APPENDIX 2: DISCOUNTED SITES - NOT CURRENTLY SUITABLE

ARR002

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

Kev Details

Settlement: Arreton	Settlement Tier: 3	Parish: Arreton	Site Area (Ha):	2018 SHLAA_Ref_No: IPS338	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Immeadiately adjacent t	to the Settlement Boundary			
Location in Relation to Se	ttlement Boundary 2018:					
Brownfield or Greenfield:	Greenfield	Brownfield Register (If a	pplicable):			
Site Description:	The site is an agricultural field that slopes sl	ightly downwards from the south bo	oundary to the north (adjacent	to the highway). There is a hedge to the h	ighway boundary and a fence to the west.	
Suitability Assess	ment					
Discounting Factors						

Environmental Discounts (Stage A - 5m buffer)

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

Environmental Discounts (Stage A No buffer):

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

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

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

SHLAA Conclusion

Currently not suitable - Discounted. The site is located on Grade 2 agricultural land and is classified very good quality land.

Status

Currently not suitable - Discounted. Grade 2 agricultural land.

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B(i)

The site is located on Grade 2 agricultural land and is classified very good quality land. As such the site does not meet the criteria to move to the next stage.

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

Discounts by a Factor in Stage B(ii)

ARR003b

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

Key Details								
Settlement: Arreton	Settlement Tier: 3	Parish: Arreton	Site Area (Ha):	2018 SHLAA_Ref_No: IPS248	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2021):	Immeadiately adjacent	to the Settlement Boundar	у				
Location in Relation to Se	ettlement Boundary 2018:							
Brownfield or Greenfield	: Greenfield	Brownfield Register (If a	applicable):					
Site Description:	The site is an agricultural field that slopes s boundaries.	lightly downwards from the south be	oundary to the north (adja	cent to the highway). There is a wire fence to t	the highway boundary and a hedge to the east, south and west			
Suitability Assess	sment							
Discounting Factors								
Environmental Discounts	s (Stage A - 5m buffer)			Discounted by a Factor in Stage A (5m buffer)				
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature			of Importance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	tal designations including, ancient woodland, LNR, marine conservation neduled ancient monument or RIGG.			
Conservation (SINC), Loc	al Nature Reserve (LNR), Ancient Woodlands,	Ancient Monument, Marine Conser	vation Area (IVICA).					
Environmental Discounts		Onen Creen Level Creen Creen Lev	ad	Discounted by a Factor in Stage A (No Buffer)				
Safeguarded as Biodivers	Historic Park or Garden, Publically Accessible sity Mitigation	Open Space, Local Green Space, Lar	10	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_	Stage B(i)			Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricult	tural Land Quality Grades 1 or 2, Small Sites fa	alling below the Size Threshold of 0.2	25ha or 5 dewllings:	The site is located on Grade 2 agricultural land and is classified very good quality land. As such the site does not mee the criteria to move to the next stage.				
				Should there be no alternative sites and if the	ere is a need for sites in Arreton this site will be reviewed			
Environmental Discounts				Discounts by a Factor in Stage B(ii)				
Remote from Settlement	t Boundaries, Coastal Change Management ar	reas, Zones of Ground Instability Ma	nagement					
SHI AA Conclusio	n							

SHLAA CONClusion

Status

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

Currently not suitable - Discounted. Grade 2 agricultural land.

BCK001 The Crest, Blythe Shute, Chale, Isle of Wight, PO38 2HJ

Key Details								
Settlement: Blackgang	Settlement Tier: 5	Parish:	Chale	Site Area (Ha):	2018 SHLAA_Ref_No: IPS015	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2021	: Lo	cated outside the Settleme	ent boundary with no	meaningful relationship to it			
Location in Relation to S	ettlement Boundary 2018:							
Brownfield or Greenfield	: Greenfield	Br	ownfield Register (If applic	able):				
Site Description:	The site is elevated above the road	and comprises of an ex	xtended garden laid to gras	ss with some planting	throughout. The site is bounded to the ro	ad by a high scrubby hedge.		
Suitability Assess	sment							
Discounting Factors								
Environmental Discounts	s (Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)			
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature				ortance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conserva zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.			
Conservation (SINC), Loc	al Nature Reserve (LNR), Ancient Woo	dlands, Ancient Monu	ment, Marine Conservatio	n Area (MCA).				
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)			
Includes Heritage Coast, Safeguarded as Biodivers	Historic Park or Garden, Publically Acc sity Mitigation	essible Open Space, Lo	ocal Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, op space			
Envonmental Discounts_	Stage B(i)				□ Discounted by a Factor in Stage B(i)			
Flood zones 2 3, Agricul	tural Land Quality Grades 1 or 2, Smal	Sites falling below the	e Size Threshold of 0.25ha	or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land			
Environmental Discounts Stage B(ii):					Discounts by a Factor in Stage B(ii)			
	0	-	es of Ground Instability Management		Discounted because remote, but note that south-west half of the site is also unsuitable as it is in a coastal change management area.			

SHLAA Conclusion

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

Status

Key Details								
Settlement: Blackwater	Settlement Tier: 5	Parish: Arreton	Site Area (Ha):	2018 SHLAA_Ref_No: IPS107	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlemer	nt Boundary (IPS Reg 18 part 2 - 2021):	Located outside the Settlement bo	undary with no	neaningful relationship to it				
Location in Relation to Se	ttlement Boundary 2018:							
Brownfield or Greenfield:	Greenfield	Brownfield Register (If applicable):						
Site Description:	The site is located is undulating and partly bel is a mix boundary treatment of fences and he		track to Newpor	. The site has a number of trees across it, sor	me planting in a formal style, parts of the site are quite scrubby and there			
Suitability Assess	ment							
Discounting Factors								
Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nat Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).				Discounted by a Factor in Stage A (5m buffer)				
				The site is not located within any environmen zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	ntal designations including, ancient woodland, LNR, marine conservation neduled ancient monument or RIGG.			
Conservation (SINC), Loca	i nature Reserve (LINR), Ancient Woodiands, Ar	Icient Monument, Manne Conservation Area	I (IVICA).					
Environmental Discounts	(Stage A No buffer): Historic Park or Garden, Publically Accessible Op	an Space Local Creen Space Land		Discounted by a Factor in Stage A (No Buffer)				
Safeguarded as Biodivers		Jen Space, Local Green Space, Land		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.				
				The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_9	Stage B(i)			□ Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Small Sites falli	ng below the Size Threshold of 0.25ha or 5 de	ewllings:	0.5ha of the site along the western boundary	is located in FZ 2 and 3.			
				The remainder of the site is located in FZ1 and	d not class 1 or 2 agricultural land.			
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management area	s, Zones of Ground Instability Management		Discounts by a Factor in Stage B(ii)				
SHLAA Conclusio	n							

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

Status

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

Key Details									
Settlement: Brading	Settlement Tier: 3	Parish:	Brading	Site Area (Ha):	2018 SHLAA_Ref_N	D: IPS133	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2	021): Im	meadiately adjacent to th	he Settlement Boundar	γ				
Location in Relation to Se	ettlement Boundary 2018:								
Brownfield or Greenfield	Greenfield	Bro	ownfield Register (If appli	icable):					
Site Description:	The site is an area of level comm	non land to the rear of resi	dential properties. The s	site is bounded by hedg	ges and scrub and the railway	to the east and ac	ccessed via the pump station.		
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)				
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI)					The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation				
0 / /	ological and Geomorphological Sit al Nature Reserve (LNR), Ancient \				zone, NNR, RAMSAR, SAC, S	NC, SPA, SSSI, sch	neduled ancient monument or RIGG.		
		,	,	X /					
Environmental Discounts	(Stage A No buffer): Historic Park or Garden, Publically	Accessible Open Space Le	acal Groop Space Land		Discounted by a Factor in Stage A (No Buffer)				
Safeguarded as Biodivers		Accessible Open space, Lo	ocal Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, ope space.				
Envonmental Discounts_	Stage B(i)				Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, S	mall Sites falling below the	Size Threshold of 0.25ha	a or 5 dewllings:	The site is located in Flood Zones 2 and 3 (SFRA). Consequently the site does not meet the assessment criteria to pastage B.				
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Man	agement areas. Zones of G	fround Instability Manage	ement	Discounts by a Factor in S	tage B(ii)			
SHI AA Conclusio	n								

SHLAA CONClusion

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

Status

Currently not suitable - Discounted. FZ2/3.

BRA008a Land Between Vicarage Lane & Quay Lane Brading

Key Details						
Settlement: Brading	Settlement Tier: 3	Ра	rish: Brading	Site Area (Ha):	2018 SHLAA_Ref_No: IPS146	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemer	nt Boundary (IPS Reg 18 part 2 - 20)21):	Located within Settle	ement Boundary		
Location in Relation to Se	ettlement Boundary 2018:					
Brownfield or Greenfield:	Greenfield		Brownfield Register	(If applicable):		
Site Description:	The site is a small field just inside detached houses.	e the settlement of Br	rading. The site is bour	nded by a high hedge and tree	es to Quay Lane and trees and fencing to the	e other boundaries. The site is fairly level and on the e
Suitability Assess	ment					
Discounting Factors						
Environmental Discounts	(Stage A - 5m buffer)				□ Discounted by a Factor in Stage A (5m b	ouffer)
Regionally important Geo	cial Protection Area (SPA), Special ological and Geomorphological Site al Nature Reserve (LNR), Ancient W	e (RIGG), National Nat	ture Reserve (NNR), Sit	e of Importance for Nature	The site is not located within any environm zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,	mental designations including, ancient woodland, LNR, , scheduled ancient monument or RIGG.
Environmental Discounts					Discounted by a Factor in Stage A (No B	suffer)
Includes Heritage Coast, H Safeguarded as Biodiversi	Historic Park or Garden, Publically ity Mitigation	Accessible Open Spac	ce, Local Green Space,	Land	The site is not located within any environn space	mental designations including heritage coast, historic p
Envonmental Discounts_9	Stage B(i)				Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Sn	nall Sites falling below	w the Size Threshold of	0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1	or 2 agricultural land.
					The site is a small site, given the context o	of the area the site is considered too small to achieve 5
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Mana	agement areas, Zones	s of Ground Instability I	Management	Discounts by a Factor in Stage B(ii)	
SHLAA Conclusio	n					

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

Status

Currently not suitable - Discounted. Falls below Minimum Size Threshold.

end of a row of

, marine conservation

oark or garden, open

dwellings.

BRA009 Land Between east of Railway & Quay Lane, Brading

Key Details

Settlement: Brading	Settlement Tier: 3	Parish:	Brading	Site Area (Ha):	201	8 SHLAA_Ref_No:	IPS145b	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlemer	nt Boundary (IPS Reg 18 part 2 - 2021):	Lo	cated outside the	Settlement boundary with no	o meaningful r	elationship to it (B	Exacerbated by the	e severance effect if railway line).		
Location in Relation to Se	ttlement Boundary 2018:									
Brownfield or Greenfield:	Greenfield	Br	ownfield Register	(If applicable):						
Site Description:	The site is a series of fields on the outskirts of	Brading to t	he east of the rail	way. The site is bounded by s	scattered trees	s, hedges and scru	ib. The site is gent	tly sloping and is adjacent to the railway line which is on the west.		
Suitability Assess	ment									
Discounting Factors										
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)					
Regionally important Geo	cial Protection Area (SPA), Special Area of Cons logical and Geomorphological Site (RIGG), National Construction (IND)	onal Nature	Reserve (NNR), Si	te of Importance for Nature				al designations including, ancient woodland, LNR, marine conservati eduled ancient monument or RIGG.	on	
Conservation (SINC), Loca	l Nature Reserve (LNR), Ancient Woodlands, Ar	icient Monu	ment, Marine Cor	iservation Area (MCA).						
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)					
Includes Heritage Coast, H Safeguarded as Biodiversi	Historic Park or Garden, Publically Accessible Op ty Mitigation	en Space, Lo	ocal Green Space,	Land	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.					
Envonmental Discounts_S	Stage B(i)				Discounte	ed by a Factor in S	tage B(i)			
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:						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				
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management area	s, Zones of G	Ground Instability	Management	Discounts	by a Factor in Sta	age B(ii)			
	-									

SHLAA Conclusion

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it. (Exacerbated by the severance effect if railway line).

Status

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it. (Exacerbated by the severance effect if railway line).

Buildings at Lower Rowborough, Beaper Shute, Brading, Isle of Wight, PO36 0AZ **BRA014**

Key Details								
Settlement: None	Settlement Tier: 5	Parish: Brading	Site Area (Ha):	2018 SHLAA_Ref_No: IPS083	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlement E	Boundary (IPS Reg 18 part 2 - 2021):	Located outside the Settlen	nent boundary with no	meaningful relationship to it				
Location in Relation to Settle	ement Boundary 2018:							
Brownfield or Greenfield:	Greenfield	Brownfield Register (If appl	icable):					
Site Description:	he site is along the strategic road ne	etwork and is set behind a hedge interspersed	with trees. There are t	trees to the south boundary that form part of th	e ancient woodland			
Suitability Assessm	ent							
Discounting Factors								
Environmental Discounts (St	age A - 5m buffer)			□ Discounted by a Factor in Stage A (5m buffe	r)			
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nat Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).				0.06ha to the south of the site is located in a ancient woodland and SINC buffer and has been removed from the assessment				
				The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
Environmental Discounts (St	-			Discounted by a Factor in Stage A (No Buffer)				
Safeguarded as Biodiversity		essible Open Space, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_Sta	ge B(i)			Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricultura	I Land Quality Grades 1 or 2, Small	Sites falling below the Size Threshold of 0.25ha	a or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2	agricultural land.			
				due to the buffers for the ancient woodland a	n threshold of 0.25, once 0.06 has been removed from the assessment nd SINC, the developable area reduces further. This and the context of so small to achieve 5 dwellings and has therefore been discounted at			
Environmental Discounts Sta Remote from Settlement Bo		nent areas, Zones of Ground Instability Manage	ement	Discounts by a Factor in Stage B(ii)				
SHLAA Conclusion								

Currently not suitable - Discounted. Falls below Size Threshold.

Status

Currently not suitable - Discounted. Falls below Minimum Size Threshold.

