of Brading. The site is bounded by scattered trees,

hedges and scrub. The site is gently sloping and is adjacent to the railway line.

Stages A and B - Discounting

Environmental designations A1:

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

Environmental designations A2:

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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The access to the site is located within the settlement boundary, the remainder of the site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary.

It is brownfield/greenfield:

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

Potential landscape impact:

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

Potential biodiversity impact:

The site is not located in any environmental designations. There are two TPOs to the

IPS145a

western boundary and several trees and hedgerows bounding the site.

Potential heritage impact: The site is not located in a conservation area but is close to it and there are no listed

buildings close by

Site access aspects: The site can be access from Quay Lane. This is a narrow road which accesses onto the

strategic road network

Access to public transport: There are bus stops in close proximity along the strategic road network to the west of

the site. This is along Route 2, Newport to Ryde. The route being Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde. The services runs Mon - Sat

up to every 30 minutes | Sundays up to every 30 minute.

Access to pedestrian/ cycle: There is a public right of way diagonally crossing the site to the north west (B8) and

another to the north (B4a). There are no dedicated cycle paths in close proximity.

Access to services/ facilities: Brading has a number of local facilities in line with it being classified as a rural service

centre.

Access to open spaces: There are some public open space facilities nearby.

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

Mineral resources?: There is an area to the north within the site that is located within the minerals

safeguarding area.

Is there a loss to employment: No

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

Infrastructure capacity aspects: The site is immediately adjacent to adjoining properties appear to benefit from

connections to utility services.

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

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the settlement

boundary of Brading which is a RSC. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and demonstrate it is meeting a proven local need appropriate to the rural area.

Steering group's conclusion: The steering group concluded that the site is suitable for residential

development subject to access. The site is immediately adjacent to the settlement boundary and located close to other development and services. Whilst access can be achieved on to Quay Lane it is noted that is it quite narrow

and may impact the ability of the site to deliver housing.

✓ Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year

| SHLAA Site A | Assessme | nts - Developable | SHLAA Ref No: | IPS145a | | | | | | |
|---------------------|-------------------------|---|---|---------------------------|--|--|--|--|--|--|
| Put forward for: | The site has | he site has been put forward for general housing. | | | | | | | | |
| Conversion?: | No | 0 | | | | | | | | |
| Rural exception?: | No | | | | | | | | | |
| Stage E - Ass | sessment | t - Achievability | | | | | | | | |
| Steering group's co | onclusions: | that discussions were held | l with the Diocese a locating any lost pa | as to wheth | ect to access. They did suggest per land to the west of the site is al yield dependent on access | | | | | |
| Indicative yield: | 20-30 | | | | ✓ Site achievable if ticked | | | | | |
| Stage F - Ass | essment | - SHLAA Panel Co | mments | | | | | | | |
| Panel comments: | | HLAA panel agreed with th ional comments: A need fo | | | making the following | | | | | |
| Stage G - SH | LAA Con | clusion | | | | | | | | |
| Final conclusions: | and a the p concl | | ntion could be giver erall SHLAA assessi e for the purposes | n to improv ment proce | | | | | | |
| The site is conside | red: Devel | opable | | ✓ | Site could be considered for allocation if ticked | | | | | |
| | | | | | Site is suitable for BFR if ticked | | | | | |
| | | | | | | | | | | |

IPS153

SHLAA Ref No:

IPS153

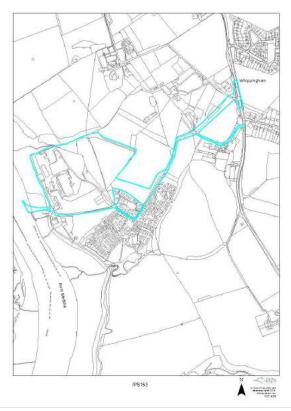
Site Area:

14.53

Site Address:

Folly Works Folly Lane Whippingham

Site location



Site Description:

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

Stages A and B - Discounting

Environmental designations A1:

0.2ha to the west is located in a RAMSAR, SAC, SPA & SSSI associated buffer zones. A further 4.2ha to the east is located in a SINC and associated buffer. Therefore 4.4 ha has been removed from the assessment area. The developable area will need to be amended accordingly. The remainder of the site has no environmental designations. The site put forward is 14.53ha, this has been reduced to 10.13ha.

Discount

Discount

Discount

111301

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Flood zones/agricultural class/size:

2.0 ha of the site is located in flood zone 2 and/or 3. This has been removed from the assessment.

The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land

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

IPS153

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:

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: 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



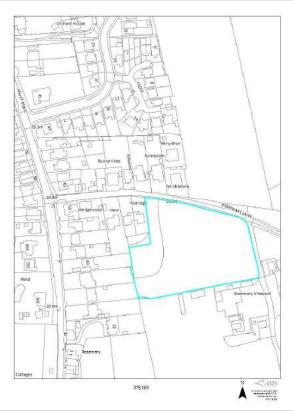
Site available if ticked

| SHLAA Site A | ssessme | nts - Developable | SHLAA Ref No: | PS153 | | |
|-----------------------------|--|--|---------------|-------|---|--|
| 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 applica | Not applicable | | | | |
| Stage E - Ass | essment | t - Achievability | | | | |
| Steering group's conclusion | | 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. | | | | |
| ndicative yield: | 99 | | | | ✓ Site achievable if ticked | |
| Stage F - Ass | essment | - SHLAA Panel Co | mments | | | |
| Panel comments: | addit and t | SHLAA panel did not agree with the steering group's conclusions making the following tional comments: Unlikely to happen due to remediation costs and issues over access the ability to develop. Better used as a lodge park. Whilst the site needs to be veloped, there is a question over deliverability and suitability. | | | | |
| Stage G - SH | LAA Con | clusion | | | | |
| Final conclusions: | recor come suital | Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments and consider that the site could still come forward in line with the existing permission or similar. It was concluded that the site is suitable for the purposes of SHLAA developable and could be considered for potential allocation. | | | | |
| The site is conside | red: Deve | opable | V | ✓ | Site could be considered for allocation if ticked | |
| | | | | | Site is suitable for BFR if ticked | |
| | | | | | | |

SHLAA Ref No: **IPS169** Site Area:

Site Address: Land at Rosemary Lane, Ryde

Site location



0.81

Site Description: The site is an area of scrub land on the edge of Ryde. It is bounded by trees and hedges and is gently sloping to the south.

Stages A and B - Discounting

☐ Discount Environmental designations A1: The site is 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

Discount

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Stage C - Assessment - Suitability

The site is located outside but immediately adjacent to the settlement boundary which Proximity to settlement:

is along the western and northern boundary

It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact: The site is not located in an AONB. Given the location of the site, close to other

housing and development any impact on landscape character will be reduced. The site

is gently sloping to the south.

Potential biodiversity impact: The site is not located in an environmental designation but is within the 3km radius of

Briddlesford Copse. The site is heavily scrubbed with some large trees within and to the boundaries of the site and is located directly south of a SINC. Further biodiversity

studies are likely to be required.

IPS169

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects: It is unclear if there is an access point off Rosemary Lane. The current planning

application (resolution to grant subject to legal agreement) includes demolition of a

house along Ashey Road.

Access to public transport: The site is located close to a bus stop. Ryde has a number of bus service options within

and to Newport and the wider area.

Access to pedestrian/ cycle: There is a public right of way to the east of the site which leads to a wider network, the

wider are also has cycle links to Newport.

Access to services/ facilities: Ryde has a full range of service and facilities

Access to open spaces: Swanmore Meadows is located immediately to the north.

Air quality sensitivities: None known Agricultural land class: The classification is Grade 3

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: No

Potential constraints to delivery: There is one landowner and there are no known covenants. The site currently

has a valid planning application (resolution to grant subject to legal agreement).

Access is also dependent on the neighbouring property.

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining

properties appear to benefit from connections to utility services.

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history: P/00417/16 - Demolition to demolition bungalow and build 9 dwellings and 5

flats. Resolution to grant subject to a legal agreement and achieving access

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary

Steering group's conclusion: The steering group concluded that the site is suitable for residential

development subject to access being achieved. It is immediately adjacent to the settlement boundary and located close to existing properties. The steering group also noted that the site has a current planning application, granted subject to a legal agreement. This application included land outside the SHLAA boundary.

✓ Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be

brought forward or developed.

Put forward for: The site has been put forward for general housing.

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is achievable subject to access, which could

come forward for 10-15 dwellings in years 6-10.

Indicative yield: 10-15 ✓ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Site is suitable subject to access and could be delivered earlier.

Stage G - SHLAA Conclusion

| Final conclusions: | Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA. Given the access aspects consider it developable but could come forward earlier. | | | |
|-------------------------|---|--|---|--|
| The site is considered: | Developable | | Site could be considered for allocation if ticked | |
| | | | Site is suitable for BFR if ticked | |

IPS183

SHLAA Ref No:

IPS183

Site Area:

6.14

Site Address:

Land north of Mill Road and east of High Street, Bembridge

Site location



Site Description: The site is a large level field on the edge of Bembridge. It is bounded by hedges to all sides with trees interspersed to the north eastern boundary.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

☐ 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 TPOs along the north eastern boundary along with an area TOP that extends into part of the site (TPO/2013/16). There is another single TPO to the south west of the site. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. Additional biodiversity studies may be required.

IPS183

Potential heritage impact: The site is not located in a conservation area. There is a listed building on the other

side of the road, Bembridge Lodge. As the site is near to a listed building, any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Site access aspects: The site has a current field access on to Mill Road. This would need improving to

provide suitable visibility splays.

Access to public transport: There is a bus stop close by. Route 8 - Newport | Robin Hill | Amazon World |

Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to

every 60 minutes | Sundays up to every 60 mins

Access to pedestrian/ cycle: There are network of public rights of way close to the site but there are no dedicated

cycle paths in close proximity. The immediate roads do not have pavements.

Access to services/ facilities: Bembridge has a number of local facilities in line with it being classified as a rural

service centre.

Access to open spaces: There are a number of public open space facilities nearby.

Air quality sensitivities:

None known

Agricultural land class: The classification is urban with a small area of Grade 3 to the western corner

area of Grade 5 to the Western corner

Mineral resources?: The top south western portion of the site is located within a mineral safeguarding area.

This will need to be considered further should the site be considered appropriate.

Is there a loss to employment: No

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site is within the settlement boundary where adjoining properties benefit

from connections to utility services.

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history: No apparent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary

of Bembridge which is a RSC. Bembridge has an adopted neighbourhood plan. It sets out that new development should be confined to small scale proposals. In terms of housing these should be within the settlement boundary or immediately adjacent to it, schemes of 1-9 and not exceeding 0.5 hectares. Development in the wider rural area should be meeting an identified rural need or re-use of buildings. Specialist housing proposals should be reflective of the housing need survey and any local need development should have a Bembridge

connection.

Steering group's conclusion:

The steering group concluded that the site is suitable. It is immediately adjacent to the settlement boundary is lovel with netential for suitable access entires.

to the settlement boundary, is level with potential for suitable access options.

The site also completes the 'block'.

✓ 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

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 A | ssessme | ents - Developable SH | ILAA KET NO: IPS183 | |
|---------------------|-------------|--|-----------------------------|---|
| Steering group's co | onclusions: | The steering group conclude should be considered. Final | | e. Opportunities for open space ars 1-5. |
| Indicative yield: | 100 | | | ✓ Site achievable if ticked |
| Stage F - Ass | essmen | t - SHLAA Panel Com | ments | |
| Panel comments: | shou | | ingful affordable Housing – | but question the yield advising 100+ in 1-10 years. It was also |
| Stage G - SHI | LAA Cor | ıclusion | | |
| Final conclusions: | cond | owing the panel discussions an cluded that the site is suitable sidered for potential allocation | for the purposes of SHLAA, | ment process the steering group developable and could be |
| | | | ✓ | Site could be considered for allocation if ticked |

☐ Site is suitable for BFR if ticked

The site is considered: Developable

IPS189

SHLAA Ref No:

IPS189

Site Area:

6

Site Address:

Land to the east of Football Club, Camp Road, Freshwater.

Site location



Site Description:

The site is a large field that is used for agriculture, there is a hedge to the road boundary and mixed timber, hedge and fence boundaries to the rest of the site. There are a few trees to the western boundary. The site is level to the north and gently rises to the south.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental designations A2:

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

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the settlement boundary which is on three sides of the site. (N, E, W).

It is brownfield/greenfield:

The site is a greenfield site with no structures of building within the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. The site is level to the north and located adjacent to other properties, the land does rise to the south so any design would need to take account of the levels.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation

IPS189

orders or significant trees within the site.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

Currently no known archaeological implications.

Site access aspects: Access is onto Camp Road and is just over 400m from the strategic road network.

Access to public transport: There are bus stops just outside the site.

Access to pedestrian/ cycle: There are a network of public rights of way in close proximity and there is an

intermittent footpath along the road on the opposite side of the site on Camp Road.

Access to services/ facilities: Freshwater has access to a good range of services and facilities.

Access to open spaces: Open Space (Outdoor Sports Facilities) to west of the site and marshes to the east

Air quality sensitivities: None known Agricultural land class: The land is classified as urban.

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: No

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining

properties appear to benefit from connections to utility services.

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history: Outline for 8 dwellings with vehicular access and parking, land between

Greystones and 2 Star Cottages, Camp Road, Freshwater, Refused appealed to the sectary of state appeal dismissed 9 June 2014 (P/00786/13/TCP/31526)

Overarching policy context: The site has the settlement boundary on three sides and is located just outside

Freshwater that has a good range of services. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to

enjoy independent living.

Steering group's conclusion: The steering group concluded that the site is suitable. The site is located outside

but immediately adjacent to the settlement boundary, the access potential is suitable and given the size of site options for mixed use could be considered.

✓ Site suitable if ticked

Site available if ticked

~

Stage D - Assessment - Availability

The site is immediately available, owned by developers with a reasonable prospect of development

taking place within 5 years. Once commenced could be achieved within 0-5 years

Put forward for: The site has been put forward for general housing / mixed development - housing led.

