

# APPENDIX 1: BROAD LOCATIONS

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

### Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounts Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

#### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

#### Heritage Impacts

## BROAD LOCATION A

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

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

### Biodiversity / Ecological Impacts

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

### Flood Risk

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

### Proximity to Key Services

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

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

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

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

### Highways Factors

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

## SHLAA Conclusion

Currently not suitable.

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

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

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

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

**Status** Currently not suitable

## BROAD LOCATION B

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

### Key Details

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

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

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

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

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

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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

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

Discounted by a Factor in Stage B

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

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

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

Discounts Stage B(ii)

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

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

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

#### Landscape Impacts

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

#### Heritage Impacts

## BROAD LOCATION B

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

### Impact on Historic Environment and Heritage Assets:

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

### Biodiversity / Ecological Impacts

#### Impact on Biodiversity:

High quality ecological areas within area, including ancient woodlands, river valleys, SINCs and SSSI.

### Flood Risk

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

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

### Proximity to Key Services

#### Access to Public Transport:

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

#### Access to Pedestrian Cycle links:

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

#### Access to Services and Facilities:

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

#### Access to Open Space / Recreation:

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

### Highways Factors

#### Highway Access:

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

## SHLAA Conclusion

Currently not suitable

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

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

High quality ecological areas within area, including ancient woodlands, river valleys, SINCs and SSSI

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

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

#### Status

Currently not suitable

## BROAD LOCATION C

Centre of Newport - Wider Area

### Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts Stage B(i):

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

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

Discounts Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

#### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

#### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

#### Biodiversity / Ecological Impacts

## BROAD LOCATION C

### Centre of Newport - Wider Area

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

#### Flood Risk

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

#### Proximity to Key Services

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

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

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

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

#### Highways Factors

Highway Access:

### SHLAA Conclusion

Currently not developable

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

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

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

Status: Currently not developable