Key Details									
Settlement: None	Settlement Tier: 5	Parish:	Brading	Site Area (Ha):	2018 SHLAA_Ref_No: IPS084	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 202	L): Loo	cated outside the Settlement b	oundary with no	meaningful relationship to it.				
Location in Relation to Se	ttlement Boundary 2018:								
Brownfield or Greenfield:	Mix	Bro	ownfield Register (If applicable)):					
Site Description:			÷ .		÷ ,	prises of a number of fields with hedgerow boundaries. There are trees to eastern boundary is located immediately adjacent to a SINC.			
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)				□ Discounted by a Factor in Stage A (5m buffer)				
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Natu Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).		nce for Nature	Approx. 4.25ha of the site is located in an ancient woodland and SINC buffers and has been removed from the assessment						
						hin any environmental designations including, ancient woodland, LNR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.			
Environmental Discounts					□ Discounted by a Factor in Stage A (No Bu	ffer)			
Safeguarded as Biodiversi	listoric Park or Garden, Publically Ad ty Mitigation	cessible Open Space, Lo	ocal Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_S Flood zones 2 3, Agricultu	tage B(i) Iral Land Quality Grades 1 or 2, Sma	ll Sites falling below the	e Size Threshold of 0.25ha or 5 o	dewllings:	□ Discounted by a Factor in Stage B(i)				
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Manag	ement areas, Zones of G	Ground Instability Management	:	Discounts by a Factor in Stage B(ii)				
SHLAA Conclusio	n								

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

Status

BRI004 Adjacent New Road (1), Brighstone

Key Details									
Settlement: Brighstone	Settlement Tier: 3	Paris	sh: Brighstone	Site Area (Ha):	2018 SHLAA_Ref_No: IPS257	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlement Bo	undary (IPS Reg 18 part 2 - 202	21):	Immeadiately adjacent to t	the Settlement Bounda	ry				
Location in Relation to Settler	nent Boundary 2018:								
Brownfield or Greenfield: Gr	eenfield		Brownfield Register (If app	licable):					
Site Description: The	e site is part of a field and conta	ains stone barns with	a mix of slate and corrugate	ed roofs. It is a flat field	d and is bounded by a mix of hedges and trees a	nd a wire fence to New Road.			
Suitability Assessme	nt								
Discounting Factors									
Environmental Discounts (Sta	ge A - 5m buffer)				□ Discounted by a Factor in Stage A (5m buffe	er)			
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nat Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).				nportance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
Conservation (SINC), Local Na	ture Reserve (LINR), Ancient Wo	Sociands, Ancient Mo	nument, Marine Conservat	ION Area (IVICA).					
Environmental Discounts (Stag					□ Discounted by a Factor in Stage A (No Buffe	r)			
Includes Heritage Coast, Histo Safeguarded as Biodiversity M	ric Park or Garden, Publically A litigation	ccessible Open Space	, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_Stage	e B(i)				Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricultural I	and Quality Grades 1 or 2, Sm	all Sites falling below	the Size Threshold of 0.25h	a or 5 dewllings:	The council's SFRA 2115 scenario shows the si	te 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 co	onfirmation will need to be sought on the flood risk.			
					The site is not Grade 1 or 2 agricultural land.				
					Confirmation from EA, the site is in FZ 2 and 3	and as such does not meet the assessment criteria			
Environmental Discounts Stag					□ Discounts by a Factor in Stage B(ii)				
Remote from Settlement Bou	ndaries, Coastal Change Manag	gement areas, Zones c	of Ground Instability Manag	gement					
SHLAA Conclusion									
Currently not suitable - Disco	unted.								

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

Status

Currently not suitable - Discounted. Falls below Minimum Size Threshold.

BRI005 Adjacent New Road (2), Brighstone

Key Details									
Settlement: Brighstone	Settlement Tier: 3	Parish:	Brighstone	Site Area (Ha):	2018 SHLAA_Ref_No: IPS258	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlemer	t Boundary (IPS Reg 18 part 2 - 2021)	: Imi	meadiately adjacent to	the Settlement Boundar	Ý				
Location in Relation to Se	ttlement Boundary 2018:								
Brownfield or Greenfield:	Greenfield	Bro	ownfield Register (If app	olicable):					
Site Description:	The site comprises of a grassed area	, part covered by smal	l trees and shrubs. The	site is bounded to the ro	ad by hedges and trees.				
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffe	er)			
Regionally important Geo	cial Protection Area (SPA), Special Are logical and Geomorphological Site (RI	GG), National Nature F	Reserve (NNR), Site of Ir	mportance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	al designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.			
Conservation (SINC), Loca	l Nature Reserve (LNR), Ancient Woo	dlands, Ancient Monur	nent, Marine Conservat	tion Area (MCA).					
Environmental Discounts					Discounted by a Factor in Stage A (No Buffe	r)			
Includes Heritage Coast, H Safeguarded as Biodiversi	listoric Park or Garden, Publically Acc ty Mitigation	essible Open Space, Lo	ocal Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_S	itage B(i)				Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricultu	aral Land Quality Grades 1 or 2, Small	Sites falling below the	Size Threshold of 0.25h	na or 5 dewllings:	The council's SFRA 2115 scenario shows the si	te 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 co	onfirmation will need to be sought on the flood risk.			
					The site is not Grade 1 or 2 agricultural land.				
					Confirmation from EA, the site is in FZ 2 and 3	and as such does not meet the assessment criteria.			
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Manager	nent areas, Zones of G	round Instability Manag	gement	□ Discounts by a Factor in Stage B(ii)				
SHLAA Conclusio	n								
	te construction								

Currently not suitable - Discounted. AONB land within flood zone 2 and 3 that would extend the village development boundary beyond the natural southern edge defined by the New Road.

Status

Currently not suitable - Discounted. FZ2/3.

BRI009

Land at Cheverton Gravel Pit, Shorwell

Key Details									
Settlement: None	Settlement Tier: 5	Parish:	Brighstone Site Area (I	Ha):	2018 SHLAA_Ref_No:	IPS274	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Loc	cated outside the Settlement boundary wit	th no meaningf	ful relationship to it.				
Location in Relation to Se	ttlement Boundary 2018:								
Brownfield or Greenfield:	Greenfield	Bro	ownfield Register (If applicable):						
Site Description:	The site is a mix of field and active quarry v	workings with sc	ome hedge boundaries. The site has agricul	ltural uses to a	II boundaries and slope	es up from east to w	vest.		
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)			Disco	unted by a Factor in Sta	age A (5m buffer)			
	cial Protection Area (SPA), Special Area of Co logical and Geomorphological Site (RIGG), N					•	esignations including, ancient woodland, LNR, marine conserv		
0 / 1	l Nature Reserve (LNR), Ancient Woodlands			zone, NN	NR, RAMSAR, SAC, SINC	C, SPA, SSSI, schedul	ed ancient monument or RIGG.		
Environmental Discounts	(Stage A No huffer):								
	listoric Park or Garden, Publically Accessible	open Space, Lo	ocal Green Space, Land		Discounted by a Factor in Stage A (No Buffer)				
Safeguarded as Biodiversi		1 1 2		The site space	The site is not located within any environmental designations including heritage coast, historic park or garden, o space				
Envonmental Discounts_S	tage B(i)			Discou	Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricultu	rral Land Quality Grades 1 or 2, Small Sites f	alling below the	Size Threshold of 0.25ha or 5 dewllings:	The site	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management a	reas, Zones of G	Ground Instability Management	Discou	unts by a Factor in Stag	e B(ii)			
SHLAA Conclusio	n								

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

Status

CGR001

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

Kov Dotails

Settlement Tier: 5	D 11								
	Parish:	Chale	Site Area (Ha):	2018 SHLAA_Ref_No: IPS147	2nd Reg18 ISP Housing Allocation Ref:				
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):		Located within or adjacent a lower tier settlement that does not have a settlement boundary							
ttlement Boundary 2018:									
Brownfield or Greenfield: Greenfield		Brownfield Register (If applicable):							
-	•	a of Chale. The hedge to the no	orth is intersperse	ed with trees, there is a post and wire fence to	the east and hedges to the south and west (road). The site is gently				
ment									
Stage A - 5m buffer)				□ Discounted by a Factor in Stage A (5m buff	fer)				
ogical and Geomorphological Site (RIGG), Nat	onal Nature	Reserve (NNR), Site of Importa	ance for Nature	The site is not located within any environmer zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scl	ntal designations including, ancient woodland, LNR, marine conservation heduled ancient monument or RIGG				
Nature Reserve (LNR), Ancient Woodlands, A	ncient ivionu	ment, Marine Conservation Ar	ea (INICA).						
				Discounted by a Factor in Stage A (No Buffer)					
	pen Space, Lo	ocal Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, ope space.					
tage B(i)				□ Discounted by a Factor in Stage B(i)					
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:		dewllings:	The site is located in FZ1 and is not class 1 or	2 agricultural land					
Stage B(ii):		Ground Instability Managemen		Discounts by a Factor in Stage B(ii)					
	ttlement Boundary 2018: Greenfield The site is a large field on the outskirts of the undulating and rises to the gradually to the ea ment (Stage A - 5m buffer) cial Protection Area (SPA), Special Area of Cons logical and Geomorphological Site (RIGG), Nati I Nature Reserve (LNR), Ancient Woodlands, Au (Stage A No buffer): listoric Park or Garden, Publically Accessible Of ty Mitigation tage B(i) aral Land Quality Grades 1 or 2, Small Sites falli	ttlement Boundary 2018: Greenfield Br The site is a large field on the outskirts of the built up area undulating and rises to the gradually to the east. ment (Stage A - 5m buffer) cial Protection Area (SPA), Special Area of Conservation (SA logical and Geomorphological Site (RIGG), National Nature I Nature Reserve (LNR), Ancient Woodlands, Ancient Monu (Stage A No buffer): listoric Park or Garden, Publically Accessible Open Space, Le ty Mitigation tage B(i) aral Land Quality Grades 1 or 2, Small Sites falling below the	ttlement Boundary 2018: Greenfield Brownfield Register (If applicable The site is a large field on the outskirts of the built up area of Chale. The hedge to the neundulating and rises to the gradually to the east. ment (Stage A - 5m buffer) cial Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Intlogical and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importal Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Are (Stage A No buffer): listoric Park or Garden, Publically Accessible Open Space, Local Green Space, Land ty Mitigation tage B(i) trage B(i)	tttlement Boundary 2018: Greenfield Brownfield Register (If applicable): The site is a large field on the outskirts of the built up area of Chale. The hedge to the north is intersperse undulating and rises to the gradually to the east. ment (Stage A - 5m buffer) cial Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), logical and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature I Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). (Stage A No buffer): listoric Park or Garden, Publically Accessible Open Space, Local Green Space, Land ty Mitigation tage B(i) trage D(i) trade D(i	ttlement Boundary 2018: Greenfield 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 undulating and rises to the gradually to the east. ment (Stage A - 5m buffer) i:al Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), logical and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature I Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). (Stage A No buffer): Istoric Park or Garden, Publically Accessible Open Space, Local Green Space, Land ty Mitigation tage B(i) tral Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewillings:				

SHLAA Conclusion

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

Status

CHL004

Key Deta	ils
Settlement:	Chale

Key Details					
Settlement: Chale	Settlement Tier: 5	Parish	n: Chale	Site Area (Ha):	2018 SHLAA_Ref_No: IPS221 2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemen	nt Boundary (IPS Reg 18 part 2 - 2021):	L	ocated outside the Settle	ment boundary with no	o meaningful relationship to it
Location in Relation to Se	ttlement Boundary 2018:				
Brownfield or Greenfield	Greenfield	В	Brownfield Register (If app	olicable):	
Site Description:	The site comprises of sections of a larger field the road or sites to the west. The site also ris			l and beyond other field	Is and development. There are hedges to the west and east of the site. The site slopes up to the east and is higher than
Suitability Assess	ment				
Discounting Factors					
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)
Regionally important Geo	cial Protection Area (SPA), Special Area of Con logical and Geomorphological Site (RIGG), Nat I Nature Reserve (LNR), Ancient Woodlands, A	ional Nature	e Reserve (NNR), Site of In	mportance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)
Includes Heritage Coast, I Safeguarded as Biodivers	listoric Park or Garden, Publically Accessible O ty Mitigation	pen Space,	Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space
Envonmental Discounts_	Stage B(i)				□ Discounted by a Factor in Stage B(i)
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Small Sites fall	ng below th	ne Size Threshold of 0.25h	na or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management are	as, Zones of	Ground Instability Manag	gement	✓ Discounts by a Factor in Stage B(ii)

SHLAA Conclusion

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

Status

Key Details						
Settlement: Chale	Settlement Tier: 5	Parish:	Chale Si	te Area (Ha):	2018 SHLAA_Ref_No: IPS061	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Lo	cated outside the Settlement bour	ndary with no	meaningful relationship to it	
Location in Relation to Set	tlement Boundary 2018:					
Brownfield or Greenfield:	Brownfield	Br	ownfield Register (If applicable):			
Site Description:	The site is located along Military Road is fai	rly flat and con	nprises a group of stone buildings a	around a cent	ral square.	
Suitability Assessi	nent					
Discounting Factors						
Environmental Discounts (Stage A - 5m buffer)				□ Discounted by a Factor in Stage A (5m bu	ffer)
Regionally important Geol	ial Protection Area (SPA), Special Area of Co ogical and Geomorphological Site (RIGG), N	ational Nature	Reserve (NNR), Site of Importance	for Nature	The site is not located within any environme zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, s	ental designations including, ancient woodland, LNR, marine conservation cheduled ancient monument or RIGG.
Conservation (SINC), Local	Nature Reserve (LNR), Ancient Woodlands,	Ancient Ivionu	ment, Marine Conservation Area (IVICA).		
Environmental Discounts (0				□ Discounted by a Factor in Stage A (No But	ffer)
Includes Heritage Coast, H Safeguarded as Biodiversit	istoric Park or Garden, Publically Accessible y Mitigation	Open Space, Lo	ocal Green Space, Land		The site is not located within any environme space.	ental designations including heritage coast, historic park or garden, open
Envonmental Discounts S	tage B(i)				□ Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agricultu	ral Land Quality Grades 1 or 2, Small Sites fa	alling below the	e Size Threshold of 0.25ha or 5 dew	vllings:	The site is located in FZ1 and is not class 1 o	r 2 agricultural land.
Environmental Discounts S Remote from Settlement I	Stage B(ii): Boundaries, Coastal Change Management ar	eas, Zones of G	Ground Instability Management		Discounts by a Factor in Stage B(ii)	
SHI AA Conclusio	n					

SHLAA CONClusion

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

Status

COW014 5 Warren Point, Medham Farm, Cowes

Kov Dotaila

Key Det	alis									
Settlement:	Cowes	Settlement Tier: 1		Parish: Northwood	Site Area (Ha):	2018 SHLAA_Ref_No: IPS185	2nd Reg18 ISP Housing Allocation Ref:			
Relationship	p to Settlemei	nt Boundary (IPS Reg 18 part 2 - 20)21):	Located outside the Settle	ment boundary with no	o meaningful relationship to it				
Location in	Relation to Se	ttlement Boundary 2018:								
Brownfield	or Greenfield			Brownfield Register (If app	plicable):					
Site Descrip	ition:	The site is at the end of a 'gated of public right of way to the south.	development' outs	side of Cowes. It is a small site	located to the front of	an existing property. The site is bounded by op	en fences with the land sloping gently towards the River Medina and a			
Suitabili	ity Assess	ment								
Discounting	g Factors									
Environmen	ntal Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)				
Regionally in	mportant Geo	cial Protection Area (SPA), Special logical and Geomorphological Site Il Nature Reserve (LNR), Ancient W	e (RIGG), National N	Nature Reserve (NNR), Site of Ir	mportance for Nature	The site is not located within any environmer zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	ntal designations including, ancient woodland, LNR, marine conservation heduled ancient monument or RIGG.			
	× ,		/ooulanus, Ancient	t Monument, Marine Conservat	tion Area (MCA).					
		(Stage A No buffer):	Accessible Open S	nace Level Creen Space Land		Discounted by a Factor in Stage A (No Buffer)				
	d as Biodivers	Historic Park or Garden, Publically ity Mitigation	Accessible Open S	pace, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, o space.				
Envonment	al Discounts_	Stage B(i)				✓ Discounted by a Factor in Stage B(i)				
Flood zones	5 2 3, Agricult	ural Land Quality Grades 1 or 2, Sm	nall Sites falling be	low the Size Threshold of 0.25h	na or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
						The site is a small site and is below the minim achieve the minimum number of 5 dwellings.	num threshold for site size and given the context of the area would not .			
	ntal Discounts m Settlement	Stage B(ii): Boundaries, Coastal Change Mana	agement areas, Zor	nes of Ground Instability Manag	gement	Discounts by a Factor in Stage B(ii)				
	Conclucio	n								

SHLAA Conclusion

Currently not suitable - Discounted. 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.