Conversion?: No

Availability:

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable.

| SHLAA SILE AS | sessments - Develo | Pable SHLAA REI NO: | IPS189 | |
|-------------------|---|-----------------------------|--------------------------------|--|
| ndicative yield: | 150 | | | Site achievable if ticked |
| Stage F - Asse | ssment - SHLAA Pai | nel Comments | | |
| anel comments: | additional comments: number of owners; nur | , | d with mainla d to consider | making the following nd developer; potentially a highways access, drainage and |
| Stage G - SHL | AA Conclusion | | | |
| inal conclusions: | • | is suitable for the purpose | | ent process the steering group evelopable and could be |
| | | | ~ | Site could be considered for |

The site is considered: Developable

allocation if ticked

 \square Site is suitable for BFR if ticked

IPS192

SHLAA Ref No:

IPS192

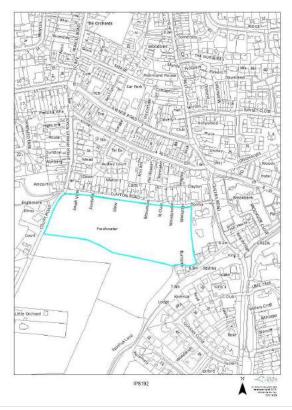
Site Area:

2.5

Site Address:

Land to South of Clayton Road, Freshwater (Land Area 1 on Plan)

Site location



Site Description:

The site is the edge part of an agricultural field located just outside the settlement boundary. There are hedges to the north and east with some tree within the hedges. The site is fairly level before sloping gently to the south,

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

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

Discount

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

IPS192

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:

Agricultural land class: The classification is urban None known

Mineral resources?:

The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: No

Potential constraints to delivery:

There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects:

The site is 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

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?:

Availability:

Not applicable

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable. Subject to access

and impact on the nearby junction development could be in the region of 30-50 dwellings. Design should incorporate a pavement and there should be no vehicular access to Clayton Road. FY30-50. Years 1-5

| Indicative yield: | 50-60 | ✓ | Site achievable if ticked |
|-------------------|-------|----------|---------------------------|
|-------------------|-------|----------|---------------------------|

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The site is considered:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Subject to highways, need to consider narrowness of Upper Princess Road and cost of changes to Court Road. Potentially more than one owner. Yield would be more like 15-20. Potential affordable housing scheme. More likely 6-10 years.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be

considered for potential allocation.

| Developable | |
|-------------|--|
| | |
| | |

☐ Site is suitable for BFR if ticked

Site could be considered for allocation if ticked

IPS198

SHLAA Ref No:

IPS198

Site Area:

0.3

Site Address:

Land at eastern end of Allotment Road, Niton

Site location



Site Description: The site is a small part of a larger field system at the end of Allotment Road. The fields is bounded by post and wire fencing and is currently planted.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental

designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,

scheduled ancient monument or RIGG.

Environmental designations A2: 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 on class 1 or 2 agricultural

land.

☐ Discount

Discount

☐ 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 show

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.

IPS198

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: 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: No recent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary

of a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to

housing sets out that infill is preferred as opposed to multi-unit schemes.

Steering group's conclusion: The steering group concluded that the site is suitable. The site is located outside

but immediately adjacent to the settlement boundary of a RSC. Niton is fairly

constrained as a RSC, opportunity for a small scheme.

✓ Site suitable if ticked

Stage D - Assessment - Availability

Site available if ticked

Availability: The site is immediately available and is owned by developers with a reasonable prospect of

development taking place within 5 years. Once commenced could be achieved within 5-10 years.

Put forward for: The site has been put forward for general housing.

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable. There is an

opportunity for a small scheme and continuation of houses along that road. Could be

delivered in years 0-5 with final yield of 5-7.

| SHLAA Site Ass | sessments - De | velopable SHLAA Ref N | lo: IPS198 | |
|------------------------|-------------------|---|---------------------|---|
| Indicative yield: | 6 | | | ✓ Site achievable if ticked |
| Stage F - Asses | sment - SHLAA | A Panel Comments | | |
| Panel comments: | | with the steering group's oct to access ownership | conclusions and pro | ovided the following |
| Stage G - SHLA | A Conclusion | | | |
| Final conclusions: | concluded that th | nel discussions and the ove ne site is suitable for the pu ptential allocation. | | ent process the steering group levelopable and could be |
| | | | ~ | Site could be considered for allocation if ticked |
| The site is considered | l: Developable | | | |
| | | | | Site is suitable for BFR if ticked |

IPS199

SHLAA Ref No:

IPS199

Site Area:

5.44

Site Address:

Land rear of 84 Wyatts Lane, Northwood, Cowes.

Site location



Site Description:

The site has a number of different areas, some wooded, some meadows and areas of scrub with an access track running through it. The boundaries are a mix of hedgerows, post and wire fencing and trees. The site generally slopes east to west and is close to residential, primary school, village green and areas of agriculture.

Stages A and B - Discounting

Environmental designations A1:

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:

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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the eastern boundary.

It is brownfield/greenfield:

The site is predominately cleat 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

IPS199

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:

None known

Agricultural land class: 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:

Availability:

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

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

| SHLAA Site A | Assessme | nts - Develop | able SHLAA Ref No: | IPS199 | |
|---------------------|---------------------------|---|---|--|--|
| Put forward for: | The site has | been put forward f | or general housing | | |
| Conversion?: | Not applica | ble | | | |
| Rural exception?: | Not applical | ole | | | |
| Stage E - Ass | essment | - Achievabili | ty | | |
| Steering group's co | onclusions: | Final yield in the re | | area and 15- | part and therefore achievable20 to the bottom depending on rs1-5 |
| Indicative yield: | 35-45 | | | | ✓ Site achievable if ticked |
| Stage F - Ass | essment | - SHLAA Pan | el Comments | | |
| Panel comments: | additi acces 10). I | onal comments: Si s. Do not consider Need to retain a but | te is suitable to extend II the left of the site to be | PS317 into th suitable. Tim mirroring vi | clusions making the following the top half of IPS199 though ings should be pushed back (6- llage green to the north. The boment in the area. |
| Stage G - SH | LAA Con | clusion | | | |
| Final conclusions: | concl | | suitable for the purpose | | nent process the steering group developable and could be |
| The site is conside | red: Devel | opable | | ✓ | Site could be considered for allocation if ticked |
| | | | | | Site is suitable for BFR if ticked |

IPS200

SHLAA Ref No:

IPS200

Site Area:

4.88

Site Address:

Acorn Farm, Horsebridge Hill, Newport

Site location



Site Description:

The site is an agricultural field with some structures to the west. The site slopes gradually from the north to the south of the site following the contour of the main road. The site is bounded by hedges and trees and there is a hedge within the site.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,

scheduled ancient monument or RIGG.

Environmental designations A2:

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

Discount

☐ Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along part of the south east corner.

It is brownfield/greenfield:

The site is an agricultural field with some structures to the west.

Potential landscape impact:

The site is not located in an AONB. The land gently slopes from north to south. There are residential properties to the south and west but there are views across the east over the Medina Valley. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The eastern section of the site is in a biodiversity

enhancement area.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects: The site is accessed via Horsebridge Hill, however any development would require an upgrading to the existing highway entrance. The strategic road network is located

along Horsebridge Hill.

Access to public transport: There s a bus stop in close proximity and is along Route1 - Newport | St Mary's

Hospital | Parkhurst | Northwood | Park & Ride | Cowes. This runs Mon - Sat up to

every 7 minutes | Sundays up to every 10 minutes

Access to pedestrian/ cycle: Whilst there are no public rights of way or cycle paths in close proximity, the area is

served by public foot ways and paths to the local road network.

Access to services/ facilities: Newport has a full range of services and facilities

Access to open spaces: There are a number of public open space facilities nearby.

Air quality sensitivities: None known Agricultural land class: The classification is Grade 3

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: No, but the area has in the past been allocated for employment

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining

properties appear to benefit from connections to utility services.

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history: 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

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.

development taking place within 5 years. Once commenced could be defined a within 5 years

Put forward for: The site has been put forward for general housing and mixed development (housing led)

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Stage D - Assessment - Availability

Steering group's conclusions: The site is achievable subject to access. Years 6-10. Final yield would be dependent on

mix of development across the site(s)

Indicative yield:

■ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following

| SHLAA Site Asse | ssments - Developable | SHLAA Ref No: | IPS200 | |
|-------------------------|--|---------------------|-------------|--|
| | additional comments: Concern | over viability, low | value area, | will depend on build cost. |
| Stage G - SHLAA | Conclusion | | | |
| Final conclusions: | Following the panel discussions concluded that the site is suital considered for potential allocat | ble for the purpose | | ment process the steering group developable and could be |
| The site is considered: | Developable | | ✓ | Site could be considered for allocation if ticked |

☐ Site is suitable for BFR if ticked

IPS215

SHLAA Ref No:

IPS215

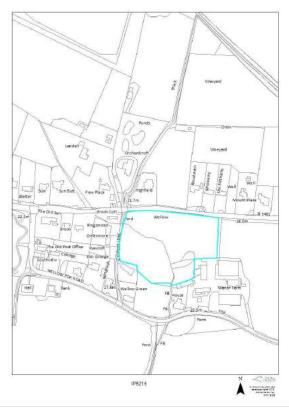
Site Area:

1.29

Site Address:

Manor Farm (West Field), Wellow Top Road, Wellow, Yarmouth, Isle of Wight PO41 0TB

Site location



Site Description:

The site is located in Wellow and the land rises from the north west up to the south and also rises from east to west. It is bounded to the east by young trees and hedges to the north and west and buildings to the south.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Discount

Discount

Environmental designations A2:

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.

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

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.

Stage C - Assessment - Suitability

Proximity to settlement:

Wellow does not have a settlement boundary.

It is brownfield/greenfield:

The site is currently agricultural with no buildings or structures.

Potential landscape impact:

The site is not located in an AONB. The site rises to the south, if development is considered appropriate, the impact on the wider area and views into and out of the

IPS215

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:

Agricultural land class: The classification is Grade 3 None known

Mineral resources?:

The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: No

Potential constraints to delivery:

There is 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

| SHLAA Site As | sessme | ents - Developal | ole SHLAA Ref No: | IPS215 | |
|-----------------------|-----------|-------------------|---|----------|--|
| Stage E - Asse | ssmen | t - Achievability | 1 | | |
| Steering group's con | clusions: | | oncluded that the site ield of 5-7 in years 6-1 | | nd achievable Preferably units |
| Indicative yield: | 5-7 | | | | ✓ Site achievable if ticked |
| Stage F - Asse | ssment | t - SHLAA Panel | Comments | | |
| Panel comments: | | | ith the steering group's ss and hedge will need | | s making the following dered. |
| Stage G - SHL | AA Con | clusion | | | |
| Final conclusions: | conc | | uitable for the purpose | | ment process the steering group developable and could be |
| | | | | ✓ | Site could be considered for |
| The site is considere | d: Deve | lopable | | | allocation if ticked |

 \square Site is suitable for BFR if ticked

IPS222

SHLAA Ref No:

IPS222

Site Area:

1.52

Site Address:

Land at Tithe Barn Farm, adjacent Newport Road, Chale

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:

The site is 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.

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Discount

Discount

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 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

IPS222

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.

There is limited public open space provision near by Access to open spaces:

Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known

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

It is unclear as to the number of landowners, no known covenants or legal issues Potential constraints to delivery:

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.

Stage D - Assessment - Availability

Site available if ticked

Site suitable if ticked

✓

The landowner/agent has confirmed the site is available but has not indicated when it might be Availability:

brought forward or developed.

The site has been put forward for general housing. This would need to be clarified in regards to the Put forward for:

| SHLAA Site A | ssessr | nents - Develo _l | pable SHLAA Ref No: | IPS222 | |
|---------------------|-----------------------|--|--|--|--|
| | scout bu | uilding and car park. | | | |
| Conversion?: | The barr | n may be able to be co | onverted. It is not clear | whether the scou | t hall is to remain. |
| Rural exception?: | This wou | uld need to be clarifie | d. | | |
| Stage E - Ass | essme | ent - Achievabi | lity | | |
| Steering group's co | onclusion | rs: The steering grou | up concluded that the sit | te is not suitable a | and therefore not achievable. |
| Indicative yield: | 5 | | | | ✓ Site achievable if ticked |
| Stage F - Ass | essme | ent - SHLAA Par | nel Comments | | |
| Panel comments: | cc cc be ur | omments: Without the ould improve viability of etween 5 and 10 units onlikely to look for a sit | is site there would be no of the garage. Some pot s. Small cottage style dev | o natural expansio tential for some sr | • |
| Stage G - SH | LAA C | onclusion | | | |
| Final conclusions: | re cc ar sit | econsidered the site in buld provide a small and and parking. Developm | n light of the panel's com mount of development t nent should be sensitivel | nments. They con to serve local nee ly designed. It wa | nt process the steering group sider that part of the site d, retaining the Scout Hall s concluded that part of the l be considered for potential |
| | | | | | ite could be considered for llocation if ticked |
| The site is conside | red: De | evelopable | | ☐ Si | te is suitable for BFR if ticked |

IPS226

SHLAA Ref No:

IPS226

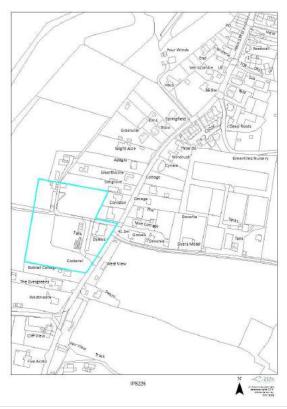
Site Area:

1.3

Site Address:

Westmeanth, Land at White Dymes, Main Road, Newchurch

Site location



Site Description:

The level site is a small area used for agriculture/horticulture. There are a number of dilapidated barns and greenhouses on the site. The site is bounded by a mix of shrubs and hedges and post and wire fencing.

Stages A and B - Discounting

Environmental designations A1:

The site is 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 this area this site will be reviewed.

Stage C - Assessment - Suitability

Proximity to settlement:

Newchurch has no settlement boundary.

It is brownfield/greenfield:

The site is greenfield with some dilapidated barns and greenhouses located within it.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

IPS226

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.

The site is not located in a conservation area and there are no listed buildings close by. Potential heritage impact:

Site access aspects: The site has an existing vehicular access with reasonable visibility, this is near a pinch

point in the road.

The nearest bus stop is some distance away (approx. 1.5km), located at Winford Cross. Access to public transport:

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.

Newchurch has a primary school, Peddlers cafe and a pub. Access to services/ facilities:

Access to open spaces: There are some open space provisions within Newchurch including Field of Hope

Nature Reserve

Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known

Mineral resources?: A small section to the south west corner of the site is located within a mineral

safeguarding area. This will need to be considered further should the site be

considered appropriate.

Is there a loss to employment: No loss of employment

Potential constraints to delivery: It is unclear as to the number of landowners, no known covenants or legal issues

have been raised.

Infrastructure capacity aspects: The site has some utilities but may require extensions to be factored in.

Potential compatibility impacts: The site is close to existing residential, whilst no compatibility issues are

envisaged, the site is on the edge of the area where the context of the area is

more rural.

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside the settlement boundary and in the wider rural area.

Steering group's conclusion: The steering group concluded that the site is not suitable. Agree that high grade

agricultural land should be protected. Note that the site is close to the built up area of Newchurch with some buildings located across the site. If following further investigation it is considered there is a need for additional housing in the

area and this has been demonstrated, then the site will be reconsidered.

✓ Site suitable if ticked

Site available if ticked

The landowner/agent has confirmed the site is available but has not indicated when it might be

Availability:

brought forward or developed.

Put forward for: The site has been put forward for general housing.

Conversion?: Not applicable

Rural exception?: To be determined

Stage E - Assessment - Achievability

Stage D - Assessment - Availability

Steering group's conclusions: The steering group concluded the site is not suitable and not achievable.

| SHLAA Site As | sessments - I | Developable SHLAA | Ref No: | IPS226 | |
|-----------------------|--|------------------------------|--------------------------|--------------------------|---|
| Indicative yield: | 10 | | | | ✓ Site achievable if ticked |
| Stage F - Asse | ssment - SHL | AA Panel Comme | nts | | |
| Panel comments: | comments: F | • | velopment (| • | usions making the following ne site. The site is not as high |
| Stage G - SHL | AA Conclusio | n | | | |
| Final conclusions: | reconsidered adjacent resident part of the considered adjacent resident part of the considered adjacent reconsidered adjacent recons | the site in light of the pan | el's comme evelopment | nts. Due to may be ap | nent process the steering group the proximity of the site to propriate. It was concluded elopable and could be |
| The site is considere | d: Developable | | | ✓ | Site could be considered for allocation if ticked |
| | | | | | Site is suitable for BFR if ticked |

IPS231

SHLAA Ref No:

IPS231

Site Area:

6.51

Site Address:

Land west of Sylvan Drive, Newport

Site location



Site Description: Site is located to north of Sylvan Drive, is identified as open fields with trees on the eastern, western and field boundaries. The land is undulating and is quite steeply sloping in places.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

Discount

Discount

Discount

monument or RIGG.

Environmental designations A2: 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.

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside but immediately adjacent to the current settlement

boundary which is along the east and south boundaries.

It is brownfield/greenfield: The site is greenfield, there are no buildings or structures located on the site

Potential landscape impact: The site is not located in an AONB. It is on the edge of the area with the western and

> northern extents set in a gap If development is considered appropriate, the impact on nearby houses, the wider area and views into and out of the site will need to be

considered and reflected in any design principles.

Potential biodiversity impact: The northern extent of the site along the boundary is directly adjacent to a SINC. There

are a number of trees along the boundary of the site, some of which have TPOs. These

include TPO/2008/34 Group Tree Preservation Order G1 & TPO/1986/24 Tree

Preservation Order T22 on a very small part of the site. Appropriate buffers will need

IPS231

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: None known. Agricultural land class: The classification is Grade 3

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: No

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining

properties appear to benefit from connections to utility services.

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history: No apparent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary

of Newport. which has access to a full range of service and facilities.

Steering group's conclusion: The steering group concluded that the site is suitable. The site is located outside

but immediately adjacent to the settlement boundary and could be suitable for

development with a number of potential access options.

✓ Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

Availability:

NO

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable. Overall would

be subject to access limitations on wider network.

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

| SHLAA Site Asse | essments - Developable SHLAA Ref No: | IPS231 | | |
|---|--|----------|---|--|
| Final conclusions: The site is considered: | 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. | | | |
| | Developable | V | Site could be considered for allocation if ticked | |
| | | | Site is suitable for BFR if ticked | |

IPS233

SHLAA Ref No:

IPS233

Site Area:

3.34

Site Address:

Land east of Gunville Road and west of playing fields, Newport

Site location



Site Description:

The site is a level field to the rear of existing residential development. The site has a mix of hedgerows and trees to the boundaries. There are residential properties to the west and a retail park to the south beyond the adjacent field.

The western extent of the site has forms site IPS161.

Stages A and B - Discounting

Environmental designations A1:

The site is 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:

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

Discount

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 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.

The site is not located in an environmental designation. There are no tree preservation Potential biodiversity impact:

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.

There is direct access from Gunville Road. Site access aspects:

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

Agricultural land class: The classification is Grade 3 Air quality sensitivities: None known

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: No

It is unclear as to the number of landowners. Potential constraints to delivery:

The site is immediately adjacent to the settlement boundary where adjoining Infrastructure capacity aspects:

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.

The site is the centre of Gunville which has access to some services and facilities Overarching policy context:

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

The landowner/agent has confirmed the site is available but has not indicated when it might be

brought forward or developed.

This would need to be clarified. Put forward for:

Conversion?: No

Availability:

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: 30 ✓ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

The SHLAA panel agreed with the steering group's conclusions making the following Panel comments:

additional comments: Could be 5-15 Years.

| Stage G - SHLAA | Conclusion | | | |
|-------------------------|--|----------|---|--|
| Final conclusions: | Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation. | | | |
| The site is considered: | Developable | ✓ | Site could be considered for allocation if ticked | |

IPS233

 \Box Site is suitable for BFR if ticked

SHLAA Site Assessments - Developable SHLAA Ref No:

IPS249

SHLAA Ref No:

IPS249

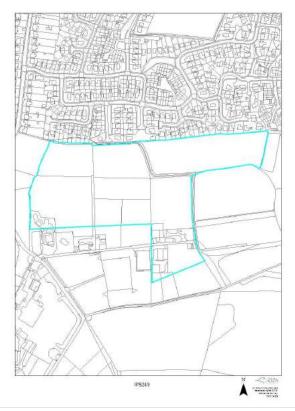
Site Area:

9.02

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

Discount

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 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.

IPS249

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:

None known

Agricultural land class: Most of the site is classified urban with a small section to the south classified as

Mineral resources?:

The southern half of the site is located within a mineral safeguarding area.

Is there a loss to employment: No

Potential constraints to delivery:

It is unclear as to the number of landowners, no known covenants or legal issues have been raised.

Infrastructure capacity aspects:

The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Potential compatibility impacts:

The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history:

No recent planning history.

Overarching policy context:

The site is located outside but immediately adjacent to the settlement boundary of Ryde/Binstead where there are a wide range of services and facilities.

Steering group's conclusion:

The steering group concluded that the site is suitable. The site is located immediately adjacent to the settlement boundary. There may be options for access but is unclear how and what the likely impact would be on the TPOs.

✓ Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be

brought forward or developed.

This would need to be clarified Put forward for:

Conversion?: There may be potential to convert some of the buildings if appropriate.

Rural exception?: 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

| SHLAA Site As | sessments - | Develop | pable SHI | LAA Ref No: | IPS249 | |
|-----------------------|----------------|--------------|---------------|----------------|--------------|--|
| | only. | Potential fo | or limited de | evelopment bu | t could come | e forward 1-5 years. |
| Indicative yield: | 45 | | | | | ✓ Site achievable if ticked |
| Stage F - Asse | ssment - SH | LAA Par | nel Com | ments | | |
| Panel comments: | additional o | _ | Need to res | | | making the following onsider the ownership of the |
| Stage G - SHL | AA Conclusi | on | | | | |
| Final conclusions: | concluded t | | is suitable f | or the purpose | | nent process the steering group developable and could be |
| The site is considere | d: Developable | 2 | | | ✓ | Site could be considered for allocation if ticked |
| | | | | | | Site is suitable for BFR if ticked |

IPS263

SHLAA Ref No:

IPS263

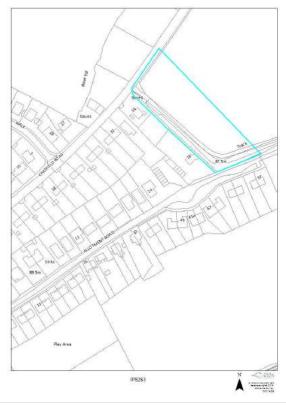
Site Area:

0.5

Site Address:

Land off Chatfeild Road & Allotment Road, Niton

Site location



Site Description:

The site is part of a larger agricultural grazing field on the outskirts of Niton. It is fairly flat with hedges to three sides. There is residential to the immediate south east and south west and can be accessed from either Chatfeild Road or Allotment Road.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,

scheduled ancient monument or RIGG.

Environmental designations A2:

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 on class 1 or 2 agricultural

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the south western boundaries.

It is brownfield/greenfield:

The site is greenfield, there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB but is located in close proximity to it. The land is fairly level and has residential properties to the south west and south east. Whilst it is located on the edge of the settlement it has a fairly rural feel. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site is bounded by hedges and may need to

IPS263

be considered in terms of any biodiversity benefits.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

Previous archaeological comments have noted that an earthwork HER 4841 lies within

part of the area

Site access aspects: The site can be accessed of both Chatfeild Road and Allotment Road.

Access to public transport: There are bus stops within the village of Niton. They run Mon - Sat 5 journeys &

Sundays 3 journeys

Access to pedestrian/ cycle: There are public rights of way in the area of the site that extend into the wider

countryside and AONB.

Access to services/ facilities: Niton has a range of facilities in line with it being a RSC.

Access to open spaces: There are some open space provisions within Niton and there is access to the wider

countryside.

Air quality sensitivities: None Known Agricultural land class: The classification is Grade 4.

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: No

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining

properties appear to benefit from connections to utility services. Drainage may

need further investigation.

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged.

There are power lines that cross the centre of the site.

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary

of a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.

Steering group's conclusion: The steering group concluded that the site is suitable if considered with part of

IPS114. There are concerns over the small site and the ability to deliver an appropriate layout in isolation when taking the neighbouring context into account. Could be considered suitable if considered in combination with

adjacent site IPS114.

Site suitable if ticked

Site available if ticked

The site is immediately available and is owned by developers with a reasonable prospect of

development taking place within 5 years. Once commenced could be achieved within 5-10 years

Put forward for: The site has been put forward for general housing.

Conversion?: Not applicable

Rural exception?: No

Availability:

Stage E - Assessment - Achievability

Stage D - Assessment - Availability

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.

| SHLAA Site Ass | sessments - Developable SHLAA Ref No: | IPS263 |
|------------------------|--|---|
| Indicative yield: | 5 | ✓ Site achievable if ticked |
| Stage F - Asses | ssment - SHLAA Panel Comments | |
| Panel comments: | The SHLAA panel agreed with the steering ground additional comments: Need to consider IPS19 conclusions of IPS114 | |
| Stage G - SHLA | AA Conclusion | |
| Final conclusions: | Following the panel discussions and the overal concluded that the site is suitable for the purpoconsidered for potential allocation. | I SHLAA assessment process the steering group oses of SHLAA, developable and could be |
| The site is considered | d: Developable | Site could be considered for allocation if ticked |
| | | ☐ Site is suitable for BFR if ticked |

IPS271

Site Area:

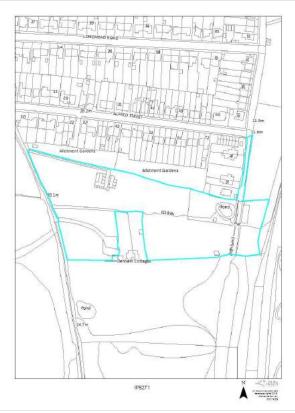
1.68

Site Address:

SHLAA Ref No:

Land off Quarry Road, Ryde

Site location



Site Description:

The site on the edge of Ryde is a large area of scrub land and grass areas sloping from west to east. The boundaries are a mix of hedgerows, scrub and wire fencing. The site is located outside the settlement boundary but is immediately adjacent to it on a small section to the north. There are allotments that separate the site from running continuously along the settlement boundary. To the north of the site beyond the allotments is residential and to the south a nature reserve.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

Discount

Discount

Discount

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: 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.

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

IPS271

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 Lame or along Longmead Road. The railway line runs along the eastern boundary with St Johns Station to the north.

Access to pedestrian/ cycle:

There is a public right of way (R103) to the east of the site. This could be affected by any vehicle access to the site.

Access to services/ facilities:

Ryde town centre is within walking distance.

Access to open spaces:

The open space audit identifies the allotments to the north and west. There is a SINC with public access to the south. There is also common land to the south.

Air quality sensitivities:

none known

Agricultural land class: The site is classified as urban

Mineral resources?:

The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: No

Potential constraints to delivery:

There are 2 landowners for which the agent is acting on behalf of. There are no known covenants or legal issues.

Infrastructure capacity aspects:

The site is close to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Potential compatibility impacts:

The railway line runs along the eastern boundary, so consideration would need to be given to noise and impacts on the railway operations.

Brief planning history:

Availability:

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

The site is immediately available, is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years

| SHLAA Site A | Assessme | nts - Developable s | HLAA Ref No: | IPS271 | |
|---------------------|--------------|---|------------------|-------------|--|
| Put forward for: | The site has | been put forward for gener | al housing. | | |
| Conversion?: | No | | | | |
| Rural exception?: | No | | | | |
| Stage E - Ass | sessment | : - Achievability | | | |
| Steering group's c | onclusions: | The steering group conclud achieve reasonable numbe | | suitable ar | d achievable. The site could |
| Indicative yield: | 50 | | | | ✓ Site achievable if ticked |
| Stage F - Ass | essment | - SHLAA Panel Con | nments | | |
| Panel comments: | addit | HLAA panel agreed with the ional comments: Lower endove where it narrows. | | | |
| Stage G - SH | LAA Con | clusion | | | |
| Final conclusions: | concl | wing the panel discussions a uded that the site is suitable dered for potential allocatio | for the purposes | | nent process the steering group developable and could be |
| The site is conside | ered: Devel | opable | | V | Site could be considered for allocation if ticked |
| | | | | | Site is suitable for BFR if ticked |

IPS286

SHLAA Ref No:

IPS286

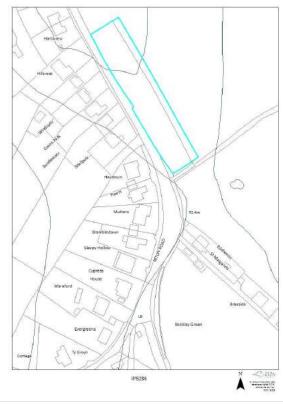
Site Area:

0.29

Site Address:

Site of former Southview Cottages, Niton Road, Rookley

Site location



Site Description: The site is a gently sloping site on the outskirts of Rookley. It is a linear piece of grass/scrub land fronting the road opposite a line of detached dwellings that are predominately at a lower level.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone,

NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG

Environmental designations A2: 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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside but immediately adjacent to the current settlement

boundary which is along the west and south boundaries.