Status

Currently not suitable - Discounted. Falls below Minimum Size Threshold.

Key Details								
Settlement: Cowes	Settlement Tier: 1	Parish:	Northwood	Site Area (Ha):	: 2018	SHLAA_Ref_No:	IPS199	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemer	t Boundary (IPS Reg 18 part 2 - 2021)	Imr	meadiately adjacent to	the Settlement Bounda	ary			
Location in Relation to Se	ttlement Boundary 2018:							
Brownfield or Greenfield:	Greenfield	Bro	ownfield Register (If app	olicable):				
Site Description:	The site is deciduous woodland. The	site generally slopes e	east to west and is close	e to residential, primary	y school, village	green and areas	of agriculture.	
Suitability Assess	ment							
Discounting Factors								
Environmental Discounts	(Stage A - 5m buffer)				Discounted	l by a Factor in St	age A (5m buffe	r)
	cial Protection Area (SPA), Special Are				The site is loc	ated either in a S	INC and/or an a	ncient woodland and associated buffers and has therefore been
0	logical and Geomorphological Site (RI l Nature Reserve (LNR), Ancient Wood				removed fror	n the assessment	.cThe remainder	r is decisuous woodl;and (s41 priority habitat)
		·		. ,				
Environmental Discounts	(Stage A No buffer): Iistoric Park or Garden, Publically Acc	assible Open Space Lo	cal Green Space Land			l by a Factor in St	0	
Safeguarded as Biodiversi			cal Green Space, Land		The site is no space.	t located within a	ny environment	al designations including heritage coast, historic park or garden, open
Envonmental Discounts_S	itage B(i)				Discounted by a Factor in Stage B(i)			
Flood zones 2 3, Agricultu	ural Land Quality Grades 1 or 2, Small	Sites falling below the	Size Threshold of 0.25h	ha or 5 dewllings:	The site is loc	ated in FZ1 and is	s not class 1 or 2	agricultural land.
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Manager	nent areas, Zones of G	round Instability Mana	gement	Discounts	by a Factor in Sta	ge B(ii)	
SHLAA Conclusio	n							

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

Status

Currently not suitable - Discounted. Ancient woodland and SINC.

Key Details Settlement: Cowes Settlement Tier: 1 Parish: Cowes Site Area (Ha): 2018 SHLAA Ref No: IPS364 2nd Reg1 Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within Settlement Boundary Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield: Brownfield Brownfield Register (If applicable): The site is a small car park close to the seafront in Cowes with a wooded area to either side. Site Description: The site is currently used as an Isle of Wight Council pay & display car park. However, as part of the review of all IWC car parks (pay & display and others) the Parking Project Board has determined that this car park is so poorly used that it can be released from its parking use and be put to alternative uses. A wooded parcel of land, within a residential area, close to the seafront and Princes Green. **Suitability Assessment Discounting Factors** Discounted by a Factor in Stage A (5m buffer) Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Environmental Discounts (Stage A No buffer): Discounted by a Factor in Stage A (No Buffer) Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

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

Environmental Discounts Stage B(ii): Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management The site is 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 including heritage coast, historic park or garden. It is however a car park within and related to public open space and has therefore been discounted at this stage.

Discounted by a Factor in Stage B(i)

Too small

Discounts by a Factor in Stage B(ii)

SHLAA Conclusion

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

Status

Currently not suitable - Discounted. Below Min Size Threshold.

8 ISP Housing Allocation Ref:	

ECW006 Land to the rear Albert Cottage Hotel, East Cowes, Isle of Wight

Key Details

Settlement: East Cowes	Settlement Tier: 1	Parish: East Cowes	Site Area (Ha):	2018 SHLAA_Ref_No: IPS050	2nd Reg18 ISP Housing Allocation Ref:						
Relationship to Settlemer	t Boundary (IPS Reg 18 part 2 - 2021):	Immeadiately adjacent to th	Immeadiately adjacent to the Settlement Boundary								
Location in Relation to Se	ttlement Boundary 2018:										
Brownfield or Greenfield:		Brownfield Register (If applie	cable):								
Site Description:	The site is located within the grounds of a lis	sted building and is accessed via the liste	d hotel's access. The a	rea has a number of large protected trees and	d is level. There is a large stone wall to the boundary.						
Suitability Assess	ment										
Discounting Factors											
Environmental Discounts	(Stage A - 5m buffer)		Ŀ	Discounted by a Factor in Stage A (5m buffer) The site is wholly located in a SINC.							
	cial Protection Area (SPA), Special Area of Cor										
0 / 1	logical and Geomorphological Site (RIGG), Na l Nature Reserve (LNR), Ancient Woodlands, A										
			, , , , , , , , , , , , , , , , , , ,								
Environmental Discounts				Discounted by a Factor in Stage A (No Buffer)							
Safeguarded as Biodiversi	listoric Park or Garden, Publically Accessible (ty Mitigation	Open space, Local Green space, Land	•	The site is located within a Historic Park and Garden - Osbourne House							
Envonmental Discounts	tage B(i)		٦	□ Discounted by a Factor in Stage B(i)							
	Iral Land Quality Grades 1 or 2, Small Sites fal	ling below the Size Threshold of 0.25ha									
			г								
Environmental Discounts	Stage B(ii): Boundaries, Coastal Change Management are	as Zones of Ground Instability Manage		☐ Discounts by a Factor in Stage B(ii)							
Remote from Settlement		as, zones of Ground instability Manage	inent								
SHLAA Conclusio											
	iscounted. Located within SINC and also a His										

Status

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

ECW013 Fi	eld North of Norris	s Lodge and	d to the west of	Milfred Avenu	e, East Cowes			
Key Details								
Settlement: East Cowes	Settlement Tier: 1		Parish:	Site Area (Ha):	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2	2021):	Immeadiately adjacent t	o the Settlement Bounda	ry			
Location in Relation to Se	ettlement Boundary 2018:							
Brownfield or Greenfield	Greenfield		Brownfield Register (If a	pplicable):				
Site Description:	Flat grass side behind Norris Lo	dge gate.						
Suitability Assess	ment							
Discounting Factors								
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A	A (5m buffer)		
Includes Ramsar site, Spe Regionally important Geo	cial Protection Area (SPA), Specia ological and Geomorphological Si al Nature Reserve (LNR), Ancient	te (RIGG), National	Nature Reserve (NNR), Site of	Importance for Nature	-	nvironmental designations including, ancient woodland, LNR, marine conservatio A, SSSI, scheduled ancient monument or RIGG.		
Environmental Discounts								
	Historic Park or Garden, Publicall	y Accessible Open S	Space, Local Green Space, Lan	d	Discounted by a Factor in Stage A (No Buffer) The site is wholly within Norris Park Historic Park/Garden so is discounted.			
Safeguarded as Biodivers	ity Mitigation				The site is whony within Norris Park			
Envonmental Discounts_	Stage B(i)				Discounted by a Factor in Stage B(B(i)		
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, S	Small Sites falling be	elow the Size Threshold of 0.2	5ha or 5 dewllings:	The site is located in FZ1 and is not c Agricultural Land Classification Grade			
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Mar	nagement areas, Zo	nes of Ground Instability Mar	agement	Discounts by a Factor in Stage B(ii)	ii)		
SHLAA Conclusio	n							
Currently not suitable - [Discounted							

Currently not suitable - Discounted. The site is wholly within Norris Park Historic Park/Garden so is discounted. Additional factors: AONB setting , heritage, visual impact and highways impacts.

Status

Currently not suitable - Discounted. Historic Park & Garden

Key Details								
Settlement: Freshwater	Settlement Tier: 2	Parish:	Freshwater	Site Area (Ha):	2018 SHLAA_Ref	_No: IPS022	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2021):	Loc	cated outside the Settlement l	boundary with no	meaningful relationship t	o it		
Location in Relation to Se	ettlement Boundary 2018:							
Brownfield or Greenfield	Brownfield	Bro	ownfield Register (If applicable	e):				
Site Description:	The site is located off the main A3054 outside	of Freshwate	er along Norton Green Road.	The site is set be	hind houses fronting the ro	oad. The land rises to t	the south from the road.	
Suitability Assess	ment							
Discounting Factors								
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Facto	r in Stage A (5m buffer	r)	
Includes Ramsar site, Spe Regionally important Geo	cial Protection Area (SPA), Special Area of Conse logical and Geomorphological Site (RIGG), Natio	onal Nature F	Reserve (NNR), Site of Importa	ance for Nature	The site is not located w	thin any environmenta	al designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.	
Conservation (SINC), Loca	l Nature Reserve (LNR), Ancient Woodlands, An	cient Monur	ment, Marine Conservation Ar	rea (MCA).				
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)			
Includes Heritage Coast, Safeguarded as Biodivers	Historic Park or Garden, Publically Accessible Op ity Mitigation	en Space, Lo	ocal Green Space, Land		The site is not located w space.	thin any environmenta	al designations including heritage coast, historic park or garden, open	
Envonmental Discounts	Stage B(i)				Discounted by a Facto	r in Stage B(i)		
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Small Sites fallir	ng below the	Size Threshold of 0.25ha or 5	dewllings:	The site is located in FZ1	and is not class 1 or 2	agricultural land.	
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management areas	s, Zones of G	round Instability Managemen	it	Discounts by a Factor	in Stage B(ii)		
SHLAA Conclusio	n							

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

Status

FRE008

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

Key Details

Settlement: Freshwater	Settlement Tier:	2	Parish:	Freshwater	Site	Area (Ha):	2018 SHLAA_Ref_N	No: IPS045	2nd Reg1
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2	- 2021):	Loc	cated outside the S	Settlement bound	ary with no	meaningful relationship to i	it	
Location in Relation to Set	ttlement Boundary 2018:								
Brownfield or Greenfield:	Greenfield		Bro	ownfield Register ((If applicable):				
Site Description:	The site is a mix of farm build	dings and cottages bou	inded by	y a mix of fences a	and hedges. The si	ite sits sligh	tly lower than the adjacent I	Newport Road. The	ere is a general do
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)						Discounted by a Factor i	n Stage A (5m buff	er)
Regionally important Geol	cial Protection Area (SPA), Spe logical and Geomorphological l Nature Reserve (LNR), Ancie	l Site (RIGG), National I	Nature F	Reserve (NNR), Site	e of Importance fo	or Nature	The site is not located with zone, NNR, RAMSAR, SAC,	•	-
Environmental Discounts							Discounted by a Factor i	n Stage A (No Buffe	er)
Includes Heritage Coast, H Safeguarded as Biodiversit	listoric Park or Garden, Public ty Mitigation	ally Accessible Open S	pace, Lo	ocal Green Space, I	Land		The site is not located with space	nin any environmer	ntal designations in
Envonmental Discounts_S	0						Discounted by a Factor i	n Stage B(i)	
Flood zones 2 3, Agricultu	Iral Land Quality Grades 1 or 2	2, Small Sites falling be	low the	Size Threshold of	0.25ha or 5 dewll	ings:	The site is located in FZ1 ar	nd is not class 1 or	2 agricultural land
Environmental Discounts S Remote from Settlement	Stage B(ii): Boundaries, Coastal Change N	Nanagement areas, Zoi	nes of G	round Instability N	Management		Discounts by a Factor in	Stage B(ii)	
SHLAA Conclusion	n								

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

Status

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

.8 ISP Housing Allocation Ref:

wnhill slope from south to north.

ncluding, ancient woodland, LNR, marine conservation nonument or RIGG

ncluding heritage coast, historic park or garden, open

Ι.

FRE011

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

Key Details								
Settlement: Freshwater	Settlement Tier: 2	Parish	Freshwater	Site Area (Ha):	2018 SHLAA_Ref_No: IPS170	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2	.021): Lo	ocated outside the Set	tlement boundary with no r	meaningful relationship to it			
Location in Relation to Se	ettlement Boundary 2018:							
Brownfield or Greenfield	:	Br	rownfield Register (If a	ipplicable):				
Site Description:	The site is an area of grassland v defined boundary to the east. T			ong the Tennyson Heritage (Coast. The site is bounded to the front by a hea	dgerow and has post and wire fencing to other boundaries. There is		
Suitability Assess	sment							
Discounting Factors								
Environmental Discounts	s (Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffe	er)		
Regionally important Geo	ecial Protection Area (SPA), Specia ological and Geomorphological Sit	e (RIGG), National Nature	Reserve (NNR), Site o	f Importance for Nature	The site is not located within any environments zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	al designations including, ancient woodland, LNR, marine conservatic eduled ancient monument or RIGG.		
Conservation (SINC), Loca	al Nature Reserve (LNR), Ancient \	woodiands, Ancient Monu	ument, Manne Conser	vation Area (IVICA).				
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)			
Safeguarded as Biodivers	Historic Park or Garden, Publically sity Mitigation	/ Accessible Open Space, L	Local Green Space, Lan	a	The site is located within Tennyson Heritage Coast and therefore is discounted at Stage A.			
Envonmental Discounts_	Stage B(i)				Discounted by a Factor in Stage B(i)			
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:		5ha or 5 dewllings:	Applicant estimates 3 apartments or 1 dwelling on 0.2ha site, so below size theshold.					
Environmental Discounts Stage B(ii):			Discounts by a Factor in Stage B(ii)					
	Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Manage		nagement	Below minimum size threshold and majority of the site is within the Coastal Change Managament Area.				

SHLAA Conclusion

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

Status

Currently not suitable - Discounted.

Below minimum size threshold and in Coastal Change Managament Area and Heritage Coast boundary so discouted for all three reasons.