It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact: The site is not located in an AONB. It slopes down from the north to the south and is

outside the settlement boundary where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into

and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders or larger trees within the site.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

| SHLAA Site A | Assessme | nts - D | evelopa | able SH | HLAA Ref N | o: | PS286 | | |
|----------------------|------------------------|----------------------|--|------------|----------------------------|-----------|--------------|-----------|--|
| Site access aspects | s: | | vould be or visibility. | nto the n | nain road w | hich is | located cl | lose to a | a bend to the south that |
| Access to public tr | ransport: | | 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 pedestri | an/ 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 service o | | to a nur | mber of ser | vices a | nd facilitie | es associ | ated with it being a rural |
| Access to open sp | aces: | There ar | e some pul | blic open | space facil | lities ne | earby. | | |
| Air quality sensitiv | rities: | None kn | iown | Agricu | Iltural land | class: | The classif | ication i | s Grade 3 |
| Mineral resources | ?: | The site | is not locat | ted in a r | mineral or r | minera | l safeguard | ding are | a |
| Is there a loss to e | mployment: | No | | | | | | | |
| Potential constrain | nts to deliver | y: Th | here is one | landowr | ner and the | re are | no known | covena | nts or legal issues. |
| | | | here is a po n outlet pip | | e on the we | est bou | ndary and | a boggy | , area to the south with |
| Infrastructure cap | acity aspects | | | | ther proper be factored | | is likely th | at exter | nsions to existing utility |
| Potential compati | bility impact | er | | | _ | | | | bility issues are context of the area is |
| Brief planning hist | ory: | No | o apparent | planning | g history. | | | | |
| Overarching policy | / context: | | ne site is loo oundary of | | | nmedia | ately adjac | ent to t | he current settlement |
| Steering group's c | onclusion: | IP | S349. The | site is lo | | ent to | the settle | | n conjunction with bundary of this RSC. |
| | | | | | | | | ✓ | Site suitable if ticked |
| Stage D - As | sessmen | t - Ava | ilability | • | | | | ✓ | Site available if ticked |
| Availability: | The landow brought for | | | med the | site is avail | lable b | ut has not | indicate | ed when it might be |
| Put forward for: | The site has | been put | t forward fo | or gener | al housing. | | | | |
| Conversion?: | No | | | | | | | | |
| Rural exception?: | No | | | | | | | | |
| Stage E - Ass | essment | : - Achi | ievabilit | ty | | | | | |
| Steering group's co | | The stee | ering group | conclud | | | | | evable. The final yield 49. Years 1-5/6-10. |
| Indicative yield: | 5 | | | | | | | ✓ | Site achievable if ticked |

Stage F - Assessment - SHLAA Panel Comments

The SHLAA panel agreed with the steering group's conclusions making the following Panel comments:

additional comments: Need to link this site to the adjacent site IPS239.

| SHLAA Site Asse | ssments - Developable | SHLAA Ref No: | IPS286 | |
|-------------------------|---|---------------------|-------------|---|
| Stage G - SHLAA | Conclusion | | | |
| Final conclusions: | Following the panel discussions concluded that the site is suital conjunction with adjacent site, | ole for the purpose | s of SHLAA, | • |
| The site is considered: | Developable | | V | Site could be considered for allocation if ticked |

 \Box Site is suitable for BFR if ticked

IPS297

SHLAA Ref No:

IPS297

Site Area:

3.71

Site Address:

Land at St John's Road, Wroxall

Site location



Site Description:

The site is agricultural land with trees and hedges bounding the site and is well screened form the road. The site slopes from the north east to the south west boundary and is a steeper towards the south/south west point of the site.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental

designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,

scheduled ancient monument or RIGG.

Environmental designations A2: 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

iand

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside but immediately adjacent to the current settlement

boundary which is along the east and part south boundaries.

It is brownfield/greenfield: The site is greenfield, there are no buildings or structures located on the site

Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural and rural. If development is considered appropriate, the impact on the wider area and views into and out of the

site will need to be considered and reflected in any design principles.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders but there are some larger trees within the site.

IPS297

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

There are some public open space facilities nearby. Access to open spaces:

Agricultural land class: The classification is Grade 3 None known

Mineral resources?: There is an area to the north west within the site that is located within the minerals

safeguarding area.

Is there a loss to employment: No

Air quality sensitivities:

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining

properties appear to benefit from connections to utility services.

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary

of Wroxall which is a RSC.

Steering group's conclusion: The steering group concluded that the site is suitable in part. The site is located

> outside but immediately adjacent to the settlement boundary. There is potential for development on part of the site given the sloping nature. Any development should reference the existing pattern of development as a starting point. Any

development should incorporate a single access point.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

The landowner/agent has confirmed the site is available but has not indicated when it might be

brought forward or developed.

The site has been put forward for general housing Put forward for:

Conversion?: Not applicable

Rural exception?: Unclear

Availability:

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable. Potential

numbers dependent on sloping nature, years 6-10.

Indicative yield: 20 Site achievable if ticked

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following

additional comments: Vectis has stock holding in Wroxall and do not have difficulty letting. -

Years 6-10. - Suitable for longer term as brownfield sites in centre.

Stage G - SHLAA Conclusion

| Final conclusions: | Following the panel discussions and the overall SHLAA assessment process the steering group |
|--------------------|--|
| | concluded that the site is suitable in part for the purposes of SHLAA, developable and could |

be considered for potential allocation.

| | be considered for potential and | Cation. | |
|-------------------------|---------------------------------|----------|---|
| The site is considered: | Developable | ✓ | Site could be considered for allocation if ticked |
| | | | Site is suitable for BFR if ticked |

SHLAA Ref No: IPS307 Site Area:

Land south of 45 Noke Common, Newport, PO30 5TY

Site location

Site Address:



7

Site Description:

The site comprises of a number of agricultural, grazing areas and paddocks with a mix of outbuildings. The site is bounded by hedges some interspersed with trees. The area is elevated from the area to the south with views across to Newport.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG.

Environmental designations A2: 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

iand

Discount

Discount

☐ Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside but immediately adjacent to the current settlement

boundary which is along the east boundaries.

It is brownfield/greenfield: The site is mostly greenfield with a small area of brownfield that relates to the storage

area

Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the

outskirts of the area where the land is more agricultural. The area is elevated from the

area to the south with views across to Newport.

Potential biodiversity impact: The site is not located in any environmental designations. There are a number of trees

with TPOs along the eastern boundary. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. There are some

buildings within the site that may require bat surveys.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects: The site has access onto Noke Common Road

Access to public transport: There s a bus stop in close proximity on Horsebridge Hill and is along Route1 -

Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes. This

runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to pedestrian/ cycle: There are no public rights of way or cycle links close by and the immediate roads do

not benefit from footpaths although there are grass verges.

Access to services/ facilities: Newport has a full range of services and facilities

Access to open spaces: There are a number of public open space facilities in the wider area.

Air quality sensitivities: None known Agricultural land class: The classification is Grade 3

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: The site is not an allocated employment site but there is a small area of employment

on the site

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site has some utilities but extensions would need to be factored in.

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history: Two detached dwellings with vehicular access, land adjacent 17 Noke Common, Newport, conditional approval 19 January 2016 (TCP/32482/P/01432/15).

Demolition of barns, storage units and stable building; proposed development of six dwellings, car ports, parking and landscaping. Noke Common Dairy, 45 Noke

Common, Newport. Conditional approval 17 April 2018

(P/00112/18/TCP/28938/K)

Overarching policy context: The site is located outside but immediately adjacent to the current settlement

boundary.

Steering group's conclusion: The steering group concluded that the site is suitable for development, although

acknowledge that there may be potential access issues onto the wider road

network that need to be overcome.

✓ Site suitable if ticked

Site available if ticked

~

Stage D - Assessment - Availability

The site is immediately available with a reasonable prospect of development taking place within 5

years. Once commenced could be achieved within 6-8 years

Put forward for: The site has been put forward for general housing.

Conversion?: This would need to be determined

Rural exception?: No

Availability:

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable. Years 6-10.

Final yield would be dependent on mix of development across the site(s).

Indicative yield:

✓ Site achievable if ticked

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following

additional comments: Concerns regarding access onto Horsebridge Hill, viability in relation to access improvements and low values, wider network issues and drainage problems. Could

elongate the delivery period to 6 + (split site north/south)

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be

| | considered for potential allocation. | | |
|-------------------------|--------------------------------------|----------|---|
| The site is considered: | Developable | ✓ | Site could be considered for allocation if ticked |
| | | | Site is suitable for BFR if ticked |

IPS310

SHLAA Ref No:

IPS310

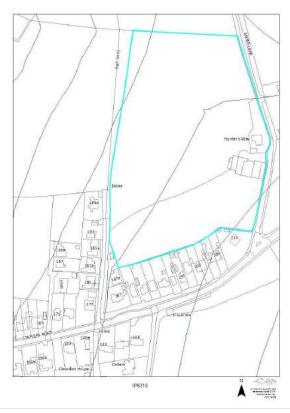
Site Area:

3.75

Site Address:

Land at Hunters Way (1), off Staplers Road, Newport

Site location



Site Description:

The site is agricultural fields bounded with hedgerows and trees around the site and separating the two area. There are a number of larger trees within the site and corrugated barns to the east. The land falls away gently in a north-westerly direction with far reaching views to the countryside and towns to the west.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG.

Environmental designations A2: 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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside but immediately adjacent to the current settlement

boundary which is along the west and south boundaries.

It is brownfield/greenfield: The site is greenfield with a number of corrugated barns to the east boundary.

Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the

outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the

site will need to be considered and reflected in any design principles

Potential biodiversity impact: The site is not located in an environmental designation but is within the 3km radius of

Briddlesford Copse. There are no TPOs on the site but there are a number of trees

IPS310

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:

Agricultural land class: The classification is Grade 3 None known

Mineral resources?:

The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: No

Potential constraints to delivery:

There is 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

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Site available if ticked

Stage D - Assessment - 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?: Nο

Availability:

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that if the lower half (south of hedge) comes forward in isolation the final yield could be 10-15 and subject to access could be achieved in years 6-10. If part of a wider scheme final yield would be dependent on wider layout and uses.

| SHLAA Site As | sessments - D | Developable | SHLAA Ref No: | IPS310 | |
|------------------------|----------------|-------------|-----------------------|----------|--|
| Indicative yield: | 10-15 | | | | Site achievable if ticked |
| Stage F - Asses | ssment - SHL | AA Panel Co | omments | | |
| Panel comments: | additional con | • | Il to link with IPS31 | | making the following a scheme of 40 homes and |
| Stage G - SHLA | AA Conclusio | n | | | |
| Final conclusions: | concluded tha | • | ble for the purpose | | ent process the steering group evelopable and could be |
| | | | | ✓ | Site could be considered for |
| The site is considered | d: Developable | | | | allocation if ticked |

☐ Site is suitable for BFR if ticked

IPS311

SHLAA Ref No:

IPS311

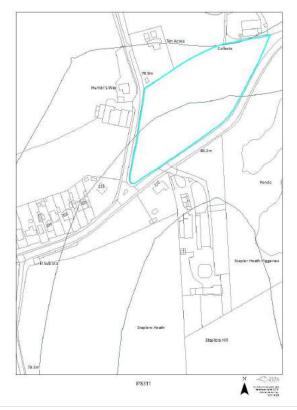
Site Area:

1.19

Site Address:

Land at Hunters Way (2), off Staplers Road, Newport

Site location



Site Description:

The site is an agricultural field that is bounded with hedgerows and trees along Mews Lane, the Staplers Road and the north boundaries. The land falls away gently in a north-westerly direction with far reaching views to the countryside and towns to the west.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,

scheduled ancient monument or RIGG.

Environmental designations A2:

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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is at the south west corner of the site.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there are a number of trees and mature hedgerows along the boundaries. Further biodiversity studies may be required.

IPS311

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: None known Agricultural land class: 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: 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

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?: No

Availability:

Rural exception?: 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.

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

| SHLAA SITE ASSE | ssments - Developable | SHLAA RET NO: | IPS311 | |
|-------------------------|---|--------------------|----------|--|
| | homes) and new access. | | | |
| Stage G - SHLAA | Conclusion | | | |
| Final conclusions: | Following the panel discussion concluded that the site is suita considered for potential alloca | ble for the purpos | | nent process the steering group developable and could be |
| The site is considered: | Developable | | ✓ | Site could be considered for allocation if ticked |
| | | | | Site is suitable for BFR if ticked |

IPS318

SHLAA Ref No:

IPS318

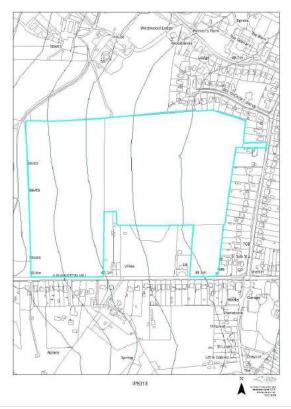
Site Area:

15.5

Site Address:

Land adjoining Lushington Hill & Hunters Way, Wootton

Site location



Site Description:

The site is a series of fields just outside Wootton. The site is fairly level and is bounded by hedgerows and trees. The site is located along the main road and has houses to the east and south. Part of the site has the benefit of planning permission, this is to the east of the site.

Stages A and B - Discounting

Environmental designations A1:

The site is 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 located immediately adjacent to ancient woodland on the western boundary. The buffer extends just beyond the site boundary and should not significantly impact on any developable area.

Environmental designations A2:

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 on class 1 or 2 agricultural land.

Discount

Discount

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 and part of the north boundary.

It is brownfield/greenfield:

The site is greenfield, there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. The land is fairly level with properties to the south and across the road. The site is on the edge of the settlement with a semi-rural feel having lots or trees and greenery in the vicinity. If development is considered

IPS318

appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is immediately adjacent to an ancient woodland. The hedges may need further biodiversity investigation.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects:

Access could be onto Lushington Hill subject to visibility or Palmers Road subject to the current planning permission.

Access to public transport:

The site is along Route 9, this is the Newport to Ryde service. Running from Newport | Fairlee/Staplers | Wootton | Binstead | Ryde. It runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to pedestrian/ cycle:

There are network of public rights of way and cycle links in the wider area. There are however no footpaths along Lushington Hill on the site side but is one on the opposite side.