FRE012 Brambles Farm, Brambles Lane, Freshwater

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

Key Details

Settlement: Freshwater	Settlement Tier: 2	Parish	n: Freshwater	Site Area (Ha):	2018 SHLAA_Ref_No: IPS181	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlemer	t Boundary (IPS Reg 18 part 2 - 2021):	L	ocated outside the Settle	ement boundary with no	th no meaningful relationship to it				
Location in Relation to Se	ttlement Boundary 2018:								
Brownfield or Greenfield:	Brownfield	В	Brownfield Register (If applicable):						
Site Description:			_		The site includes a number of single storey holic d shelters and is bounded by post and wire fenc	lay chalets and is bounded by post and wire fencing. ing.			
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)				□ Discounted by a Factor in Stage A (5m buffe	er)			
Regionally important Geo	cial Protection Area (SPA), Special Area o logical and Geomorphological Site (RIGG) l Nature Reserve (LNR), Ancient Woodlar	, National Nature	e Reserve (NNR), Site of I	Importance for Nature	The site is not located within any environmen zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	tal designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.			
					The coastal edge is located in a SSSI				
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, F Safeguarded as Biodiversi	listoric Park or Garden, Publically Accessi ty Mitigation	ble Open Space, I	Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_9	itage B(i)				□ Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Small Site	es falling below th	ne Size Threshold of 0.25	ha or 5 dewllings:	The coastal edge is located in FZ 2 and 3				
					The site is located in FZ1 and is not class 1 or 2	2 agricultural land.			
Environmental Discounts	Stage B(ii):				Discounts by a Factor in Stage B(ii)				

Coastal Change Management Area. Located outside the Settlement boundary with no meaningful relationship to it.

SHLAA Conclusion

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

Status

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

FRE019	The Apple Farm, Newport Road, Freshwater
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Key Details								
Settlement: Feshwater	Settlement Tier: 2	Parish:	Freshwater	Site Area (Ha):	2018 SHLAA_Ref_No: IPS336	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2021)	Loc	ated outside the Set	tlement boundary with no	meaningful relationship to it			
Location in Relation to S	ettlement Boundary 2018:							
Brownfield or Greenfield	eld: Mix Brownfield Register (If applicable):							
Site Description:	The site is on the outskirts of Freshw	ater and is known as t	he Apple Farm and s	pecialises in weddings and	special events. The site used to the be an o	orchard although this use has since ceased.		
Suitability Asses	sment							
Discounting Factors								
Environmental Discount	s (Stage A - 5m buffer)				□ Discounted by a Factor in Stage A (5m b	ouffer)		
Includes Ramsar site, Spo Regionally important Ge	ecial Protection Area (SPA), Special Are ological and Geomorphological Site (R	GG), National Nature F	Reserve (NNR), Site o	f Importance for Nature		mental designations including, ancient woodland, LNR, marine conservation		
Conservation (SINC), Loc	al Nature Reserve (LNR), Ancient Woo	dlands, Ancient Monur	nent, Marine Conser	vation Area (MCA).				
Environmental Discounts					□ Discounted by a Factor in Stage A (No Bu	uffer)		
Includes Heritage Coast, Safeguarded as Biodivers	Historic Park or Garden, Publically Acc sity Mitigation	essible Open Space, Lo	cal Green Space, Lan	ld	The site is not located within any environn space.	mental designations including heritage coast, historic park or garden, open		
Envonmental Discounts_	_Stage B(i)				□ Discounted by a Factor in Stage B(i)			
Flood zones 2 3, Agricul	tural Land Quality Grades 1 or 2, Small	Sites falling below the	Size Threshold of 0.2	25ha or 5 dewllings:	The site is located in FZ1 and is not class 1	or 2 agricultural land		
Environmental Discounts Remote from Settlemen	s Stage B(ii): t Boundaries, Coastal Change Manager	nent areas, Zones of G	round Instability Mar	nagement	Discounts by a Factor in Stage B(ii)			
SHLAA Conclusio	on							

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

Status

FRE020 Copse Lane Barn, Freshwater

Settlement: Freshwater	Settlement Tier: 2	Parish: Freshwater Site Area (Ha): 2018 SHLAA_Ref_No: IPS353	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2021):	Located outside the Settlement boundary wit	h no meaningful relationship to it				
Location in Relation to S	ettlement Boundary 2018:						
Brownfield or Greenfield	field: Greenfield Brownfield Register (If applicable):						
Site Description:	The site is an agricultural farm building with	a grouping of trees at the site entrance. The site slopes	ip gradually from south to north and is bounded by	post and wire fencing.			
Suitability Assess	ment						
Discounting Factors							
Environmental Discounts	(Stage A - 5m buffer)		□ Discounted by a Factor in Stage A (5m buff	er)			
Includes Ramsar site, Spe	cial Protection Area (SPA), Special Area of Co	nservation (SAC), Site of Special Scientific Interest (SSSI),	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation				
C		ational Nature Reserve (NNR), Site of Importance for Natu Ancient Monument, Marine Conservation Area (MCA).	zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sci	neduled ancient monument or RIGG.			
Environmental Discounts (Stage A No buffer):			Discounted by a Factor in Stage A (No Buffer)				
		Open Space, Local Green Space, Land	The site is not located within any environmer space.	tal designations including heritage coast, historic park or garden, open			
Includes Heritage Coast,	ity Mitigation	Open Space, Local Green Space, Land	-	atal designations including heritage coast, historic park or garden, open			
Includes Heritage Coast, Safeguarded as Biodivers Envonmental Discounts_	ity Mitigation Stage B(i)	Open Space, Local Green Space, Land lling below the Size Threshold of 0.25ha or 5 dewllings:	space.				
Includes Heritage Coast, Safeguarded as Biodivers Envonmental Discounts_ Flood zones 2 3, Agricult Environmental Discounts	ity Mitigation Stage B(i) ural Land Quality Grades 1 or 2, Small Sites fa Stage B(ii):		space. Discounted by a Factor in Stage B(i)				

SHLAA CONClusion

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

Status

FRE021 Hill Farm, Hill Lane, Norton Green, Freshwater

Key Details								
Settlement: Freshwater	Settlement Tier: 2	Parish:	Freshwater Sit	e Area (Ha):	2018 SHLAA_Ref_No:	IPS354	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary with				idary with no	meaningful relationship to it			
Location in Relation to S	ettlement Boundary 2018:							
Brownfield or Greenfield	: Greenfield	Bro	ownfield Register (If applicable):					
Site Description:	The site is located opposite Hill Farm and is	accessed via H	ill Lane. The site is mostly level an	d is bounded	by a stone wall to the neighbou	ring property to th	he east and wooden fencing.	
Suitability Asses	sment							
Discounting Factors								
Environmental Discount	s (Stage A - 5m buffer)				Discounted by a Factor in St	age A (5m buffer)		
Includes Ramsar site, Spo Regionally important Ge	ecial Protection Area (SPA), Special Area of Con ological and Geomorphological Site (RIGG), Na	tional Nature	Reserve (NNR), Site of Importance	t (SSSI), for Nature	The site is not located within a	ny environmental	designations including, ancient woodland, LNR, marine conservaluled ancient monument or RIGG.	
Conservation (SINC), Loc	al Nature Reserve (LNR), Ancient Woodlands,	Ancient Monui	ment, Marine Conservation Area (M	VICA).				
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)			
Includes Heritage Coast, Safeguarded as Biodivers	Historic Park or Garden, Publically Accessible sity Mitigation	Open Space, Lo	ocal Green Space, Land		The site is not located within a space.	ny environmental	designations including heritage coast, historic park or garden, op	
Envonmental Discounts	Stage B(i)				Discounted by a Factor in Stage B(i)			
Flood zones 2 3, Agricul	tural Land Quality Grades 1 or 2, Small Sites fa	lling below the	e Size Threshold of 0.25ha or 5 dew	llings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.			
Environmental Discount Remote from Settlemen	s Stage B(ii): t Boundaries, Coastal Change Management ard	eas, Zones of G	Ground Instability Management		Discounts by a Factor in Stag	ge B(ii)		
SHLAA Conclusio	n							

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

Status

FRE026

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

Key Details

Settlement: Freshwater	r (Totland) Settlement Tier: 2	Parish: Totland Site Area (Ha)	: 2018 SHLAA_Ref_No: IPS011	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settleme	ent Boundary (IPS Reg 18 part 2 - 2021):	Located outside the Settlement boundary, but re	easonably related to it to the extent that an exter	nsioin could be at least be considered further		
Location in Relation to S	Settlement Boundary 2018:					
Brownfield or Greenfield	d: Greenfield	Brownfield Register (If applicable):				
Site Description:	The site is a narrow site located between Totla	nd and Freshwater. It is mainly scrubby areas on the edg	e of a larger field with a public right of way crossi	ing the site from north to south.		
Suitability Asses	sment					
Discounting Factors						
Environmental Discount	s (Stage A - 5m buffer)		\Box Discounted by a Factor in Stage A (5m buffe	er)		
Regionally important Ge	ological and Geomorphological Site (RIGG), Natio	ervation (SAC), Site of Special Scientific Interest (SSSI), onal Nature Reserve (NNR), Site of Importance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	tal designations including, ancient woodland, LNR, marine conservation neduled ancient monument or RIGG		
Conservation (SINC), Loc	cal Nature Reserve (LNR), Ancient Woodlands, An	cient Monument, Marine Conservation Area (MCA).				
Environmental Discount			Discounted by a Factor in Stage A (No Buffer)			
Includes Heritage Coast, Safeguarded as Biodiver	Historic Park or Garden, Publically Accessible Op sity Mitigation	en Space, Local Green Space, Land	The site is not located within any environmen space.	tal designations including heritage coast, historic park or garden, open		
Envonmental Discounts_	_Stage B(i)		Discounted by a Factor in Stage B(i)			
Flood zones 2 3, Agricul	tural Land Quality Grades 1 or 2, Small Sites fallir	g below the Size Threshold of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2	2 agricultural land.		
			Discounts by a Factor in Stage B(ii)			
Environmental Discount	t Boundaries, Coastal Change Management areas		Site appears to be small, and a problematic shape to achieve tHe minimum SHLAA size threshold, taking into account the character of the area.			

SHLAA Conclusion

Currently not suitable - Discounted.

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

Status

Currently not suitable - Discounted. Below SHLAA size threshold.

FRF029 Avenue Road car nark Avenue Road Freshwater Isle of Wight PO/0 9117

Key Details							
Settlement: Freshwate	r Settlement Tier: 2	Parish: Freshwat	er Site Are	a (Ha): 2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlem	ent Boundary (IPS Reg 18 part 2 - 2021):	Located withi	n Settlement Boundary				
Location in Relation to S	Settlement Boundary 2018:						
Brownfield or Greenfield	d: Brownfield	Brownfield Re	egister (If applicable):				
Site Description:	The site is a small urban car park.						
Suitability Asses	sment						
Discounting Factors							
Regionally important Ge	is (Stage A - 5m buffer) ecial Protection Area (SPA), Special Area of Cor eological and Geomorphological Site (RIGG), Na cal Nature Reserve (LNR), Ancient Woodlands, A	tional Nature Reserve (N	NR), Site of Importance for N	ature	buffer)		
	, Historic Park or Garden, Publically Accessible (Open Space, Local Green	Space, Land	\Box Discounted by a Factor in Stage A (No E	Buffer)		
Safeguarded as Biodiver	_Stage B(i)	Envonmental Discounts_Stage B(i)			Discounted by a Factor in Stage B(i)		
Envonmental Discounts	ltural Land Quality Grades 1 or 2, Small Sites fal	ling below the Size Thres	hold of 0.25ha or 5 dewillings	Considered too small to accommodate 5	units without a detrimental impact on neighbouring amenities		

SHLAA Conclusion

Currently not suitable - Discounted. Below size threshold. Considered too small to accommodate 5 units without a detrimental impact on neighbouring amenities. In any event, release of the car park would require corporate approval.

Status

Currently not suitable - Discounted. Falls below size threshold.

FRE030 Totland Car Park, The Broadway, Totland, Isle of Wight, PO39 0BN

Key Details						
Settlement: Freshwater	Settlement Tier: 2	Par	rish:	Site Area (Ha):	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemer	nt Boundary (IPS Reg 18 part 2 - 2	2021):	Located within Settlement Bou	ndary		
ocation in Relation to Se	ttlement Boundary 2018:					
rownfield or Greenfield:	Brownfield		Brownfield Register (If applicab	le):		
Site Description:			bay & display car park. However, a n of on street parking, the site car			s) the Parking Project Board has determined that this car park is
Suitability Assess	ment					
Discounting Factors						
Regionally important Geo Conservation (SINC), Loca Environmental Discounts	logical and Geomorphological Sit al Nature Reserve (LNR), Ancient (Stage A No buffer): Historic Park or Garden, Publically	te (RIGG), National Nat Woodlands, Ancient M	n (SAC), Site of Special Scientific In ture Reserve (NNR), Site of Impor Ionument, Marine Conservation A ce, Local Green Space, Land	tance for Nature Area (MCA).	Discounted by a Factor in Stage A (No Buff	er)
Envonmental Discounts_S	Stage B(i)				Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agricultu	ural Land Quality Grades 1 or 2, S	Small Sites falling below	w the Size Threshold of 0.25ha or	5 dewllings: Be	low size threshold. Too small for 5 dwelling	gs given character of surrounding area.
Environmental Discounts Remote from Settlement		nagement areas, Zones	s of Ground Instability Manageme		Discounts by a Factor in Stage B(ii)	
SHLAA Conclusio	n					
Currently not suitable - D)iscounted.					

Discounted as it is below Min Size Threshold. In any event, release of the car park would require corporate approval.

Status

Currently not suitable - Discounted. Falls below size threshold.

Key Details						
Settlement: Fishbour	ne Settlement Tier: 5	Parish: Fishbourne Site Area (Ha	2018 SHLAA_Ref_No: IPS031	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settler	ment Boundary (IPS Reg 18 part 2 - 2021):	Located outside the Settlement boundary with r	no meaningful relationship to it			
Location in Relation to	o Settlement Boundary 2018:					
Brownfield or Greenfie	eld:	Brownfield Register (If applicable):				
Site Description:	The site is a small site and has a timber clad b	uilding used as workshop unit on site. The site itself is flat	with no hard boundaries.			
Suitability Asse	essment					
Discounting Factors						
Environmental Discou	nts (Stage A - 5m buffer)		□ Discounted by a Factor in Stage A (5m buffer	r)		
Regionally important (Geological and Geomorphological Site (RIGG), Nati	ervation (SAC), Site of Special Scientific Interest (SSSI), onal Nature Reserve (NNR), Site of Importance for Nature	The site is not located within any environmenta zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sche	al designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.		
Conservation (SINC), L	ocal Nature Reserve (LNR), Ancient Woodlands, Ar	ncient Monument, Marine Conservation Area (MCA).				
	nts (Stage A No buffer):		Discounted by a Factor in Stage A (No Buffer)			
Includes Heritage Coas Safeguarded as Biodiv	st, Historic Park or Garden, Publically Accessible Opersity Mitigation	ben Space, Local Green Space, Land	The site is not located within any environmenta space.	al designations including heritage coast, historic park or garden, open		
Envonmental Discount	ts_Stage B(i)		Discounted by a Factor in Stage B(i)			
Flood zones 2 3, Agric	cultural Land Quality Grades 1 or 2, Small Sites falling	ng below the Size Threshold of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2	agricultural land.		
			The site is below the 0.25ha threshold for SHLA of the site and area it is considered that the site	AA and located in the wider rural area. Given the location and context e is too small to achieve 5 dwellings.		
Environmental Discou Remote from Settlem	nts Stage B(ii): ent Boundaries, Coastal Change Management area	s. Zones of Ground Instability Management	Discounts by a Factor in Stage B(ii)			
		-,				
	•					

SHLAA Conclusion

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

Status

Currently not suitable - Discounted.

Falls below size threshold and located outside the Settlement boundary with no meaningful relationship to it.

GAT002 Hill Farm, Gatcombe, Newport

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Key Details									
Settlement: Gatcombe	Settlement Tier: 5	Parish:	Gatcombe	Site Area (Ha):	2018 SHLAA_Ref_No: IPS244 2nd Reg18 ISP Housing Allocation Ref:				
Relationship to Settlemer	nt Boundary (IPS Reg 18 part 2 - 202	21): Loc	cated outside the Settleme	ent boundary with no	o meaningful relationship to it				
Location in Relation to Se	ttlement Boundary 2018:								
Brownfield or Greenfield:	Mix	Bro	ownfield Register (If applica	able):					
Site Description:	This fairly level site is part resider site is bounded by a stone wall to			ted and is located on	n the edge of the site on the bend of the road. There are a number of other stone/wooden structures to the site.				
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)				
Regionally important Geo	cial Protection Area (SPA), Special / logical and Geomorphological Site l Nature Reserve (LNR), Ancient W	(RIGG), National Nature F	Reserve (NNR), Site of Impo	ortance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conserva zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
Environmental Discounts					□ Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, H Safeguarded as Biodivers	listoric Park or Garden, Publically A ty Mitigation	Accessible Open Space, Lo	ocal Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, o space.				
Envonmental Discounts_9	0 0				□ Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Sm	all Sites falling below the	Size Threshold of 0.25ha o	or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Mana	gement areas, Zones of G	iround Instability Managem		✓ Discounts by a Factor in Stage B(ii)				
SHLAA Conclusio	n								

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

Status

Key Details						
Settlement: Godshill	Settlement Tier: 3	Par	ish: Godshill	Site Area (Ha):	2018 SHLAA_Ref_No: IPS026	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2	2021):	Located outside the Settlement	boundary with no	meaningful relationship to it	
Location in Relation to S	ettlement Boundary 2018:					
Brownfield or Greenfield			Brownfield Register (If applicable	e):		
Site Description:	The site is split into two smaller Equestrian Centre.	r parcels, the first an are	ea of amenity land and the second	d wooden barns in	good condition. The second parcel also includ	les brick built barn with some parking. The site is adjacent to Allendale
Suitability Asses	sment					
Discounting Factors						
Environmental Discount	s (Stage A - 5m buffer)				□ Discounted by a Factor in Stage A (5m buffe	er)
Regionally important Ge	ecial Protection Area (SPA), Specia ological and Geomorphological Sit	te (RIGG), National Nati	ure Reserve (NNR), Site of Importa	ance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	ntal designations including, ancient woodland, LNR, marine conservation neduled ancient monument or RIGG.
Conservation (SINC), Loo	al Nature Reserve (LNR), Ancient \	woodlands, Ancient Mi	onument, Marine Conservation Ar	rea (IVICA).		
Environmental Discount					Discounted by a Factor in Stage A (No Buffe	er)
Includes Heritage Coast, Safeguarded as Biodiver	Historic Park or Garden, Publically sity Mitigation	y Accessible Open Space	e, Local Green Space, Land		The site is not located within any environmen space.	tal designations including heritage coast, historic park or garden, open
Envonmental Discounts	_Stage B(i)				Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agricul	tural Land Quality Grades 1 or 2, S	Small Sites falling below	the Size Threshold of 0.25ha or 5	dewllings:		e meet the site size threshold but separately are below. Given the area TPO covering both sites it is considered that the site is too small to
Environmental Discount Remote from Settlemen	s Stage B(ii): t Boundaries, Coastal Change Man	nagement areas, Zones	of Ground Instability Managemen	it	Discounts by a Factor in Stage B(ii)	

SHLAA Conclusion

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

Status

Currently not suitable - Discounted.

Falls below size threshold and located outside the Settlement boundary with no meaningful relationship to it.

Key Details									
Settlement: Havenstreet	Settlement Tier: 4	Parish:	Havenstreet and Ashey	Site Area (Ha):	: 2018 S	HLAA_Ref_No:	IPS180c	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2	021): Lo	cated outside the Settlement	boundary with no	o meaningful rela	tionship to it			
Location in Relation to Set	tlement Boundary 2018:								
Brownfield or Greenfield:	Greenfield	Bro	ownfield Register (If applicab	le):					
Site Description:	The site slopes to the south and	is bounded by hedgerows	to all boundaries with trees	interspersed.					
Suitability Assessi	nent								
Discounting Factors									
Environmental Discounts (Stage A - 5m buffer)				Discounted	by a Factor in S [.]	tage A (5m buffei	r)	
Regionally important Geol	ial Protection Area (SPA), Specia ogical and Geomorphological Sit Nature Reserve (LNR), Ancient N	e (RIGG), National Nature	Reserve (NNR), Site of Import	tance for Nature				tal designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG	
		woodiands, Ancient Wond							
Environmental Discounts (Stage A No buffer): istoric Park or Garden, Publically	Accessible Open Space L	acal Croop Space Land		Discounted by a Factor in Stage A (No Buffer)				
Safeguarded as Biodiversit			ocal Green Space, Land		The site is not space.	located within a	any environment	tal designations including heritage coast, historic park or garden, open	
Envonmental Discounts_S	tage B(i)				Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricultu	ral Land Quality Grades 1 or 2, S	mall Sites falling below the	e Size Threshold of 0.25ha or s	5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
Environmental Discounts S Remote from Settlement I	Stage B(ii): Boundaries, Coastal Change Man	agement areas, Zones of G	Ground Instability Manageme	nt	✓ Discounts by	/ a Factor in Sta	ge B(ii)		
SHLAA Conclusio	1								

SHLAA CONClusion

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

Status

Koy Dotaila

Status

Key Details										
Settlement: Havenstree	et Settlement Tier: 4	Parish:	Havenstreet and Ashey	Site Area (Ha):	2018 SHLAA_Ref_No: IPS356	2nd Reg18 ISP Housing Allocation Ref:				
Relationship to Settleme	ent Boundary (IPS Reg 18 part 2 - 20	021): Loc	cated within or adjacent a lov	wer tier settlement t	hat does not have a settlement boundary					
Location in Relation to S	ettlement Boundary 2018:									
Brownfield or Greenfield	1:	Bro	Brownfield Register (If applicable):							
Site Description:	The site is gently sloping in places from west to east, its current use is a recreation ground open to the public and includes open space, football pitch and play equipment. There is a hedgerow to the roadside boundary and al other boundaries.									
Suitability Asses	sment									
Discounting Factors										
Environmental Discount	s (Stage A - 5m buffer)			E	Discounted by a Factor in Stage A (5m buffer)					
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Natur Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).					The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.					
Environmental Discount					Discounted by a Factor in Stage A (No Buffer)					
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation					The site is not located within any environmental designations including heritage coast, historic park or garden.					
					However, the site is recognised as readily acc	essible public open space and therefore has been discounted				
Envonmental Discounts_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:					□ Discounted by a Factor in Stage B(i)					
Environmental Discounts Stage B(ii): Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management					□ Discounts by a Factor in Stage B(ii)					
SHLAA Conclusio	on									

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

> Currently not suitable - Discounted. Public open space.

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

Key Details

Settlement: Hale Comm	on Settlement Tier: 5	Parish: Arreton	Site Area (Ha):	2018 SHLAA_Ref_No	: IPS059	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2021):	Located outside the Settle	ment boundary with no	meaningful relationship to it				
Location in Relation to Se	ttlement Boundary 2018:							
Brownfield or Greenfield		Brownfield Register (If app	olicable):					
Site Description:	The site is a former nursery and contains a nu	umber of buildings throughout the sit	ling and former po	olytunnels. The site is fairly flat and is bounded by a mix of hedgerows.				
Suitability Assess	ment							
Discounting Factors								
Environmental Discounts		Discounted by a Factor in Stage A (5m buffer)						
Regionally important Geo	servation (SAC), Site of Special Scient ional Nature Reserve (NNR), Site of Ir ncient Monument, Marine Conservat	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.						
Environmental Discounts	(Stage A No buffer):			□ Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, Safeguarded as Biodivers	listoric Park or Garden, Publically Accessible O ty Mitigation	pen Space, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_	Stage B(i)			Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Small Sites fall	ing below the Size Threshold of 0.25h	na or 5 dewllings:	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 Hale Common this site will be reviewed				
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management are	as, Zones of Ground Instability Manag	Discounts by a Factor in Stage B(ii)					

SHLAA Conclusion

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

Status

Currently not suitable - Discounted.

Grade 2 agricultural land and located outside the Settlement boundary with no meaningful relationship to it.

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

Key Details								
Settlement: Hale Common	Settlement Tier: 5	Parish: Arreton	Site Area (Ha):	2018 SHLAA_Ref_No: IPS058	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlement Boundar	y (IPS Reg 18 part 2 - 2021):	Located outside	the Settlement boundary with no	meaningful relationship to it				
Location in Relation to Settlement B	Boundary 2018:							
Brownfield or Greenfield: Brownfie	eld	Brownfield Regi	ister (If applicable):					
Site Description: The site is	s a farmyard area that is currently be	ing used for civil engineer	ring works. There is a mix of corru	gated buildings, along with stone buildings and	barns.			
Suitability Assessment								
Discounting Factors								
Environmental Discounts (Stage A - 1	5m buffer)			Discounted by a Factor in Stage A (5m buffe	er)			
Includes Ramsar site, Special Protect Regionally important Geological and	tion Area (SPA), Special Area of Conse Geomorphological Site (RIGG), Natio	onal Nature Reserve (NNR	R), Site of Importance for Nature	, 0 .	tal designations including, ancient woodland, LNR, marine conservation			
Conservation (SINC), Local Nature R	eserve (LNR), Ancient Woodlands, An	ncient Monument, Marine	e Conservation Area (MCA).					
Environmental Discounts (Stage A N				□ Discounted by a Factor in Stage A (No Buffe	er)			
Includes Heritage Coast, Historic Par Safeguarded as Biodiversity Mitigati	rk or Garden, Publically Accessible Op on	oen Space, Local Green Sp	ace, Land	 Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or g space. 				
Envonmental Discounts_Stage B(i)				Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricultural Land C	Quality Grades 1 or 2, Small Sites fallir	ng below the Size Thresho	old of 0.25ha or 5 dewllings:	The site is located in FZ1.				
					is high grade agricultural land that should be protected. Sites located on , as the site is brownfield and used for civil engineering works the site has			
Environmental Discounts Stage B(ii)				Discounts by a Factor in Stage B(ii)				
Remote from Settlement Boundarie	s, Coastal Change Management area	s, Zones of Ground Instab	ility Management					
SHLAA Conclusion								

Currently not suitable. Discounted as does not relate to any settlement boundary.

Status

HCM003 Macketts Farm, Macketts Lane, Hale Common, Isle of Wight, PO30 3AS

Key Details											
Settlement: Hale Commo	on Settlement Tier: 5	P	Parish:	Arreton	Site Area (Ha):	2018 SHLAA_Ref_No: IPS044	2nd Reg18 ISP Housing Allocation Ref:				
Relationship to Settlemer	nt Boundary (IPS Reg 18 part 2 - 2	.021):	Loc	ated outside the Settle	ement boundary with no	meaningful relationship to it					
Location in Relation to Se	ttlement Boundary 2018:										
Brownfield or Greenfield:	Mix		Bro	wnfield Register (If ap	plicable):						
Site Description:	The site incorporates Rew Valle	y Dairies, associated	farm b	uildings and biscuit fac	ctory. The fairly flat site	is bounded by a mix of hedges, trees and fencing	g and is accessed off Macketts Lane.				
Suitability Assess	ment										
Discounting Factors											
Environmental Discounts	(Stage A - 5m buffer)					Discounted by a Factor in Stage A (5m buffer)					
Regionally important Geo	cludes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), gionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nat nservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).				Importance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	al designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.				
Conservation (SINC), Loca	I Nature Reserve (LNR), Ancient \	Woodlands, Ancient	Monun	ient, Marine Conserva	ation Area (MCA).						
Environmental Discounts						Discounted by a Factor in Stage A (No Buffer)					
Includes Heritage Coast, H Safeguarded as Biodiversi	listoric Park or Garden, Publically ty Mitigation	/ Accessible Open Spa	ace, Lo	cal Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.					
Envonmental Discounts_S	Stage B(i)					□ Discounted by a Factor in Stage B(i)					
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, S	mall Sites falling belo	ow the	Size Threshold of 0.25	ha or 5 dewllings:	The site is located in FZ1.					
						The site is on Grade 2 agricultural land. This is high grade agricultural land that should be protected. Sites located on Grade 2 are discounted at Stage B. However, as the site is part brownfield and used as a biscuit factory site has been assessed as a reviewed site.					
Environmental Discounts						Discounts by a Factor in Stage B(ii)					
Remote from Settlement	Boundaries, Coastal Change Man	nagement areas, Zone	es of G	ound Instability Mana	agement						
SHLAA Conclusio	n										

Currently not suitable - Discounted. Does not relate to a settlement boundary so discounted according to the methodology.

Status

Currently not suitable - Discounted.

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

HCM004 Land Adjacent to Rose Cottage, Hale Common, Newport, Isle of Wight

Key Details

Settlement: Hale Commo	n Settlement Tier: 5	Parish:	Arreton	Site Area (Ha):	2018 SHLAA_Ref_No: IPS101	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlement	Boundary (IPS Reg 18 part 2 - 2021):							
Location in Relation to Set	tlement Boundary 2018:								
Brownfield or Greenfield:		Br	ownfield Register (If	applicable):					
Site Description:	The site is a small area of flat amen	ity land adjacent to Ro	se cottage. There is	a caravan and shed on site.	To the front of the site there are a number of	f trees and shrubs, to the other boundaries there is			
Suitability Assessn	nent								
Discounting Factors									
Environmental Discounts (Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)				
Regionally important Geolo	al Protection Area (SPA), Special Ar ogical and Geomorphological Site (F Nature Reserve (LNR), Ancient Woo	RIGG), National Nature	Reserve (NNR), Site	of Importance for Nature	The site is not located within any environme zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, so	ental designations including, ancient woodland, LNR, cheduled ancient monument or RIGG.			
Environmental Discounts (-				□ Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, Hi Safeguarded as Biodiversit	storic Park or Garden, Publically Ac y Mitigation	cessible Open Space, Lo	ocal Green Space, La	and	The site is not located within any environmental designations including heritage coast, historic space.				
Envonmental Discounts_St	age B(i)				Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricultur	al Land Quality Grades 1 or 2, Smal	l Sites falling below the	e Size Threshold of 0	.25ha or 5 dewllings:	The site is located on Grade 2 agricultural land and is classified very good quality land. As such the criteria to move to the next stage.				
					Furthermore, the site is below the minimum achieve the minimum number of dwellings.	n threshold for site size and given the context of the			
Environmental Discounts S Remote from Settlement B	tage B(ii): oundaries, Coastal Change Manage	ment areas, Zones of G	Ground Instability M	anagement	□ Discounts by a Factor in Stage B(ii)				

SHLAA Conclusion

Currently not suitable. Greenfield site that is agricultural land quality grade 2. Discounted according to the methodology.