Access to services/ facilities:

Wootton has access to a number of services and facilities associated with it being a rural service centre

Access to open spaces:

Wootton recreation ground is to the east of the site when accessed from Palmers Road.

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

There is a section in the middle of the site that is in a mineral safeguarding area. This will need to be considered further if the site is considered appropriate.

Is there a loss to employment: No

Potential constraints to delivery:

It is unclear as to the number of landowners, no known covenants or legal issues have been raised.

Infrastructure capacity aspects:

The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Potential compatibility impacts:

The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history:

Part of the site has permission (The south east) - Nine dwellings, access road and landscaping, land between 6 and 18 Lushington Hill, Wootton Bridge, Ryde, conditional approval 31October 2017 (TCP/33137/P/00767/17

Overarching policy context:

The site is located outside but immediately adjacent to the settlement boundary of Wootton which is a RSC.

Steering group's conclusion:

The steering group concluded that the site is suitable. The site is located outside but immediately adjacent to the settlement boundary. There is potential for development but would need to be high quality design and over a longer period with appropriate buffers to the ancient woodland and retain hedges due to bats. Part of the site has permission (The south east).

Site suitable if ticked

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:

The site has been put forward for general housing.

Conversion?:

Not applicable

Rural exception?: This will need to be determined

| SHLAA Site Assessments - Developable SHLAA Ref No: | IPS318 |
|--|--------|

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is achievable noting there is potential for development across the site. To the east during the early part of the plan and the west during the later part. The west would need to incorporate appropriate buffers to the ancient woodland and retain hedges across the site due to bats. Further investigation would be required as to the access and this would need to be off Lushington Hill. Palmers could only be considered as a secondary access.

| Indicative yield: 75 | | \checkmark | 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

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

| | | \checkmark | Site could be considered for |
|-------------------------|-------------|--------------|------------------------------|
| The site is considered: | Developable | | allocation if ticked |

Site is suitable for BFR if ticked

Site Area:

0.48

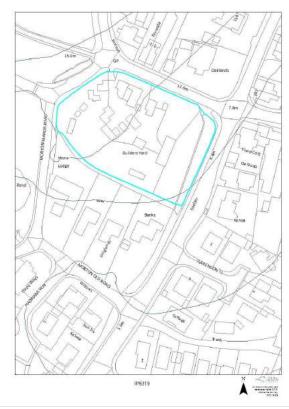
Site Address:

SHLAA Ref No:

The Builder's Yard, Yarbridge, Brading

IPS319

Site location



Site Description:

The site was historically a builders yard but has been disused for some time and has now become overgrown with a number of large trees within and bounding the site. The site is predominately bounded by a series of tall trees and hedges that screen the site. It is elevated from Morton Manor Road. The site slopes down from the north west boundary to the south east boundary

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

Discount

Discount

Discount

monument or RIGG.

Environmental designations A2: 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.

Stage C - Assessment - Suitability

Proximity to settlement: The site is located within the settlement boundary. The site is currently well screened

> and is located in an elevated position looking over Morton Manor Road with views across to Morton Manor and its grounds. Although the site is within Brading

settlement boundary it is surrounded by low density

It is brownfield/greenfield: The site was historically a builders yard but has been disused for some time and has

now become overgrown. There are some small corrugated and wooden structures on

site. All of which are in a state of disrepair.

Potential landscape impact: The site is located in the AONB. If deemed appropriate any development should seek

to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness,

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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 ion close proximity to Morton Manor and a listed wall. The site lies adjacent to HER 3582, the landscape gardens at Morton Manor.

Site access aspects:

The site can be accessed from The Mall side of the site near the junction of Morton Manor Road and Adgestone Lower Road. Visibility issues are likely in this area. Would require removal of a number of trees

Access to public transport:

The site is located in close proximity to a bus stop. This is along Route 2, Newport to Ryde. The route being Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde. The services runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to pedestrian/ cycle:

There are network of public rights of way within and adjacent to the town. There are no dedicated cycle paths in close proximity.

Access to services/ facilities:

Brading has a number of local facilities in line with it being classified as a rural service centre.

Access to open spaces:

Brading has a number of public open space choices including the Roman Villa and Brading Down.

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: No, the site has been disused for some time

Potential constraints to delivery:

There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects:

The site is within the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Potential compatibility impacts:

The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history:

No apparent planning history.

Overarching policy context:

The site is located within the settlement boundary. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area.

Steering group's conclusion:

The steering group concluded that the site is suitable. The site is located within the settlement boundary and appropriate for some development. Tree and ecology surveys will be required to ascertain the developable area. Any development should utilise the trees within the design and plan the site around them. There are potential access constraints which need further investigation.

| SHLAA Site A | Asses | ssme | nts - [| Develo | pable | SHLAA Ref | f No: | IPS319 | | | |
|---------------------|---------|---------|---|-------------------------|-----------|---------------|------------|--------------|--------|----------|---|
| | | | | | | | | | | ✓ | Site suitable if ticked |
| Stage D - As | sessi | men | t - Ava | ailabili [.] | ty | | | | | ✓ | Site available if ticked |
| Availability: | | | | nt has con developed | | the site is a | vailable | but has no | ot ind | icate | ed when it might be |
| Put forward for: | The s | ite has | te has been put forward for general housing | | | | | | | | |
| Conversion?: | Not a | pplica | pplicable | | | | | | | | |
| Rural exception?: | This v | vill ne | ed to be | determin | ed | | | | | | |
| Stage E - Ass | sessr | nent | : - Ach | ievabi | lity | | | | | | |
| Steering group's c | conclus | ions: | The ste | ering grou | up concl | uded that t | the site i | s suitable a | and a | chie | vable |
| Indicative yield: | 5 | | | | | | | | | ✓ | Site achievable if ticked |
| Stage F - Ass | sessn | nent | - SHL | AA Paı | nel Co | mment | ts | | | | |
| Panel comments: | | addit | ional cor | nments: | Woodla | _ | ment pla | | | | the following alance, trees and |
| Stage G - SH | ILAA | Con | clusio | n | | | | | | | |
| Final conclusions: | | concl | uded tha | • | is suital | ble for the p | | | | • | ocess the steering group able and could be |
| The site is conside | ered: | Devel | opable | | | | | V | 0.1 | | ould be considered for tion if ticked |
| | | | | | | | | | Sit | e is | suitable for BFR if ticked |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

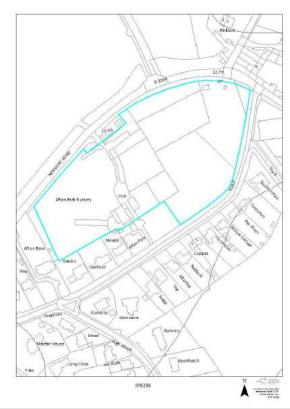
IPS336 Site Area:

The Apple Farm, Newport Road, Freshwater

Site location

Site Address:

SHLAA Ref No:



2.68

Site Description: The site is on the outskirts of Freshwater and is known as the Apple Farm and specialises in weddings and special events. The site used to the be an orchard although this use has since ceased.

Stages A and 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

Discount

Discount

Discount

monument or RIGG.

Environmental designations A2: 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

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside the settlement boundary.

It is brownfield/greenfield: The site is predominately greenfield with some brownfield elements. The site has

various single storey structures and a larger building to the south that is used for

events.

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

IPS336

but there are a number of large trees individual and groupings that need to be considered.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects:

The site has a current access along Newport Road, there is poor visibility to the east and reasonable to the west. The road at this point is 40mph.

Access to public transport:

There are no regular buses that serve the 'Middle Road'. There is a bus stop along Afton Road, this is Route 12 and serves Newport | Shorwell | Brighstone | Freshwater Bay | Freshwater | Totland | Alum Bay and runs Mon - Fri 5 journeys | Saturdays 4 journeys

Access to pedestrian/ cycle:

There are network of public rights of way within and adjacent to Freshwater and dedicated cycle paths in close proximity. The roads immediate to the site do not have pavements.

Access to services/ facilities:

Nearby Freshwater has a number of services and facilities

Access to open spaces:

There are a number of public open space facilities within Freshwater

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

The south west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment: The site is not an allocated employment site but there will be a loss of employment

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

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:

Availability:

The site has been put forward for general housing, affordable housing and sheltered/retirement

| SHLAA Site A | Assessme | nts - Developable | SHLAA Ref No: | IPS336 | | | | |
|-------------------------------|----------------------------------|--|---|-------------------------------|--|--|--|--|
| | accommodation. | | | | | | | |
| Conversion?: | This would need to be determined | | | | | | | |
| Rural exception?: | ?: No | | | | | | | |
| Stage E - Ass | sessment | - Achievability | | | | | | |
| Steering group's conclusions: | | The steering group concl development it is not ach | | te is not suita | able for residential | | | |
| Indicative yield: | 7-10 | | | | ✓ Site achievable if ticked | | | |
| Stage F - Ass | essment | - SHLAA Panel Co | mments | | | | | |
| Panel comments: | follow Newp | ving comments: Possible | frontage developm ad if ownership is r | nent off Man not an issue. | roup's conclusions making the or Road but with access off Could be possible to gain an ess site. | | | |
| Stage G - SH | LAA Con | clusion | | | | | | |
| Final conclusions: | recon fronta | sidered the site in light of | the panel's comm anor Road and is s | ents. They c uitable in pa | nent process the steering group oncluded it could provide some rt for the purposes of SHLAA, | | | |
| The site is conside | red: Devel | opable | | V | Site could be considered for allocation if ticked | | | |
| | | | | | Site is suitable for BFR if ticked | | | |

IPS337

SHLAA Ref No:

IPS337

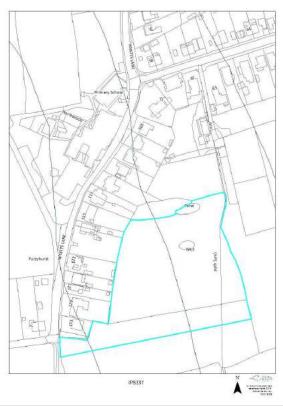
Site Area:

1.4

Site Address:

Luton Farm (East of Wyatts Lane), Northwood, Cowes

Site location



Site Description: The site is an agricultural field used for grazing. The site is bounded by hedges and trees to 2 sides, a mix of boundaries to the residential boundary and an open boundary to the south.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

> including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

Discount

Discount

Discount

monument or RIGG.

Environmental designations A2: 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.

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside but immediately adjacent to the current settlement

boundary which is adjoining the north west corner.

It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact: The site is not located in an AONB. Given the location of the site, close to other

> housing and screened to the north by trees any impact on landscape character will be reduced. However, the impact on the wider area and views into and out of the site will

need to be considered and reflected in any design principles

Potential biodiversity impact: The site is not located in any environmental designations. There is a tree with TPO

> along the western boundary and a number of other trees to the boundaries of the site that will need to be taken into account. There is a small pond well and an area of more

scrubby land to the north. Relevant biodiversity studies may be required.

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Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by

Site access aspects: Access will need to be achieved but could be onto Wyatts Lane

Access to public transport: The site is some distance from the nearest bus stop. This is along the main strategic

road network and is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays

up to every 10 minutes

Access to pedestrian/ cycle: There is a public right of way running north south through the site on the eastern

edge. There are dedicated cycle links in the wider area. There is no pavement to

Wyatts Lane.

Access to services/ facilities: Northwood has some facilities and Cowes further to the north has a range of services

and facilities

Access to open spaces: There are some public open space facilities nearby.

Air quality sensitivities: None known Agricultural land class: The classification is urban

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: No

Potential constraints to delivery: There is more than one landowner but there are no known covenants or legal

issues. There are power lines to the south.

Infrastructure capacity aspects: The site is immediately adjacent to other properties which appear to benefit

from connections to utility services

Potential compatibility impacts: The site is close to existing residential, whilst no compatibility issues are

envisaged, the site is on the edge of the area where the context of the area is

more rural.

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary

Steering group's conclusion: The steering group concluded that the site is suitable subject to the access. The

site is immediately adjacent to the settlement boundary and has residential to the east. Development should be set back from the existing northern hedge to retain a landscape buffer. Development density should be similar to that to the

south along Wyatts Lane and should follow a landscape setting.

✓ Site suitable if ticked

Site available if ticked

~

Stage D - Assessment - Availability

The site is not immediately available for development but is likely within 5 years with a reasonable

prospect of development taking place within 5 years.

Put forward for: The site has been put forward for general housing, mixed development (housing led) and

affordable housing

Conversion?: Not applicable

Availability:

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable. The final yield

could be in the region of 6-8 and could come forward in years 1-5

| SHLAA Site As | ssessments - [| Developable SHLAA Ref No: | IPS337 | |
|--------------------|--|--|----------------|--|
| Indicative yield: | 15 | | | ✓ Site achievable if ticked |
| Stage F - Asse | essment - SHL | AA Panel Comments | | |
| Panel comments: | | nel did not agree with the steering ccess is poor with poor connection | | 9 |
| Stage G - SHL | AA Conclusio | n | | |
| Final conclusions: | reconsidered Oxford Street concluded tha | panel discussions and the overall the site in light of the panel's com with the school close by and subjut the site is suitable for the purpor potential allocation. | ments. There i | s a pedestrian connection to uld be suitable. It was |
| | | | V | Site could be considered for allocation if ticked |

☐ Site is suitable for BFR if ticked

The site is considered: Developable

IPS340

SHLAA Ref No:

IPS340

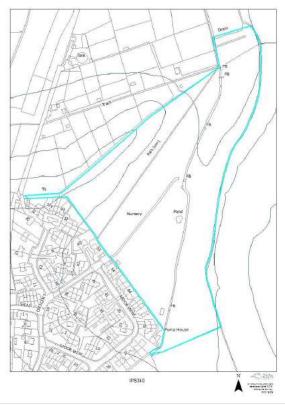
Site Area:

6.5

Site Address:

Land at Deacons Nursery, Moor View, Godshill

Site location



Site Description:

The site is a plant nursery with a number of polytunnels on it and is located on the outskirts of Godshill. The site is bounded by hedges and trees on the north east boundary and north north west boundaries.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within an ancient woodland LNR, marine conservation zone, NNR, RAMSAR, SAC, SPA, SSSI, scheduled ancient monument or RIGG.

However, the tip of the site is located within a SINC. This section (0.28ha) of the site has been removed from the following assessment. The developable area will need to be amended accordingly.