Status

Currently not suitable - Discounted. Grade 2 agricultural land.

a small fence.

, marine conservation

oark or garden, open

the site does not meet

area would not

HIL001

Land at Rolls Hill Gurnard Po31 8ND

Key Details

Settlement: Hillis Corner	Settlement Tier: 5	Parish:	Gurnard	Site Area (Ha):	2018 SHLAA_Ref	No: IPS166	6 2nd	Reg18 ISP Housing A	Allocation Ref:		
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Loc	cated outside the Settlement b	oundary with no	meaningful relationship to) it					
Location in Relation to Se	ttlement Boundary 2018:										
Brownfield or Greenfield:	Greenfield	Bro	ownfield Register (If applicable)):							
Site Description:	The site is located in a small hamlet and is a field	d used for g	grazing with hedges to the eas	t and south. The	site is close to two road ju	inctions and	d slopes west to east	towards the corner r	near the junction.		
Suitability Assess	ment										
Discounting Factors											
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor	in Stage A ((5m buffer)				
cludes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), egionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Natu onservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).				nce for Nature	The site is not located wi zone, NNR, RAMSAR, SAC		•	0.		narine conserv	vation
Environmental Discounts (Stage A No buffer):				Discounted by a Factor	in Stage A ((No Buffer)					
Includes Heritage Coast, F Safeguarded as Biodiversi	listoric Park or Garden, Publically Accessible Ope ty Mitigation	en Space, Lo	ical Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, op space.					open	
Envonmental Discounts_S	tage B(i)				Discounted by a Factor	in Stage B(i	.i)				
Flood zones 2 3, Agricultu	iral Land Quality Grades 1 or 2, Small Sites falling	g below the	Size Threshold of 0.25ha or 5 d	dewllings:	The site is located in FZ1	and is not cla	lass 1 or 2 agricultura	al land.			
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management areas,	Zones of G	round Instability Management		Discounts by a Factor i	n Stage B(ii))				
SHLAA Conclusio	n										

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

Status

HIL002

Key	Detail	S
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Rey Details										
Settlement: Hillis Corner	Settlement Tier: 1	Parish:	n: Northwood	Site Area (Ha)	: 2018 SHLAA_Ref_No: IPS167 2nd Reg18 ISP Housing Allocation Ref:					
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Lo	ocated outside the Settle	ement boundary with n	o meaningful relationship to it					
Location in Relation to Se	ttlement Boundary 2018:									
Brownfield or Greenfield:	Greenfield	Br	rownfield Register (If app	plicable):						
Site Description:	The site is located in a small hamlet and is a fiel south as well as rising gently from east then slo			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					
Suitability Assess	ment									
Discounting Factors										
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)					
Regionally important Geo	cial Protection Area (SPA), Special Area of Conse logical and Geomorphological Site (RIGG), Nation I Nature Reserve (LNR), Ancient Woodlands, Anc	nal Nature	e Reserve (NNR), Site of Ir	mportance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.					
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)					
Includes Heritage Coast, F Safeguarded as Biodiversi	listoric Park or Garden, Publically Accessible Ope ty Mitigation	n Space, L	.ocal Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, space.					
Envonmental Discounts_S	tage B(i)				Discounted by a Factor in Stage B(i)					
Flood zones 2 3, Agricultu	Iral Land Quality Grades 1 or 2, Small Sites falling	; below the	e Size Threshold of 0.25h	ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.					
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management areas,	Zones of (Ground Instability Mana	gement	✓ Discounts by a Factor in Stage B(ii)					
SHLAA Conclusio	n									
Currently not suitable - D Located outside the Settl	iscounted. ement boundary with no meaningful relationshi	o to it.								

Status

LAK003 Extension to Shanklin Cemetery

Key Details								
Settlement: The Bay (L	ake)	Settlement Tier: 1	Paris	sh: Lake	Site Area (Ha):	2018 SHLAA_Ref_No:	IPS372	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlem	ent Boundary	(IPS Reg 18 part 2 - 20	21):	Located within Settlement Bound	dary			
Location in Relation to	Settlement Bo	undary 2018:						
Brownfield or Greenfiel	d:			Brownfield Register (If applicable	2):			
Site Description:			er cemetery grounds a ubs, fencing and reside	0	serve with interp	retation boards and walk. It is f	airly level and slope	es gently to the east and has views across the wider area an
Suitability Asses	ssment							
Discounting Factors								
Environmental Discoun	ts (Stage A - 5r	n buffer)				Discounted by a Factor in St	tage A (5m buffer)	
Regionally important G	eological and (Geomorphological Site	(RIGG), National Natur	SAC), Site of Special Scientific Internet Reserve (NNR), Site of Importanument, Marine Conservation Ar	ance for Nature	_		cherefore is not located within any environmental designation rvation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled
Environmental Discoun						Discounted by a Factor in State	tage A (No Buffer)	
Includes Heritage Coast Safeguarded as Biodive			Accessible Open Space,	, Local Green Space, Land		contemplation and the promo	otion of wildlife con and has been disco	tery and has legitimate public access. The area is linked with nservation and biodiversity. The site is therefore considered punted as it does not meet the assessment criteria to procee osed as local green space.
Envonmental Discounts Flood zones 2 3, Agricu		ality Grades 1 or 2, Sm	nall Sites falling below t	the Size Threshold of 0.25ha or 5	dewllings:	\square Discounted by a Factor in St	tage B(i)	
Environmental Discoun Remote from Settleme		Coastal Change Mana	gement areas, Zones o	of Ground Instability Managemen	t	□ Discounts by a Factor in Sta	ige B(ii)	
SHLAA Conclusi	on							
Currently not suitable The site is recognised a		ssible public open space	ce and therefore has be	een discounted.				

Status

Currently not suitable - Discounted. Public open space.

nd is

ions d ancient

th quiet l to be ed to the LAK004

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

Key Details									
Settlement: The Bay (La	ke) Settlement Tier: 1	Parish:	Newchurch	Site Area (Ha):	2018 SHLAA_Ref_No:	IPS070	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2021):	Loc	ated outside the Settle	ement boundary with no	meaningful relationship to it				
Location in Relation to So	ettlement Boundary 2018:								
Brownfield or Greenfield	: Mix	Bro	wnfield Register (If app	olicable):					
Site Description:	The site is located adjacent to Sandown Airp	ort and has bui	ilding located within it	associated with that use	e. The site is level with views ad	cross the site to the	e open countryside beyond.		
Suitability Assess	sment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in S	tage A (5m buffer))		
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature				mportance for Nature		•	l designations including, ancient woodland, LNR, marine conservation duled ancient monument or RIGG.		
Conservation (SINC), Loca	al Nature Reserve (LNR), Ancient Woodlands, A	Incient Monun	nent, Marine Conserva	tion Area (MCA).					
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, Safeguarded as Biodivers	Historic Park or Garden, Publically Accessible C ity Mitigation	pen Space, Lo	cal Green Space, Land		The site is not located within space.	any environmenta	Il designations including heritage coast, historic park or garden, open		
Envonmental Discounts_	Stage B(i)				Discounted by a Factor in S	tage B(i)			
	ural Land Quality Grades 1 or 2, Small Sites fal	ing below the	Size Threshold of 0.25	ha or 5 dewllings:	The site is located in FZ1 and		agricultural land.		
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management are	as, Zones of Gi	round Instability Mana	gement	Discounts by a Factor in State	age B(ii)			
SHLAA Conclusic	n								

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

Status

MER002

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

Key Details

Settlement: Merstone	Settlement Tier: 5	Parish:	Arreton	Site Area (Ha):	2018 SHLAA_Ref_No:	IPS095	2nd Reg18		
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2	2021): Loc	Located outside the Settlement boundary with no meaningful relationship to it						
Location in Relation to Se	ttlement Boundary 2018:								
Brownfield or Greenfield: Mix		Bro	Brownfield Register (If applicable):						
Site Description:			•	town. It is located between Bl hedgerows with the land undu			ackwater Hollow		
Suitability Assess	ment								
Discounting Factors									

Environmental Discounts (Stage A - 5m buffer)

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

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

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

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

SHLAA Conclusion

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

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

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

Approximately 3.5ha of land to the centre east of the site, 1.0ha at the northern tip and 1.0ha along a roadside is located in a SINC. This has been discounted and removed from the following assessment.

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

Discounted by a Factor in Stage A (No Buffer)

There is a green corridor that runs through the site. The extent of which is not clear and would need to be confirmed and discounted from the assessment.

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

Discounted by a Factor in Stage B(i)

FZs 2 and 3 run along the valley bottom and follow the length of the watercourse. It is not clear as to the extent and this would need to be confirmed and discounted from the assessment.

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

✓ Discounts by a Factor in Stage B(ii)

8 ISP Housing Allocation Ref:

and to the north of Blackwater Road and includes

Key Details								
Settlement: Merstone	Settlement Tier:	5 Par	ish: Arreton	Site Area (Ha):	2018 SHLAA_Ref_No:	IPS075b	2nd Reg18	
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 -	2021):	Located outside the	Settlement boundary with no	meaningful relationship to it			
Location in Relation to Set	ttlement Boundary 2018:							
Brownfield or Greenfield:	Brownfield		Brownfield Register (If applicable):				
Site Description:	The site is a mix of rural emplo bounded by open wooden fen				he site includes some new build	and a three-storey	empty building	
Suitability Assess	ment							
Discounting Factors								
Environmental Discounts (Stage A - 5m buffer)					Discounted by a Factor in St	tage A (5m buffer)		
Regionally important Geol	ial Protection Area (SPA), Speci ogical and Geomorphological S Nature Reserve (LNR), Ancient	ite (RIGG), National Nat	ure Reserve (NNR), Sit	e of Importance for Nature	The site is not located within a zone, NNR, RAMSAR, SAC, SIN	•	-	
Environmental Discounts (Discounted by a Factor in Stage A (No Buffer)			
Includes Heritage Coast, H Safeguarded as Biodiversit		ly Accessible Open Spac	Accessible Open Space, Local Green Space, Land			The site is not located within any environmental designations in space.		
Envonmental Discounts_S	tage B(i)				Discounted by a Factor in St	tage B(i)		
Flood zones 2 3, Agricultu	ral Land Quality Grades 1 or 2,	Small Sites falling below	the Size Threshold of	0.25ha or 5 dewllings:	The site is located in FZ1.			
					The site is on Grade 2 agricult Grade 2 are discounted at Sta	-	gh grade agricul	
					In this instance the brownfield has been discounted on the ba			
Environmental Discounts S Remote from Settlement B	Stage B(ii): Boundaries, Coastal Change Ma	inagement areas, Zones	of Ground Instability N	A anagement	Discounts by a Factor in Sta	ge B(ii)		

SHLAA Conclusion

Currently not suitable - Discounted.

The site is located on Grade 2 agricultural land and is classified very good quality land. In addition it is located outside the Settlement boundary with no meaningful relationship to it. As such the site is discounted according to the methodology. The access road, East Lane, is below standard width and lacks pedstrian footways, residential development would be highly car-dependent.

Status

Currently not suitable - Discounted. Grade 2 agricultural land.

8 ISP Housing Allocation Ref:	

ng, a derelict barn and car parking areas. The site is

ncluding, ancient woodland, LNR, marine conservation nonument or RIGG.

ncluding heritage coast, historic park or garden, open

cultural land that should be protected. Sites located on

PS075a and should be referred to. The greenfield area land as per the methodology.

MER005 Budbridge nursery Budbridge Lane Merstone

Key Details

Settlement: Merstone	Settlement Tier: 5	Parish:	Arreton	Site Area (Ha):	2018 SHLAA_Re	f_No: IPS224	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Lo	cated outside the Settle	ement boundary with no	meaningful relationship t	o it				
Location in Relation to Set	ttlement Boundary 2018:									
Brownfield or Greenfield:	Greenfield	Br	ownfield Register (If app	olicable):						
Site Description:	The site is part of a larger site that is a former pla	ant nurser	ry. The larger site has a	number of large glass h	ouses as well as a number	of other buildings wh	nich contain equipment including boilers and pumping u	nits and pipes.		
Suitability Assessi	ment									
Discounting Factors										
Environmental Discounts ((Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)					
ncludes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), egionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nat onservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).				mportance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.					
Environmental Discounts (Stage A No buffer):				Discounted by a Factor	or in Stage A (No Buffe	er)			
Includes Heritage Coast, H Safeguarded as Biodiversi	listoric Park or Garden, Publically Accessible Oper ty Mitigation	Space, Lo	Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, op space.					
Envonmental Discounts_S	tage B(i)				Discounted by a Facto	or in Stage B(i)				
Flood zones 2 3, Agricultu	ral Land Quality Grades 1 or 2, Small Sites falling	below the	Size Threshold of 0.25	na or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.					
Environmental Discounts S Remote from Settlement I	Stage B(ii): Boundaries, Coastal Change Management areas, 2	Zones of G	Ground Instability Mana	gement	Discounts by a Factor	in Stage B(ii)				
SHLAA Conclusio	n									

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

Status

MER006 Land at Merstone Lane, Merstone

Key Details									
Settlement: Merstone	Settlement Tier: 5	Parish:	Arreton	Site Area (Ha):	2018 SHLAA_Ref_No: IPS118	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021	1): Loc	ated outside the Set	tlement boundary with no	meaningful relationship to it				
Location in Relation to Se	ttlement Boundary 2018:								
Brownfield or Greenfield:	Greenfield	Brownfield Register (If applicable):							
Site Description:	The fairly level site is a current field used for horticulture and grazing with timber stables. The site is bounded by hedgerows and post and wire fencing.								
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts	Stage A - 5m buffer)			Discounted by a Factor in Stage A (5m buffer)					
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).				of Importance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
	INALULE RESERVE (LINK), AICIEIT WO	oulanus, Ancient Monun	lient, Manne conser	vation Area (INCA).					
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)				
Safeguarded as Biodiversi	listoric Park or Garden, Publically Ac ty Mitigation	ccessible Open Space, Lo	cal Green Space, Lar	Id	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_S	tage B(i)				□ Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricultu	ral Land Quality Grades 1 or 2, Sma	Il Sites falling below the	Size Threshold of 0.2	25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
Environmental Discounts Stage B(ii): Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management				nagement	✓ Discounts by a Factor in Stage B(ii)				
SHLAA Conclusio	n								

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

Status

MER007

LAND AT CHAPEL NURSERIES, CHAPEL LANE, MERSTONE,

Key Details

Settlement: Mer	stone	Settlement Tier: 5	Parish: Arreton	Site Area (Ha):	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref				
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):		Located within or adjac	Located within or adjacent a lower tier settlement that does not have a settlement boundary							
Location in Relation	on to Settlement	Boundary 2018:								
Brownfield or Gre	enfield: Brownfi	eld	Brownfield Register (If a	applicable):						
Site Description:				-	ern side of the access road. The landowner still manages a fruit and vegetable distribution centr Lane just west of the main road through Merstone.					
Suitability A	ssessment									
Discounting Fact	tors									
Environmental Dis	scounts (Stage A -	5m buffer)			□ Discounted by a Factor in Stage A (5m buf	ffer)				
Regionally import	ant Geological an	d Geomorphological Site (RIGG), Na	nservation (SAC), Site of Special Scie ational Nature Reserve (NNR), Site o Ancient Monument, Marine Conser	f Importance for Nature	The site is not located within any environme zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, so	ental designations including, ancient woodland, cheduled ancient monument or RIGG.				
Environmental Dis	scounts (Stage A N	No buffer):			□ Discounted by a Factor in Stage A (No Buf	ffer)				
0	leritage Coast, Historic Park or Garden, Publically Accessible Open Space, Loo led as Biodiversity Mitigation			ld	The site is not located within any environmental designations including heritage coast, his space.					
Envonmental Disc	counts_Stage B(i)				□ Discounted by a Factor in Stage B(i)					
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling belo			Illing below the Size Threshold of 0.2	25ha or 5 dewllings:	The site iGrade 2 agricultural land.					
Environmental Dis Remote from Sett			eas, Zones of Ground Instability Ma	nagement	Discounts by a Factor in Stage B(ii)					

SHLAA Conclusion

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

Status

Currently not suitable - Discounted.