Environmental designations A2:

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

Discount

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, there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is screened to the west to an extent by existing development. There are views up to Godshill from the south west boundary and out to the open countryside to the north. As it is outside the settlement boundary on the outskirts of the area where the land is more agricultural, any appropriate development will need to consider the impact on the wider area and views into and out of the site

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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

Access to open spaces:

There is May Close children's playing fields to the north west.

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: No

Potential constraints to delivery:

It is unclear as to the number of landowners, no known covenants or legal issues have been raised.

Infrastructure capacity aspects:

The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services

Potential compatibility impacts:

The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history:

No apparent planning history.

Overarching policy context:

The site is located outside but immediately adjacent to the settlement boundary. Godshill Parish SPD (2015) in relation to housing sets out the need to demonstrate local need and/ or contribute to delivering wider community aspirations and preference for sites at Deacons Nursery, Scotland Farm, Minsley area.

Steering group's conclusion:

The steering group concluded that the site is suitable. The site is located outside but immediately adjacent to the settlement boundary. There is potential for some development along the existing settlement edge.

Site suitable if ticked

~

Site available if ticked

Stage D - Assessment - Availability

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?:

Availability:

No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable. Development

| SHLAA Site As | sessme | nts - Develop | pable SHLAA Ref No: | IPS340 | |
|-----------------------|----------|---------------|--|----------|--|
| | | | to the western edge and to the western edge and s. Could come forward in | • | biodiversity enhancement and |
| Indicative yield: | 50 | | | | ✓ Site achievable if ticked |
| Stage F - Asse | ssment | - SHLAA Pan | nel Comments | | |
| Panel comments: | | | d with the steering group 15-18 units a year and 50 | | making the following |
| Stage G - SHL | AA Con | clusion | | | |
| COI | | • . | is suitable for the purpos | | ment process the steering group developable and could be |
| The site is considere | d: Devel | opable | | ✓ | Site could be considered for allocation if ticked |
| | | | | | Site is suitable for BFR if ticked |

SHLAA Ref No: **IPS346**

Site Area:

1.53

Site Address:

Land off Staplers Road & Mayfield Drive, Newport

Site location



Site Description:

The site is on the edge of Newport and comprises of an agricultural field, and garden land. The site includes a residential property and a large barn structure. The boundaries are a mix of hedgerows and larger trees with a large fir tree in the residential garden area.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG.

Environmental designations A2: 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

Discount

Discount

Discount

Stage C - Assessment - Suitability

The site is located outside but immediately adjacent to the current settlement Proximity to 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.

The site is not located in an environmental designation but is within the 3km radius of Potential biodiversity impact:

Briddlesford Copse

There are 5 trees with TPOs along the eastern and northern boundaries. There is also a

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small area of protected woodland in the north east corner of the site. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. Should development be considered suitable then a buffer to protect them will need to be included. Further biodiversity studies may be required.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects:

There is a current access on to Staplers Road, it is likely this will need upgrading.

Access to public transport:

There are bus stops close by along Staplers Road, this is along Route 9 - Newport Fairlee/Staplers | Wootton | Binstead | Ryde. This runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes.

Access to pedestrian/ cycle:

There is a public right of way in close proximity to the east, but there are no footpaths or cycle way along the main road

Access to services/ facilities:

Newport town centre has access to a full range of services and facilities

Access to open spaces:

The site has access to the countryside via a PROW but there are no play areas etc. in close proximity.

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: No

Potential constraints to delivery:

There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects:

The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Potential compatibility impacts:

The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history:

No recent planning history.

Overarching policy context:

The site is located outside but immediately adjacent to the current settlement boundary.

Steering group's conclusion:

The steering group concluded that the site is suitable and has potential for some development subject to access. It is adjacent to the settlement boundary with the land not being related to rear gardens. The site has potential to form part of a wider more comprehensive scheme.

Site suitable if ticked

Stage D - Assessment - Availability

~

Site available if ticked

Availability:

The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.

Put forward for:

The site has been put forward for general housing and mixed development (housing led).

Conversion?:

No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable. If the site comes forward in isolation the final yield could be 15 and subject to access could be achieved in years 6-10. If part of a wider scheme final yield would be dependent on wider layout and uses.

| SHLAA Site As | ssessments - [| Developable | SHLAA Ref No: | IPS346 | |
|-----------------------|-----------------|-------------------------------------|---------------------|----------------------|--|
| Indicative yield: | 15 | | | | ✓ Site achievable if ticked |
| Stage F - Asse | ssment - SHL | AA Panel Co | mments | | |
| Panel comments: | | nel agreed with t nments: May no | | making the following | |
| Stage G - SHL | AA Conclusio | n | | | |
| Final conclusions: | concluded tha | • | ole for the purpose | | nent process the steering group developable and could be |
| The site is considere | ed: Developable | | | ✓ | Site could be considered for allocation if ticked |
| | | | | | Site is suitable for BFR if ticked |

IPS349

SHLAA Ref No:

IPS349

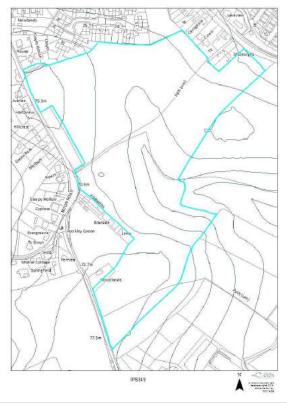
Site Area:

10.81

Site Address:

Land to east of at Rookley Green on east side of Niton Road, Rookley

Site location



Site Description:

The site is a large undulating agricultural site on the outskirts of Rookley and has frontage to both Niton Road and Main Road. The site is bounded by a mix of hedges and trees with a public right od way crossing it.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental

> designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,

scheduled ancient monument or RIGG.

Environmental designations A2: 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

Discount

Discount

Discount

Stage C - Assessment - Suitability

The site is located outside but immediately adjacent to the current settlement Proximity to settlement: boundary which is along the north, west and east boundaries.

It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. The site is fairly flat to Niton Road, slopes down to the centre before rising upwards towards Main Road. The site also slopes gently to the east. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered

and reflected in any design principles.

Potential biodiversity impact: The site is not located in any environmental designations. The site has a number of

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larger trees, many with TPOs that will need appropriate buffers, there are also a number of hedges to the boundaries of the site. Biodiversity studies are likely to be required.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects:

The site can be accessed from Niton Road, it is unclear whether the site could achieve a

vehicular access onto Main Road.

Access to public transport:

There are no bus stops along Niton Road, the nearest is along Main Road some distance away. This is Route 3, Newport to Ryde that runs every 30 minute

Access to pedestrian/ cycle:

There is a public right of way through the site (GL 6) that accesses up to Main Road and the strategic road network. There are no pavements to the road, or cycle links.

Access to services/ facilities:

Rookley has access to a number of services and facilities associated with it being a rural

service centre

None known

Access to open spaces:

There are some public open space facilities nearby.

Air quality sensitivities:

Agricultural land class: The classification is Grade 3

Mineral resources?:

The south eastern half of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment: No

Potential constraints to delivery:

There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects:

The site is immediately adjacent to other properties which appear to benefit from connections to utility services. Given the size of the site extensions will need to be factored in.

Potential compatibility impacts:

The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.

Brief planning history:

No recent planning history.

Overarching policy context:

The site is located outside but immediately adjacent to the current settlement boundary.

Steering group's conclusion:

The steering group concluded that the site is suitable. The site is located adjacent to the settlement boundary on three sides of this RSC. There is potential for development to the north/western edge of the site using the public right of way as the boundary and incorporating a landscape buffer along this defined edge.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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?:

Availability:

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable. The site could achieve 20-30 dwellings in years 6-10.

| SHLAA Site Assessments - Developable SHLAA Ref No: | IPS349 | |
|--|--------|--|
|--|--------|--|

Indicative yield: 20-30

✓ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Possible issue with access off Niton Road due to levels. The yield could be higher. Elongate timescales. Could consider link from the main road and pavements/footpaths and possible link to the shop/local services.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group

concluded that the site is suitable for the purposes of SHLAA, developable and could be

considered for potential allocation.

| ✓ | Site could be considered for allocation if ticked |
|----------|---|
| | Site is suitable for BFR if ticked |

The site is considered:

Developable

IPS357

SHLAA Ref No:

IPS357

Site Area:

0.46

Site Address:

Yard at 45 Noke Common, Newport, PO30 5TY

Site location



Site Description: The site is a mix of storage and equestrian uses with hedge boundaries. The site is fairly flat with views across to Newport

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental

designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, 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.

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural

land.

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside and not immediately adjacent to the current settlement

boundary. The boundary is to the east 65m away.

It is brownfield/greenfield: The site is part agricultural and part brownfield with a B8 Storage and distributions

facility on the site.

Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the

outskirts of the area where the land is more agricultural. The site is fairly flat, gently

slopes to the south with views across to Newport

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree

preservation orders or larger trees within the site. There are some buildings within the

site that may require bat surveys.

IPS357

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by

Site access aspects: The site has access onto Noke Common Road.

Access to public transport: There s a bus stop in close proximity on Horsebridge Hill and is along Route1 -

Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes. This

runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to pedestrian/ cycle: There are no public rights of way or cycle links close by and the immediate roads do

not benefit from footpaths although there are grass verges.

Access to services/ facilities: Newport has a full range of services and facilities

Access to open spaces: There are a number of public open space facilities in the wider area.

Air quality sensitivities: None known Agricultural land class: The classification is Grade 3

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: The site is not an allocated employment site but there is employment on the site

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site has some utilities but extensions would need to be factored in.

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history:

Overarching policy context: The site is located outside and not immediately adjacent to the current

settlement boundary. The boundary is to the east 65m away.

Steering group's conclusion: The steering group concluded that the site is suitable for development, although

acknowledge that there may be potential access issues onto the wider road

network that need to be overcome.

✓ Site suitable if ticked

Site available if ticked

✓ Site achievable if ticked

Stage D - Assessment - 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

Indicative yield:

Availability:

Stage E - Assessment - Achievability

TBC

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).

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following

additional comments: Concerns regarding access onto Horsebridge Hill, viability in relation to access improvements and low values, wider network issues and drainage problems. Could

elongate the delivery period to 6 + (split site north/south).

Stage G - SHLAA Conclusion

| SHLAA Site Asse | ssments - Developable | SHLAA Ref No: | IPS357 | |
|---|--|---------------------|--------|--|
| Final conclusions: The site is considered: | Following the panel discussions concluded that the site is suita considered for potential alloca | ble for the purpose | | ment process the steering group developable and could be |
| | Developable | | ✓ | Site could be considered for allocation if ticked |
| | | | | Site is suitable for BFR if ticked |

IPS358

SHLAA Ref No:

IPS358

Site Area:

8.5

Site Address:

Land South of Noke Common, Newport

Site location



Site Description:

The site comprises of a number of agricultural, grazing areas and paddocks with a mix of outbuildings. The site is bounded by hedges some interspersed with trees. The area is elevated from the area to the south with views across to Newport.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, 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.

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural

land

Discount

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the east boundaries.

It is brownfield/greenfield:

The site is mostly greenfield with a small area of brownfield that relates to the storage area.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. The area is elevated from the area to the south with views across to Newport.

Potential biodiversity impact:

The site is not located in any environmental designations. There are a number of trees with TPOs along the eastern boundary. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. There are

IPS358

some buildings within the site that may require bat surveys.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects: The site has access onto Noke Common Road

Access to public transport: There s a bus stop in close proximity on Horsebridge Hill and is along Route1 -

Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes. This

runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to pedestrian/ cycle: There are no public rights of way or cycle links close by and the immediate roads do

not benefit from footpaths although there are grass verges.

Access to services/ facilities: Newport has a full range of services and facilities

Access to open spaces: There are a number of public open space facilities in the wider area.

Air quality sensitivities: None known Agricultural land class: The classification is Grade 3

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: The site is not an allocated employment site but there is a small area of employment

on the site

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site has some utilities but extensions would need to be factored in.

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history:

Overarching policy context: The site is located outside but immediately adjacent to the current settlement

boundary.

Steering group's conclusion: The steering group concluded that the site is suitable for development, although

acknowledge that there may be potential access issues onto the wider road

network that need to be overcome.

Site suitable if ticked

Site available if ticked

Availability: The site is immediately available is owned by developers, with a reasonable prospect of

development taking place within 5 years. Once commenced could be achieved within 0-5 years.

Put forward for: The site has been put forward for general housing.

Conversion?: This would need to be determined

Rural exception?: No

Stage E - Assessment - Achievability

Stage D - Assessment - Availability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable subject to access .

Years 6-10. Final yield would be dependent on mix of development across the site(s).

Indicative yield: 30 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).

| SHLAA Site Asse | ssments - Developable SHLAA Ref No: | IPS358 |
|--------------------|---|---|
| Stage G - SHLAA | Conclusion | |
| Final conclusions: | Following the panel discussions and the overall S concluded that the site is suitable for the purpos considered for potential allocation. | |
| | | Site could be considered for allocation if ticked |

The site is considered: Developable

☐ Site is suitable for BFR if ticked

IPS359

SHLAA Ref No:

IPS359

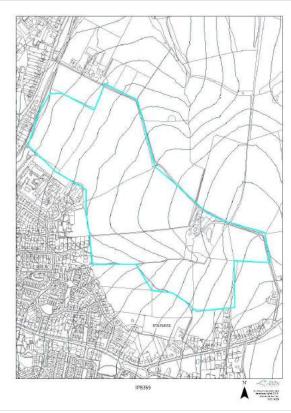
Site Area:

34.85

Site Address:

Land at New Fairlee Farm, Newport

Site location



Site Description: The site forms a large site encompassing 34.85 hectares and is currently a farm with associated agricultural buildings. It is located on the eastern edge of Newport.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

> including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

Discount

Discount

Discount

monument or RIGG

Environmental designations A2: 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.

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside but immediately adjacent to the current settlement

> boundary. Newport has a full range of services being the county town. Residential development is located to the south and west with fields to the north and east.

It is brownfield/greenfield: The site is considered greenfield as the farm is still actively used as a farm.

Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the

outskirts of the area where the land is more agricultural. The site is surrounded by open fields, residential, school playing field, nursing home and a hospice. The site is undulating and slopes from south east to north west. If development is considered appropriate, the impact on the wider area and views into and out of the site will need

to be considered and reflected in any design principles.