Located outside the Settlement boundary with no meaningful relationship to it. Grade 2 agricultural land.

re from other buildings on

LNR, marine conservation

oric park or garden, open

NCH003 Westmeanth, Land at White Dymes, Main Road, Newchurch

Key Details

Settlement: Newchurch	Settlement Tier: 4	Parish: Newchurch	Site Area (Ha):	2018 SHLAA_Ref_No: IPS226	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlemer	nt Boundary (IPS Reg 18 part 2 - 2021):	Located within or adjacen	nt a lower tier settlement	that does not have a settlement boundary				
Location in Relation to Se	ttlement Boundary 2018:							
Brownfield or Greenfield:	Greenfield	Brownfield Register (If app	plicable):					
Site Description:	The level site is a small area used for agriculture/	horticulture. There are a numbe	er of dilapidated barns an	d greenhouses on the site. The site is bound	ed by a mix of shrubs and hedges and post and wire fencing.			
Suitability Assess	ment							
Discounting Factors								
Environmental Discounts	(Stage A - 5m buffer)			Discounted by a Factor in Stage A (5m buffer)				
Regionally important Geo	cial Protection Area (SPA), Special Area of Conserv logical and Geomorphological Site (RIGG), Nationa	al Nature Reserve (NNR), Site of I	mportance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
Conservation (SINC), Loca	l Nature Reserve (LNR), Ancient Woodlands, Ancie	ent Monument, Marine Conserva	ition Area (MCA).					
Environmental Discounts				Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, F Safeguarded as Biodiversi	listoric Park or Garden, Publically Accessible Open ty Mitigation	i Space, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_S	itage B(i)			Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricultu	ural Land Quality Grades 1 or 2, Small Sites falling I	below the Size Threshold of 0.25l	ha or 5 dewllings:	The site is located on Grade 2 agricultural land and is classified very good quality land. As such the site does not mee the criteria to move to the next stage.				
				Should there be no alternative sites and if the	nere is a need for sites in this area this site will be reviewed.			
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management areas, Z	Zones of Ground Instability Mana		□ Discounts by a Factor in Stage B(ii)				
SHLAA Conclusio	n							

Currently not suitable. Greenfield site that is agricultural land quality grade 2. Discounted according to the methodology.

Status

Currently not suitable - Discounted. Grade 2 agricultural land.

Key Details

Settlement: Newchurch	Settlement Tier:	4 P	arish:	Newchurch	Site Area (Ha):	2018 SHLAA_Ref_No: IPS155	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 -	· 2021):	Loca	ated within or adjace	nt a lower tier settlement that	t does not have a settlement boundary		
Location in Relation to Se	ttlement Boundary 2018:							
Brownfield or Greenfield	Greenfield		Brownfield Register (If applicable):					
Site Description:	The site is a linear shaped piec horticulture/fruit growing. Th				-	d to the east there is a mix of residentia	I boundaries. The site slopes from north to south	

Suitability Assessment

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

Environmental Discounts (Stage A No buffer):

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

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

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

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

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

□ Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B(i)

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

Discounts by a Factor in Stage B(ii)

SHLAA Conclusion

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

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

Status

Currently not suitable - Discounted.

Grade 2 agricultural land. Remainder falls below minimum size threshold.

and includes areas of

NCH005 Edvale, The Shute, Newchurch

Key Details									
Settlement: Newchurch	Settlement Tier: 4	Parish:	Newchurch	Site Area (Ha):	2018 SHLAA_Ref_No: IPS202	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlemer	t Boundary (IPS Reg 18 part 2 - 2021):	Lo	cated within or adjacent a low	wer tier settlemen	t that does not have a settlement bound	dary			
Location in Relation to Se	ttlement Boundary 2018:								
Brownfield or Greenfield:	Brownfield	Br	ownfield Register (If applicab	ole):					
Site Description:	The site is a detached residential property and its garden set on a fairly level plot with access on to the main road. It is bounded by a low fence and stone wall to the west and south.								
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5	Sm buffer)			
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature						conmental designations including, ancient woodland, LNR, marine conservation SSSI, scheduled ancient monument or RIGG.			
Conservation (SINC), Loca	l Nature Reserve (LNR), Ancient Woodlands, A	ncient Monu	ment, Marine Conservation A	Area (MCA).					
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, H Safeguarded as Biodiversi	listoric Park or Garden, Publically Accessible O ty Mitigation	pen Space, Lo	ocal Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_S	itage B(i)				Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricult	ral Land Quality Grades 1 or 2, Small Sites falli	ng below the	e Size Threshold of 0.25ha or	5 dewllings:	The site is located in FZ1 and is not class	ss 1 or 2 agricultural land.			
						e 0.25ha site size threshold. Given the location and context of the house and o small to achieve 5 dwellings and has therefore been discounted from the			
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management area	is, Zones of G	Ground Instability Manageme	ent	Discounts by a Factor in Stage B(ii)				

SHLAA Conclusion

Currently not suitable - Discounted. Falls below Size Threshold.

Status

Currently not suitable - Discounted. Falls below Size Threshold.

NCH006 Land at 6 Northview Harbors lake Lane, Newchurch

Key Details

Settlement: Newchurch	Settlement Tier: 4	Parish: Newchurch Site Area (Ha	a): 2018 SHLAA_R	Ref_No: IPS277	2nd Reg18 ISP Housing Allocation Ref:				
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Located outside the Settlement boundary with	n no meaningful relationship to it						
Location in Relation to Se	ttlement Boundary 2018:								
Brownfield or Greenfield:	Greenfield	Brownfield Register (If applicable):							
Site Description:	The site comprises of a domestic garden and a	menity/grazing land. The boundary to the road is a dens	y/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.						
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)		Discounted by a Factor in Stage A (5m buffer)						
Regionally important Geo	ogical and Geomorphological Site (RIGG), Natio	ervation (SAC), Site of Special Scientific Interest (SSSI), onal Nature Reserve (NNR), Site of Importance for Nature		The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.					
Conservation (SINC), Loca	I Nature Reserve (LNR), Ancient Woodlands, An	cient Monument, Marine Conservation Area (MCA).							
Environmental Discounts			Discounted by a Factor in Stage A (No Buffer)						
Includes Heritage Coast, F Safeguarded as Biodiversi	listoric Park or Garden, Publically Accessible Op ty Mitigation	en Space, Local Green Space, Land	The site is not located within any environmental designations including heritage coast, historic park or garden, ope space.						
Envonmental Discounts_S	tage B(i)		Discounted by a Fac	ctor in Stage B(i)					
Flood zones 2 3, Agricultu	ıral Land Quality Grades 1 or 2, Small Sites fallir	ng below the Size Threshold of 0.25ha or 5 dewllings:	The site is located on Grade 2 agricultural land and is classified very good quality land. As such the site does not mee the criteria to move to the next stage.						
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management areas	s, Zones of Ground Instability Management	Discounts by a Factor	or in Stage B(ii)					

SHLAA Conclusion

Status

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

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it. Grade 2 agricultural land.

Kay Datail

Key Details										
Settlement: Nettlestone	Settlement Tier:	4	Parish: Nettlestone and Seaview	Site Area (Ha):		2018 SHLAA_Ref_No: IPS212	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):		Located within or adjacent a low	ocated within or adjacent a lower tier settlement that does not have a settlement boundary							
Location in Relation to Se	ttlement Boundary 2018:									
Brownfield or Greenfield:			Brownfield Register (If applicable	Brownfield Register (If applicable):						
Site Description:	The site is split by a track with Road.	he 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.								
Suitability Assess	ment									
Discounting Factors										
Environmental Discounts	(Stage A - 5m buffer)				Disco	unted by a Factor in Stage A (5m buff	er)			
Regionally important Geo	logical and Geomorphological S	Site (RIGG), National	tion (SAC), Site of Special Scientific Int Nature Reserve (NNR), Site of Importa t Monument, Marine Conservation Ar	ance for Nature	the deve	elopable area has been reduced from	t woodland and buffer. This has been removed from the assessment and 0.56ha to 0.21 accordingly. he remainder of the area is not is any environmental designations.			
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)					
Includes Heritage Coast, F Safeguarded as Biodiversi	listoric Park or Garden, Publica ty Mitigation	lly Accessible Open S	space, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.					
Envonmental Discounts_S	itage B(i)				Disco	unted by a Factor in Stage B(i)				
Flood zones 2 3, Agricultu	ural Land Quality Grades 1 or 2,	Small Sites falling be	elow the Size Threshold of 0.25ha or 5	dewllings:	The site	is located in FZ1 and is not class 1 or	2 agricultural land.			
					develop	-	and, SINC buffer and access have been deducted from the site, the ven the context of the area this is considered too small to be able to			
Environmental Discounts Remote from Settlement	0	anagement areas, Zo	nes of Ground Instability Managemen	it	□ Disco	unts by a Factor in Stage B(ii)				

SHLAA Conclusion

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

Status

Currently not suitable - Discounted. Falls below Minimum Size Threshold.

NEW010 Land off Gunville Road, (west) Newport

Key Details								
Settlement: Newport	Settlement Tier: 1	Parish:	Newport	Site Area (Ha):	2018 SHLAA_Ref_No: IPS342	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlement	Boundary (IPS Reg 18 part 2 - 2021):	Lo	cated within Settlement Bo	undary				
Location in Relation to Sett	ement Boundary 2018:							
Brownfield or Greenfield:	Greenfield	Br	ownfield Register (If applica	able):				
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.							
Suitability Assessm	ent							
Discounting Factors								
Environmental Discounts (S	age A - 5m buffer)			□ Discounted by a Factor in Stage A (5m buff	fer)			
Regionally important Geolo	l Protection Area (SPA), Special Area of Co gical and Geomorphological Site (RIGG), N	ational Nature	Reserve (NNR), Site of Impo	ortance for Nature	The site is not located within any environmen zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sc	ntal designations including, ancient woodland, LNR, marine conservation heduled ancient monument or RIGG		
Conservation (SINC), Local N	lature Reserve (LNR), Ancient Woodlands	, Ancient Monu	ment, Marine Conservation	Area (IVICA).				
Environmental Discounts (S	- · · · · · · · · · · · · · · · · · · ·				Discounted by a Factor in Stage A (No Buffer)			
Includes Heritage Coast, His Safeguarded as Biodiversity	toric Park or Garden, Publically Accessible Mitigation	Open Space, Lo	ocal Green Space, Land		The site is not located within any environment space.	ntal designations including heritage coast, historic park or garden, open		
Envonmental Discounts_Sta	ge B(i)				Discounted by a Factor in Stage B(i)			
Flood zones 2–3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:				r 5 dewllings:	Most of the site is located in FZ1 but it is effectively isolated by the Gunville Stream (FZ2 and 3) which prevents the site being accessed. It is therefore discounted.			
					The land is not class 1 or 2 agricultural land.			
Environmental Discounts St	0				Discounts by a Factor in Stage B(ii)			
Remote from Settlement Bo	oundaries, Coastal Change Management a	reas, Zones of G	Ground Instability Managem	nent				
SHI AA Conclusion								

SHLAA CONClusion

Currently not suitable - Discounted.

Approximately half the original emerging allocation HA035 has a permission (P/00354/18) granted on for 12 dwellings (Now separate site NEW075). The remaining area of emerging allocation HA035 constitutes the site in question (NEW010). It is effectively isolated by the Gunville Stream (FZ2 and 3) which prevents the site being accessed. It is therefore not suitable and discounted.

Status

Currently not suitable - Discounted.

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

Key Details									
Settlement: Newport	Settlement Tier: 1	Parish	n: Newport	Site Area (Ha):	2018 SHLAA_Ref_No: IPS334	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlemer	nt Boundary (IPS Reg 18 part 2 - 20	021): Lo	ocated outside the Settlement	boundary with no	meaningful relationship to it				
Location in Relation to Se	ttlement Boundary 2018:								
Brownfield or Greenfield:	Brownfield or Greenfield: Greenfield		Brownfield Register (If applicable):						
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								
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)				□ Discounted by a Factor in Stage A (5m buffer	r)			
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Natu Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).				ance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
		voouanus, Ancient work							
Environmental Discounts	(Stage A No buffer): Historic Park or Garden, Publically	Accessible Open Space J	Local Green Space Land		Discounted by a Factor in Stage A (No Buffer)				
Safeguarded as Biodiversi			Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, space.				
Envonmental Discounts_9	Stage B(i)				□ Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Sr	mall Sites falling below th	ne Size Threshold of 0.25ha or 5	5 dewllings:	The site is located in FZ1 and is not class 1 or 2	agricultural land.			
Environmental Discounts Stage B(ii): Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management				nt	Discounts by a Factor in Stage B(ii)				
SHLAA Conclusio	n								

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

Status

NEW018 Land at Vectis Playing Field, Newport

Currently not suitable - Discounted.

Public open space.

Key Details

Status

Settlement: Newport	Settlement Tier: 1	Parish: Newport	Site Area (Ha):	2018 SHLAA_Ref_No: IPS369	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Located within Settlemen	it Boundary					
Location in Relation to Se	ttlement Boundary 2018:							
Brownfield or Greenfield:		Brownfield Register (If ap	plicable):					
Site Description:	The site is an area of green public open space eastern edge of the site.	e/schools sports fields bounded by a	mix of hedges and trees	with post and wire fencing. The site has a sligh	t incline from north to south. There is a public right of way along the			
Suitability Assess	ment							
Discounting Factors								
Environmental Discounts	(Stage A - 5m buffer)			 Discounted by a Factor in Stage A (5m buffer) The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. 				
Regionally important Geo	cial Protection Area (SPA), Special Area of Cor logical and Geomorphological Site (RIGG), Na	tional Nature Reserve (NNR), Site of	Importance for Nature					
Conservation (SINC), Loca	l Nature Reserve (LNR), Ancient Woodlands, A	Ancient Monument, Marine Conserva	ation Area (MICA).					
Environmental Discounts				Discounted by a Factor in Stage A (No Buffer)				
Safeguarded as Biodiversi	listoric Park or Garden, Publically Accessible (ty Mitigation	Jpen Space, Local Green Space, Land		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.				
Envonmental Discounts_S Flood zones 2 3, Agricultu	itage B(i) ural Land Quality Grades 1 or 2, Small Sites fal	lling below the Size Threshold of 0.25	ha or 5 dewllings:	□ Discounted by a Factor in Stage B(i)				
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management are	eas, Zones of Ground Instability Mana	agement	Discounts by a Factor in Stage B(ii)				
SHLAA Conclusio	n							
Currently not suitable - D The site is part of an area	iscounted. of public open space known as Victoria Recre	eation Ground.						