Potential biodiversity impact: There is a small area to the top south west corner that is adjacent to a SINC, where the

IPS359

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:

Mineral resources?:

Agricultural land class: The land is classified as Grade 3. None known

The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: No

Potential constraints to delivery:

There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects:

The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Potential compatibility impacts:

The site is adjacent to existing residential so unlikely to be any compatibility issues.

Brief planning history:

Availability:

No apparent planning history.

Overarching policy context:

The site is located outside but immediately adjacent to the settlement boundary of the main county town where there are a full range of services and facilities.

Steering group's conclusion:

The steering group concluded that the site is suitable. The site is located outside but immediately adjacent to the settlement boundary. There are various options for access, some though may need third party land. Potential for a mix of uses including open space and buffers to wider countryside.

Site suitable if ticked

~

Site available if ticked

Stage D - Assessment - Availability

The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced, development could be achieved within 5 years

The site has been put forward for general housing/mixed development - housing led. Put forward for:

Conversion?: Possibility of converting the farmhouse or other buildings subject to design.

| SHLAA Site Ass | sessme | nts - Develo | pable SHLAA | A Ref No: | IPS359 | | |
|------------------------|-----------|--|-----------------|-----------|----------------|---------------------------------------|-----------------|
| Rural exception?: No | 0 | | | | | | |
| Stage E - Asses | ssment | : - Achievabi | lity | | | | |
| Steering group's cond | clusions: | The steering grouterm strategy or | • | | is suitable ar | nd achievable but | as a longer |
| Indicative yield: | 770 | | | | | ✓ Site achiev | vable if ticked |
| Stage F - Asses | ssment | - SHLAA Pai | nel Comm | ents | | | |
| Panel comments: | addit | HLAA panel agree ional comments: park and ride. | | | | - | - |
| Stage G - SHLA | AA Con | clusion | | | | | |
| Final conclusions: | concl | wing the panel dis uded that the site dered for potentia | is suitable for | | | • | |
| The site is considered | d: Devel | opable | | | ~ | Site could be cor allocation if ticke | |
| | | | | | | Site is suitable fo | r BFR if ticked |

IPS371

SHLAA Ref No:

IPS371

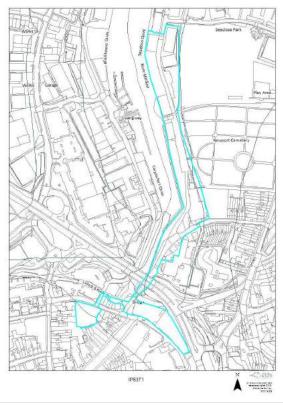
Site Area:

1.9

Site Address:

Newport Harbour, Newport

Site location



Site Description:

The site is land at Newport Harbour. It comprises the eastern part of the harbour and is a mix of surface parking, buildings and commercial sheds. It is mainly hard surfaced but does have a raised green bank adjacent to the cemetery.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Flood zones/agricultural class/size:

The entire site is located in FZ2 and 3

Discount

Discount

Discount

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:

The site is located in the settlement boundary.

It is brownfield/greenfield:

There is a 3-storey character buildings and a number of larger commercial sheds and

car parks located within site.

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, close to other

development any impact on landscape character will be reduced.

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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 likley 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:

The are a number of public rights of way and cycle links close by and one through the

Access to services/ facilities:

Newport has a full range of services and facilities

Access to open spaces:

There are a number of public open space facilities nearby.

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3 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 reprovided 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

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

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

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

| SHLAA Site Asses | sments - Developable SHL | AA Ref No: IPS371 | |
|---------------------------|---|-----------------------|---|
| Stage E - Assessn | nent - Achievability | | |
| Steering group's conclusi | | of development. Giv | ole and achievable. The final yield en the site is a regeneration site it |
| ndicative yield: 250 | | | ✓ Site achievable if ticked |
| Stage F - Assessn | nent - SHLAA Panel Comn | nents | |
| Panel comments: | The SHLAA panel members consider process although raised the question residential. | | |
| Stage G - SHLAA | Conclusion | | |
| Final conclusions: | Following the panel discussions, the the Regeneration Team, the steering purposes of SHLAA, developable and | g group concluded tha | at the site is suitable for the |
| | | | Site could be considered for |

The site is considered: Developable

allocation if ticked

☐ Site is suitable for BFR if ticked

SHLAA Ref No: IPS373

Site Area:

0.21

Site Address:

Shanklin Esplanade Car Park, Shanklin

Site location



Site Description:

The site is an existing car park located along the Esplanade in Shanklin. The site is level and is bounded to the north by the pitch and putt, to the south by an amusement arcade, to the west by the abutting cliff. The east boundary is open with view to the sea.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental

designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,

scheduled ancient monument or RIGG.

Environmental designations A2: 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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located in the settlement boundary.

It is brownfield/greenfield: The site is brownfield and an existing car park with no structures

Potential landscape impact: The site is not located in an AONB. Given the location of the site, close to tourism

ventures and screened by the cliff any impact on landscape character will be reduced. Should the site be suitable, design should take account of views into the site from the

sea and any seascape aspects.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders or larger trees within the site. The site is located close to a cliff and therefore

biodiversity surveys may be required in relation to bats/nesting birds etc.

IPS373

Potential heritage impact: The site is within a conservation area, as such any development must pay special

attention to the desirability of preserving or enhancing the character or appearance of

The site has vehicular access from the Esplanade. Site access aspects:

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 is 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.

Agricultural land class: The classification is urban Air quality sensitivities: None known

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: 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

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.

The site has been put forward for general housing, mixed development (housing led) and non-Put forward for:

housing development as well as leisure, intensified car parking

Conversion?: Not applicable

Availability:

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is achievable. Car parking can be re-

provided within the existing site. The site could come forward in years 6-10.

Indicative yield: 50 ✓ 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.

| SHLAA Site Assessments - Developable SHLAA Ref No: | IPS373 |
|--|--------|
|--|--------|

Stage G - SHLAA Conclusion

Developable

The site is considered:

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.

Site could be considered for allocation if ticked

✓ Site is suitable for BFR if ticked

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IPS376

SHLAA Ref No:

IPS376

Site Area:

0.2

Site Address:

Land at Fairlee Road, Hillside, Newport

Site location



Site Description:

The site is currently used as council offices and are two, two storey brick built buildings with some onsite parking. The site is mostly hard surfacing within little in the way on landscaping and is accessed off Fairlee Road.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental

> designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,

scheduled ancient monument or RIGG.

Environmental designations A2: 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

Discount

Discount

Discount

Stage C - Assessment - Suitability

The site is located in the settlement boundary. Proximity to settlement:

It is brownfield/greenfield: The site contains two, two storey brick built buildings with some onsite parking.

Potential landscape impact: The site is not located in an AONB. Given the location of the site, among other housing

and development any impact on landscape character will be minimal.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders or larger trees within the site

Potential heritage impact: The site is not located in a conservation area but there are a number of listed buildings

close by. Should the site be acceptable, consideration will need to be given to the special character features of the assets as well as the setting of the buildings.

Site access aspects: The site has road access onto Hillside and there is pedestrian access onto Fairlee Road.

Access to public transport: The site is on the route of a regular bus service, serving Newport, East Cowes and

Ryde. Routes 5 and 9 with buses running between 10-30 minutes depending on the

route. There is a bus shelter on the site side of the road to the north.

Access to pedestrian/ cycle: There is a public right of way to the east of the site, there are dedicated cycle routes

close by and the roads benefit from pavements.

Access to services/ facilities: Newport has a full range of services and facilities.

Access to open spaces: There are some public open space facilities nearby.

Air quality sensitivities: None known Agricultural land class: The classification is Grade urban

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: The site is not an allocated employment site but redevelopment may result in the loss

of a facility but could be relocated

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site has some utilities but may require extensions to be factored in.

Potential compatibility impacts: The site is close to existing residential and some employment, no compatibility

issues are envisaged.

Brief planning history: No recent planning history.

Overarching policy context: The site is situated within the settlement boundary and a confirmed brownfield

site

Steering group's conclusion: The steering group concluded that the site is suitable. The site is located in the

settlement boundary and close to services. Given the existing layout the site may

benefit from being redeveloped rather than converting.

Site suitable if ticked

Site available if ticked

~

Stage D - Assessment - Availability

Availability: The site is not immediately available for development but is likely within 5 years with a reasonable

prospect of development taking place within 2 years.

Put forward for: The site has been put forward for general housing

Conversion?: This would need to be determined

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is achievable. Final yield will be dependent

on the overall design and layout. Given the site is currently in use, this will need to be

re-provided and therefore likely to come forward in years 6-10

Indicative yield: ☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following

additional comments: Could be high density of 1 bed units. This site should be kept by the

council due to development inability of private market and retail for rental.

Stage G - SHLAA Conclusion

| 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

SHLAA Ref No: **IPS382**

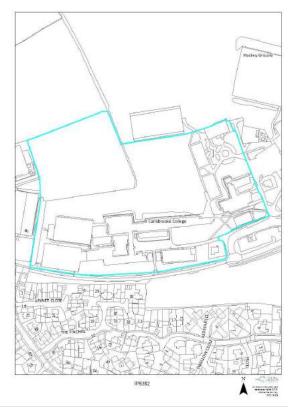
Site Area:

3.7

Site Address:

Land adjacent to Carrisbrooke College, Newport

Site location



Site Description: The site is a school site with associated buildings and playing fields. It is accessed from Taylors Road, currently a no through road.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

> including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

Discount

Discount

Discount

monument or RIGG.

Environmental designations A2: 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.

Stage C - Assessment - Suitability

Proximity to settlement: The southern portion of the site is within the settlement boundary and the northern

portion immediately adjacent

It is brownfield/greenfield: The site is a school site with associated buildings and playing fields

Potential landscape impact: The site is not located in an AONB. Given the location of the site, among other housing

any impact on landscape character will be minimal.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders or larger trees within the site although there are some younger tree plantings.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by

Site access aspects: There is access on to Taylor's Road, but a formal access would need to be constructed

separate to the school.

Access to public transport: There are bus stops to the east of the site. Route 39 Newport | Sylvan Drive |

> Riverway | Halberry Lane | Newport runs Mon - Fri every hour from 0930 until 1330 and Route 38 -Newport | Gunville | Carisbrooke | Whitepit Lane | Newport runs Mon

to Sat up to every 30 mins | Sundays up to every 30 mins

Access to pedestrian/ cycle: There are no public rights of way or cycle links close by but the immediate roads do

benefit from footpaths.

Access to services/ facilities: Newport has a full range of services and facilities

There are a number of public open space facilities nearby. Access to open spaces:

Agricultural land class: The classification is Grade 3 None known Air quality sensitivities:

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

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?:

Rural exception?: No

Availability:

Stage E - Assessment - Achievability

Steering group's conclusions: The site is achievable subject to access. Years 6-10. Final yield would be dependent on

mix of development.

Indicative yield: 75 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

| SHLAA Site Asse | ssments - Developable s | SHLAA Ref No: | IPS382 | |
|-------------------------|---|-------------------|----------|---|
| Final conclusions: | Following the panel discussions a concluded that the site is suitable considered for potential allocation | e for the purpose | | |
| The site is considered: | Developable | | ✓ | Site could be considered for allocation if ticked |
| | | | | Site is suitable for BFR if ticked |

IPS383

SHLAA Ref No:

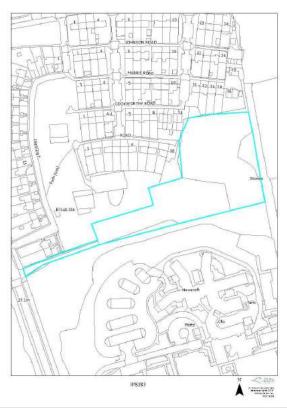
IPS383

Site Area:

Site Address:

Former Library HQ, Land Adjacent St Mary's Hospital Parkhurst, Newport Road Newport.

Site location



Site Description:

The site is a former council yard which is currently overgrown with gated access from Parkhurst Road. Within the site there are remnants of hard surfaced areas, rubble and fencing. The site is heavily treed and elevated from Hewit Crescent and the adjacent hospital.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental

designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,

scheduled ancient monument or RIGG.

Environmental designations A2: 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

Discount

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

Although historically the site was used the area has grassed and scrubbed over and is considered a greenfield site. There are no buildings or structures located on the site but some areas of hard surfacing and fencing.

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, close to other housing and development any impact on landscape character will be reduced. The site is however elevated from adjacent sites, if development is considered appropriate, the impact on neighbours from any potential overlooking, dominance and shading will need to be considered.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site

IPS383

but there are a number of large trees individual and groupings that need to be considered. The area is very scrubby and has been undisturbed for some time consequently appropriate biodiversity and tree surveys will be required.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects:

The site has a single track green lane onto Parkhurst Road with restricted visibility splays, this would need to be improved. Access could be provided via Hewitt Crescent or Dodnor Lane through third party land. Accesses will need to be improved.

Access to public transport:

There is a bus close by. This is along route 1 that serves Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to pedestrian/ cycle:

There are public rights of way and cycle links in the wider area. The road adjacent has a pavement

Access to services/ facilities:

Newport has a full range of services and facilities

Access to open spaces:

There are no public open space provision close by but there are a range in the wider Newport area.

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3 to the east

and urban to the west

Mineral resources?:

The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: Not applicable

Potential constraints to delivery:

There is one landowner and there are no known covenants or legal issues. Due to previous uses relevant environmental health/contamination surveys may be required. There is a street cabinet close to the site that may need moving.

Infrastructure capacity aspects:

The site is within the settlement boundary where adjoining properties benefit

from connections to utility services.

Potential compatibility impacts:

The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history:

No relevant planning history.

Overarching policy context:

The site is situated within the settlement boundary

Steering group's conclusion:

The steering group concluded that the site is suitable. The site is located in the settlement boundary adjacent to other residential properties. Access will need

to be considered.

Site suitable if ticked

Site available if ticked

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

Stage D - Assessment - Availability

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is achievable subject to access, a yield in the region of 30 in years 10-15

| SHLAA Site As | ssessments - I | Developable | SHLAA Ref No: | IPS383 | | |
|-----------------------|----------------|-------------|--------------------|----------------|---|---|
| Indicative yield: | 30 | | | | ✓ Site achievable if ticked | |
| Stage F - Asse | ssment - SHL | AA Panel Co | mments | | | |
| Panel comments: | additional co | - | accessed via the h | nospital for k | making the following ey worker dwellings. The site is | ; |
| Stage G - SHL | AA Conclusio | n | | | | |
| Final conclusions: | concluded th | • | le for the purpose | | nent process the steering group developable and could be | 1 |
| | | | | ✓ | Site could be considered for | |
| The site is considere | d: Developable | | | | allocation if ticked | |
| | | | | | | |

 $\ \square$ Site is suitable for BFR if ticked

SHLAA Ref No: IPS386 Site Area:

rea:

6.4

Site Address: Land off Broadwood Lane, Newport

Site location



Site Description: The site comprises of two larger fields to the edge of Gunville. The northern field is fairly level and the southern field rises to the south.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations

including, ancient woodland, LNR, marine conservation zone,

NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient

monument or RIGG.

Environmental designations A2: The site is not located within any environmental designations

including heritage coast, historic park or garden, open space

Discount

Discount

Flood zones/agricultural class/size: 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 boundary.

It is brownfield/greenfield: The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary on the

outskirts of the area where the land is becoming more rural/agricultural. If development is considered appropriate, the impact on the wider area and views into

and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation

orders or larger trees within the site, although there are a number of trees to the south

field.

IPS386

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects: The site can be accessed from Broadwood Lane at the Forest Hills section.

Access to public transport: There are bus stops along Gunville Road which are within walking distance.

Access to pedestrian/ cycle: There are a number of public rights of way in the area and N65 runs along the north

and west of the site, there is a pavement/footpath that runs along the Broadwood Lane areas from the site into Gunville. There are no direct cycle links paths close by.

Access to services/ facilities: Gunville has access to a number of facilities and services and Newport town centre is

accessible by bus

Access to open spaces: There are a number of public open space facilities nearby.

Air quality sensitivities: None Agricultural land class: The classification is Grade 3

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: No

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues. The

site is currently rented to farmers.

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining

properties appear to benefit from connections to utility services.

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history: No apparent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the current settlement

boundary.

Steering group's conclusion: The steering group concluded that the site is suitable. The site is outside but

immediately adjacent to the settlement boundary and has potential for development. It can be readily accessed from Broadwood Lane. Additional

access may be required.

Site suitable if ticked

Site available if ticked

~

Stage D - Assessment - Availability

Availability: The site is immediately available and is under option with a reasonable prospect of development

taking place within 5 years. Once commenced could be achieved within 3-5 years.

Put forward for: The site has been put forward for general housing.

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable. Considered

achievable in years 6-10 with a yield of 150 depending on layout.

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following

additional comments: Has possibility for affordable housing. Concern over end values/some

drainage aspects to consider.

Stage G - SHLAA Conclusion

| SHLAA Site Asse | ssments - 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 |

SHLAA Site Assessments - Developable SHLAA Ref No:

IPS390

SHLAA Ref No:

IPS390

Site Area:

27.67

Site Address:

Land at Horsebridge Hill, Newport

Site location



Site Description:

The site is a large site to the north of Newport beyond the settlement boundary. The site is a series of agricultural fields, undulating but sloping to the south that are bounded by a mix of hedges that in places are interspersed with trees. There are residential boundaries to the north west. The site is accessed from Horsebridge Hill and Stag Lane..

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Discount

Discount

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:

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.

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

SHLAA Site Assessments - Developable SHLAA Ref No:

IPS390

over the Medina Valley.

Potential biodiversity impact:

0.9ha of the site has been removed from the assessment due to it being located within a SINC. The eastern edge is partly located along an Ancient Woodland buffer and will need to be taken into account. The remainder of the site is located in a biodiversity enhancement area. Whilst there are no TPOs on the site there are a number of trees and hedges, given the location of the SINC and buffer to the ancient woodland further biodiversity may be required. There is a water course to the southern section.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects:

The site is accessed via Horsebridge Hill, however any development would require an upgrading to the existing highway entrance. The site could also be accessed from Stag Lane. The strategic road network is located along Horsebridge Hill.

Access to public transport:

There s a bus stop in close proximity and is along Route1 - Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes. This runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to pedestrian/ cycle:

Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network.

Access to services/ facilities:

Newport has a full range of services and facilities

Access to open spaces:

There are a number of public open space facilities in the wider area.

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: No, but the area has in the past been allocated for employment

Potential constraints to delivery:

There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects:

The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Potential compatibility impacts:

The site is close to existing residential, no compatibility issues are envisaged.

Demolition of sheds and container; outline for 10 dwellings; formation of

Brief planning history:

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

The landowner/agent has confirmed the site is available but has not indicated when it might be

brought forward or developed.

Put forward for:

Availability:

This would need to be determined

| SHLAA Site A | ssessme | nts - Devel | opable | SHLAA Ref No | o: IPS390 | | |
|----------------------|-------------|--------------|--------------|----------------|-----------------|----------|---|
| Conversion?: | No | | | | | | |
| Rural exception?: | No | | | | | | |
| Stage E - Ass | essment | t - Achievak | oility | | | | |
| Steering group's co | onclusions: | | | | | | nd achievable subject to access. evelopment across the site(s). |
| Indicative yield: | 275 | | | | | | ✓ Site achievable if ticked |
| Stage F - Ass | essment | : - SHLAA Pa | anel Co | mments | | | |
| Panel comments: | addit | | : Existing 6 | employment | allocation is u | unvia | making the following able therefore smaller mixed |
| Stage G - SHI | LAA Con | clusion | | | | | |
| Final conclusions: | concl | | te is suitab | le in part for | | | nent process the steering group HLAA, developable and could |
| The cite is consider | sodi Dava | la malala | | | | ✓ | Site could be considered for allocation if ticked |
| The site is consider | reu: Deve | lopable | | | | | Site is suitable for BFR if ticked |

SHLAA Site Assessments - Developable SHLAA Ref No: **IPS393**

SHLAA Ref No: **IPS393** Site Area:

0.16

Discount

Discount

Discount

Site Address:

Fairfield Lodge, Priory Road, Shanklin. PO37 6SA

Site location



Site Description: The site is a large residential property in its own grounds. It has access onto Priory Road. The site is bounded by high hedges/trees on all sides.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental

designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,

scheduled ancient monument or RIGG.

Environmental designations A2: 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.

Stage C - Assessment - Suitability

Proximity to settlement: The site is located in the settlement boundary

It is brownfield/greenfield: The site has a large residential brick dwelling.

Potential landscape impact: The site is not located in an AONB. Given the location of the site, among other housing

any impact on landscape character will be minimal.

Potential biodiversity impact: The site is not located in an environmental designation. There are no TPOs on the site

but there are a number of large trees individual and groupings that need to be

considered.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by

Site access aspects: The site has access onto Priory Road. SHLAA Site Assessments - Developable SHLAA Ref No:

IPS393

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: None known Agricultural land class: The classification is urban

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment: No

Potential constraints to delivery: There is more than one landowner, 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

V

Stage D - Assessment - Availability

The site is immediately available with a reasonable prospect of development taking place within 5

years. Once commenced could be achieved within 12 months.

Put forward for: The site has been put forward for general housing.

Conversion?: The property should be converted to achieve numbers.

Rural exception?: No

Availability:

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable. Given the

context and layout of nearby properties this should be a conversion based approach.

Final yield 10. Years 1-5

Indicative yield: 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: Question viability as previous consent not come forward.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group

concluded that the site is suitable for the purposes of SHLAA, developable and could be

considered for potential allocation.

| SHLAA Site Asse | ssments - Developable SHLAA Ref N | o: IPS393 | |
|-------------------------|-----------------------------------|-----------|---|
| The site is considered: | Developable | ✓ | Site could be considered for allocation if ticked |
| | | | Site is suitable for BFR if ticked |

SHLAA Site Assessments - Developable SHLAA Ref No: **IPS406**

SHLAA Ref No:

IPS406

Site Area:

99.82

Discount

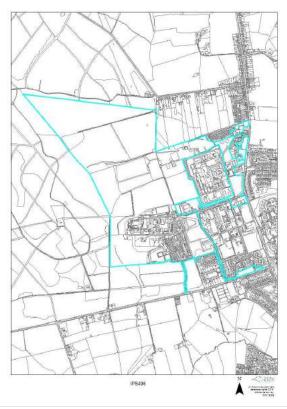
Discount

Discount

Site Address:

Former HMP Camphill Site, Newport

Site location



Site Description:

The site is a large site on the north west edges of Newport and includes the former HMP service buildings and land. The site is undulating but generally slopes to the south. The site is bounded by a mix of trees and hedging and is located adjacent to woodland on the western edges.

Stages A and B - Discounting

Environmental designations A1:

Approximately 3.0ha of the site is located in an ancient woodland and SINC and has been discounted from the following assessment.

The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG

Environmental designations A2:

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.

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

SHLAA Site Assessments - Developable SHLAA Ref No:

IPS406

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:

None known

Agricultural land class: The classification is non agricultural to most of the site wither 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.

| SHLAA Site A | Assessme | nts - Developable | SHLAA Ref No: | IPS406 | | |
|------------------------------|--------------|---|---|------------------|--------------------|-----------------------------|
| Steering group's conclusion: | | development. The with the adjacent dependent on over | 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 |
| Stage D - As | sessment | t - Availability | | | ✓ | Site available if ticked |
| Availability: | This would r | need to be determined | | | | |
| Put forward for: | This would r | need to be determined | | | | |
| Conversion?: | This would r | need to be determined | | | | |
| Rural exception?: | Not applicat | ole | | | | |
| Stage E - Ass | | - Achievability The steering group conc | luded that the site | is achievable sı | ubjec [.] | t to access but |
| | | acknowledge that the sit | te may not come for | orward until the | e latte | er part of the plan period. |
| Indicative yield: | 1200 | | | | ✓ | Site achievable if ticked |
| Stage F - Ass | sessment | - SHLAA Panel Co | omments | | | |
| Panel comments: | additi | HLAA panel agreed with to onal comments: Potentialith values. Access with F | al for affordable ho | ousing, business | | |
| Stage G - SH | LAA Cond | clusion | | | | |
| concluded | | ving the panel discussion: uded that the site is suita dered for potential alloca | ble for the purpose | | | |
| | | | | ✓ S | ite co | ould be considered for |

The site is considered: Developable

allocation if ticked

☐ Site is suitable for BFR if ticked

Strategic Housing Land Availability Assessment

Draft Methodology 2018



1

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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 <u>www.iwight.gov.uk/callforsites</u> 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

⁴ All previously submitted sites include those that had previously been considered, deliverable, developable, constrained or removed in previous SHLAAs.

³ Resulted in letters to a number of potential sites

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:
 - **Deliverable**⁶ 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.



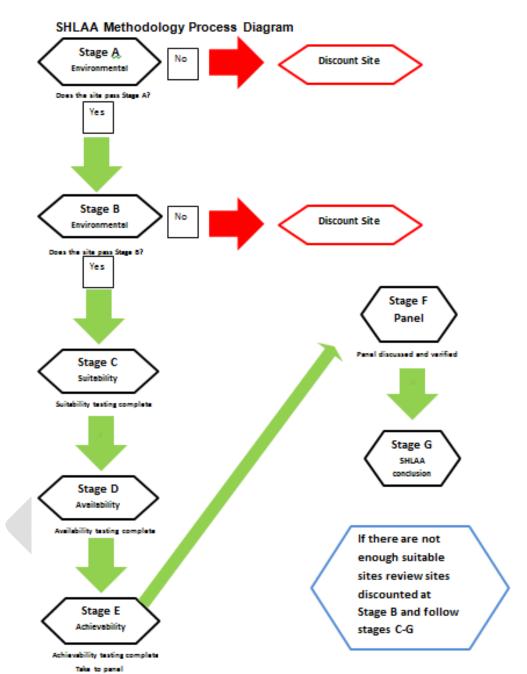


Figure 1 Process flowchart/ diagram

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 discounting | resulting | in | initial | |
|---------------------------|--------------|-------|----------|--|
| Flood Zones 2 | and 3 | | | |
| Grade 1 Agricultural Land | | | | |
| Grade 2 Agricu | ıltural Land | | | |
| Site or subsected | | a too | small to | |

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

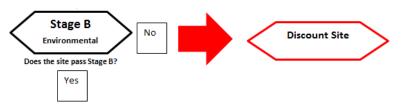
- 4.25 This general approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. Application of the Sequential and Exceptions Tests will help ensure that development can be safely and sustainably delivered and developers 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.

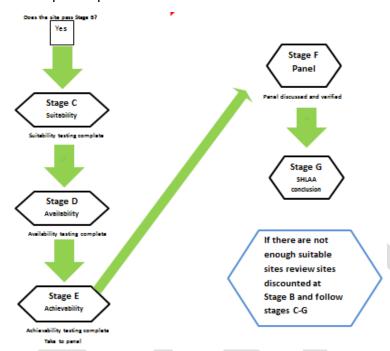


¹¹ These sites will be flagged as 'Review Status' to enable further investigation if applicable

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?

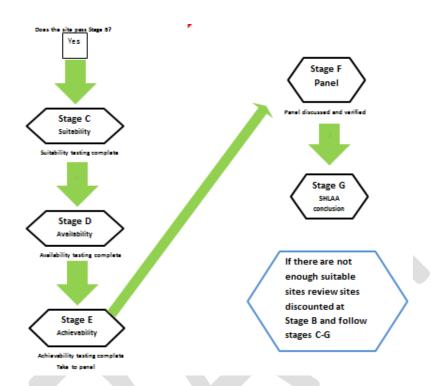
Only recent planning history will be looked at, that is from March 2012, when the last Core Strategy was adopted.

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 Ye /No | | | | |
| Existing use(s) of the site - | | | | | | |
| Description of existing building | s/structures on site (inc featu | res, materials etc) - | | | | |
| Existing boundaries and vegeta may control boundaries - | tion (eg fences, walls, signifi | cant trees etc), indicators of wh | ho | | | |
| Biodiversity features – streams | , tree groupings - | | | | | |
| Heritage features – listed buildi | ng, archaeology – | | | | | |
| Topography (inc ground condit | ions/levels/drainage/flooding |) – | | | | |
| Existing neighbouring uses and etc). Any neighbouring heritage | | | lowing | | | |
| Character of the area (materials scene - | , features, styles etc) and imp | pact upon character of area/stre | eet | | | |
| Parking/access/highway issues landlocked or does it need othe stop/footpath location? | | | s it | | | |

| General comments/observations - |
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| Additional info/consultations/revisions required - |
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| Potential further information required following visit – |
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Appendix 2

<u>Selection Requirements and Process for Panel Membership for representatives of the house and economic development industries</u>

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)

<u>Process</u>

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

<u>Selection Requirements and Process for Panel Membership for representatives of the house</u> 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 | | |