Northwood Camp 490 Newport Road Cowes, PO31 8QU **NEW019**

Kay Dataila

Key Details									
Settlement: Newport	Settlement Tier: 1	Parish:	Newport	Site Area (Ha):	2018 SHLAA_Ref_No: IPS360	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2023	1): Loo	cated outside the Settle	ement boundary with no m	eaningful relationship to it				
Location in Relation to Se	ettlement Boundary 2018:								
Brownfield or Greenfield	ield: Brownfield Brownfield Register (If applicable):								
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. the east.								
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)			E	Discounted by a Factor in Stage A (5m buffe	r)			
Regionally important Geo	cial Protection Area (SPA), Special An ological and Geomorphological Site (I al Nature Reserve (LNR), Ancient Wo	RIGG), National Nature	Reserve (NNR), Site of I	mportance for Nature	0.2ha of the eastern boundary is located in a S assessment.	SINC and ancient woodland buffer and has been removed from the			
						any environmental designations including, ancient woodland, LNR, C, SINC, SPA, SSSI, scheduled ancient monument or RIGG.			
Environmental Discounts (Stage A No buffer):					Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation					The site is not located within any environmental designations including heritage coast, historic park or garden, open				

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

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

SHLAA Conclusion

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

Status

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

Discounted by a Factor in Stage B(i)

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

Discounts by a Factor in Stage B(ii)

Key Details									
Settlement: Newport	Settlement Tier: 1	Par	rish: Newport	Site Area (Ha):	2018 SHLAA_Ref_No: IPS165	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlemer	nt Boundary (IPS Reg 18 part 2 - 20	021):	Located outside the Set	tlement boundary with no	meaningful relationship to it				
Location in Relation to Se	ttlement Boundary 2018:								
Brownfield or Greenfield:	Greenfield		Brownfield Register (If a	applicable):					
Site Description:		d 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 rooke Castle and far reaching views beyond.							
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)				
Regionally important Geo	cial Protection Area (SPA), Specia logical and Geomorphological Sit l Nature Reserve (LNR), Ancient V	e (RIGG), National Nat	ure Reserve (NNR), Site o	f Importance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	tal designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.			
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, F Safeguarded as Biodiversi	listoric Park or Garden, Publically ty Mitigation	Accessible Open Spac	e, Local Green Space, Lar	nd	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_9	Stage B(i)				Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Si	mall Sites falling below	the Size Threshold of 0.2	25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2	agricultural land.			
Environmental Discounts Stage B(ii): Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management				nagement	Discounts by a Factor in Stage B(ii)				
SHLAA Conclusio									
Currently not cuitable F	viscountod								

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

Status

NEW049

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

Key Details

Settlement: Newport	Settlement Tier: 1	Parish	Newport	Site Area (H	a):	2018 SHLAA_Ref_No: IPS138a	2nd Reg18
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2	021): In	nmeadiately adjace	nt to the Settlement Bour	dary		
Location in Relation to Set	ttlement Boundary 2018:						
Brownfield or Greenfield:	Greenfield	Br	rownfield Register (If applicable):			
Site Description:	The site is a couple of fields with	n a watercourse running t	hrough the centre.	The site is bounded by he	dges and tr	ees within some larger trees in the site	e. The site is in a di
Suitability Assessi	ment						
Discounting Factors							
Environmental Discounts ((Stage A - 5m buffer)				Disc	ounted by a Factor in Stage A (5m buff	fer)
Regionally important Geol	ial Protection Area (SPA), Specia ogical and Geomorphological Sit Nature Reserve (LNR), Ancient V	e (RIGG), National Nature	e Reserve (NNR), Site	e of Importance for Natur		e is not located within any environmen NNR, RAMSAR, SAC, SINC, SPA, SSSI, scl	•
					_		
Environmental Discounts (Includes Heritage Coast H	[Stage A No buffer]: listoric Park or Garden, Publically	Accessible Open Space 1	ocal Green Space I	and		ounted by a Factor in Stage A (No Buff	
Safeguarded as Biodiversit					The sit space.	e is not located within any environmer	ntal designations in
Envonmental Discounts_S	tage B(i)				✓ Disc	ounted by a Factor in Stage B(i)	
Flood zones 2 3, Agricultu	ral Land Quality Grades 1 or 2, S	mall Sites falling below the	e Size Threshold of	0.25ha or 5 dewllings:	The en	tire site is located in FZ 2 and 3 and ha	is therefore been d
Environmental Discounts S Remote from Settlement I	Stage B(ii): Boundaries, Coastal Change Man	agement areas, Zones of	Ground Instability N	lanagement	Disc 🗆	ounts by a Factor in Stage B(ii)	
SHI A A Conclusion	•						

SHLAA Conclusion

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

Status

Currently not suitable - Discounted. FZ2/3. .8 ISP Housing Allocation Ref:

ip and is slightly sloping from north east to south west.

ncluding, ancient woodland, LNR, marine conservation nonument or RIGG.

ncluding heritage coast, historic park or garden, open

discounted from the assessment

Key Details					
Settlement: Newport	Settlement Tier: 1	Parish: Newport	Site Area (Ha):	2018 SHLAA_Ref_No: IPS134	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Located outside the Settler	ment boundary with no	meaningful relationship to it	
Location in Relation to Se	ttlement Boundary 2018:				
Brownfield or Greenfield:	Greenfield	Brownfield Register (If appl	licable):		
Site Description:	_	n / paddock on the main Newport to Ryde roa e with trees to the rear of the site (South east)		bounded to the roadside by a hedge intersperse	ed with scrubby trees. There is no current boundary to the south west,
Suitability Assess	ment				
Discounting Factors					
Regionally important Geo	cial Protection Area (SPA), Special Area logical and Geomorphological Site (RIC	a of Conservation (SAC), Site of Special Scienti GG), National Nature Reserve (NNR), Site of Im lands, Ancient Monument, Marine Conservati	mportance for Nature	Discounted by a Factor in Stage A (5m buffer The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sche	tal designations including, ancient woodland, LNR, marine conservation
Environmental Discounts Includes Heritage Coast, H Safeguarded as Biodiversi	listoric Park or Garden, Publically Acce	essible Open Space, Local Green Space, Land		Discounted by a Factor in Stage A (No Buffer The site is not located within any environment space.	r) tal designations including heritage coast, historic park or garden, open
Envonmental Discounts_S Flood zones 2 3, Agricultu	•	Sites falling below the Size Threshold of 0.25h	na or 5 dewllings:	 Discounted by a Factor in Stage B(i) The site is located in FZ1 and is not class 1 or 2 	agricultural land.
Environmental Discounts Remote from Settlement	0	ient areas, Zones of Ground Instability Manag	gement	Discounts by a Factor in Stage B(ii)	
SHLAA Conclusion	n				

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

Status

NEW051 Land to the South of Forest Road (2) PO30 5NB

Key Details

Settlement: Newport	Settlement Tier: 1	Parish:	Newport	Site Area (Ha):	2018 SHLAA_Ref_No: IPS129	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2021):	Loc	cated outside the Sett	lement boundary, but re	asonably related to it to the extent that an exte	nsioin could be at least be considered further
Location in Relation to Se	ettlement Boundary 2018:					
Brownfield or Greenfield	Greenfield	Bro	ownfield Register (If a	oplicable):		
Site Description:		-			entre agricultural field along Forest Road. The fine ast, slightly lower than the road in places.	eld is bounded by hedgerows. It has a public right of way to the east an
Suitability Assess	sment					
Discounting Factors						
Regionally important Geo	(Stage A - 5m buffer) ecial Protection Area (SPA), Special Area ological and Geomorphological Site (RIG al Nature Reserve (LNR), Ancient Wood	GG), National Nature F	Reserve (NNR), Site of	Importance for Nature	Discounted by a Factor in Stage A (5m buffer The entire site is located in a SINC. It therefore	er) re does not meet the tests for Stage A and is discounted.
Environmental Discounts Includes Heritage Coast, I Safeguarded as Biodivers	Historic Park or Garden, Publically Acce	ssible Open Space, Lo	ocal Green Space, Land	ł	\Box Discounted by a Factor in Stage A (No Buffe	er)
Envonmental Discounts_ Flood zones 2 3, Agricult	Stage B(i) ural Land Quality Grades 1 or 2, Small S	ites falling below the	Size Threshold of 0.2	5ha or 5 dewllings:	□ Discounted by a Factor in Stage B(i)	
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Managem	ent areas, Zones of G	round Instability Man	agement	□ Discounts by a Factor in Stage B(ii)	
SHLAA Conclusio	n					

Currently not suitable - Discounted. Located within SINC, so therefore discounted.

Status

Currently not suitable - Discounted. SINC.

Land to South of Forest Road PO30 5NB **NEW053**

Key Details

Settlement: Newport	Settlement Tier: 1	Parish: Newport	Site Area (Ha):	2018 SHLAA_Ref_No:	IPS124	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Located outside the Set	ttlement boundary, but reasona	bly related to it to the exte	ent that an extensio	in could be at least be considered further
Location in Relation to Se	ttlement Boundary 2018:					
Brownfield or Greenfield:	Greenfield	Brownfield Register (If a	applicable):			
Site Description:	The site is an agricultural field along Forest F down to the east, slightly lower than the roa		gerows. It has a public right of w	vay to the east and west. T	The site is fairly flat t	to the west, then rises to a hump in the middle then slopes back
Suitability Assess	ment					
Discounting Factors						
Environmental Discounts	(Stage A - 5m buffer)			Discounted by a Factor in St	tage A (5m buffer)	
Regionally important Geo	cial Protection Area (SPA), Special Area of Cor logical and Geomorphological Site (RIGG), Na l Nature Reserve (LNR), Ancient Woodlands, A	tional Nature Reserve (NNR), Site c	of Importance for Nature	e entire site is located in a S	SINC. It therefore de	oes not meet the tests for Stage A and is discounted.
Environmental Discounts Includes Heritage Coast, F Safeguarded as Biodiversi	listoric Park or Garden, Publically Accessible (Open Space, Local Green Space, Lar		Discounted by a Factor in St	tage A (No Buffer)	
Envonmental Discounts_S Flood zones 2 3, Agricultu	tage B(i) Iral Land Quality Grades 1 or 2, Small Sites fal	lling below the Size Threshold of 0.2		Discounted by a Factor in St	tage B(i)	
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management are	eas, Zones of Ground Instability Ma		Discounts by a Factor in Sta	ige B(ii)	
SHLAA Conclusio	n					
Currently not suitable - D						

Status

Currently not suitable - Discounted. SINC.

Settlement: Newport	Settlement Tier: 1	Parish: Newport Site A	ea (Ha):	2018 SHLAA_Ref_No: IPS116	2nd Reg18 ISP Housing Allocation Ref:
•	ent Boundary (IPS Reg 18 part 2 - 2021):	Located within Settlement Boundary			
•	Settlement Boundary 2018:				
Brownfield or Greenfield	,	Brownfield Register (If applicable):			
Site Description:	The site is located behind four pairs of sen used to access the existing garages.	ni-detached houses, the site includes the garages to th	ese houses, ad	cess strip and access to the rear and an are	rea of scrub land. There is a narrow access to both sides of the site tha
Suitability Asses	sment				
Discounting Factors					
Environmental Discount	ts (Stage A - 5m buffer)			iscounted by a Factor in Stage A (5m buffe	er)
Regionally important Ge	eological and Geomorphological Site (RIGG), I	onservation (SAC), Site of Special Scientific Interest (SS National Nature Reserve (NNR), Site of Importance for 5, Ancient Monument, Marine Conservation Area (MCA	Nature zon	site is not located within any environment e, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	tal designations including, ancient woodland, LNR, marine conservation neduled ancient monument or RIGG.
Environmental Discount	ts (Stage A No buffer):			iscounted by a Factor in Stage A (No Buffe	er)
Includes Heritage Coast, Safeguarded as Biodiver	, Historic Park or Garden, Publically Accessible rsity Mitigation	e Open Space, Local Green Space, Land	The spa	-	tal designations including heritage coast, historic park or garden, open
Envonmental Discounts	_Stage B(i)			iscounted by a Factor in Stage B(i)	
	Itural Land Quality Grades 1 or 2, Small Sites	falling below the Size Threshold of 0.25ha or 5 dewlling	s: The	site is located in FZ1 and is not class 1 or 2	2 agricultural land.

SHLAA Conclusion

Currently not suitable - Discounted. Falls below size threshold.

Given the size of the site, combined with the positioning of mature trees (TPO), the position of single vehicle access points, the position of neighbouring garages, and neighbouring amenities, it seems unlikley that the minimum SHLAA dwelling requirement could be achieved.

Status

Currently not suitable - Discounted. Falls below size threshold.

NEW062 BOWCOMBE BUSINESS PARK, BOWCOMBE ROAD, NEWPORT, ISLE OF WIGHT, PO30 3HZ

Key Details						
Settlement: Newpor	rt Settlement Tier: 1	Paris	sh: Newport	Site Area (Ha):	2018 SHLAA_Ref_No: IPS036	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settle	ement Boundary (IPS Reg 18 part 2 - 2021):	:	Located outside the Settlement bo	oundary with no	meaningful relationship to it	
Location in Relation	to Settlement Boundary 2018:					
Brownfield or Greenf	field: Brownfield		Brownfield Register (If applicable):			
Site Description:	The site is located off Bowcombe Lar site is bounded by a mix of post and			cessed down a	ane from the main road. The site is at a lower l	level than Bowcombe Lane and fairly contained in the landscape. The
Suitability Ass	essment					
Discounting Factors	5					
Environmental Disco	unts (Stage A - 5m buffer)				□ Discounted by a Factor in Stage A (5m buffe	er)
Regionally important	Special Protection Area (SPA), Special Area Geological and Geomorphological Site (RIC Local Nature Reserve (LNR), Ancient Wood	GG), National Natu	ire Reserve (NNR), Site of Importan	ce for Nature	The site is not located within any environmen zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	ntal designations including, ancient woodland, LNR, marine conservation neduled ancient monument or RIGG.
Environmental Disco	unts (Stage A No buffer):			. ,	□ Discounted by a Factor in Stage A (No Buffe	er)
Includes Heritage Coa Safeguarded as Biodi	ast, Historic Park or Garden, Publically Acce versity Mitigation	essible Open Space	e, Local Green Space, Land		The site is not located within any environmen space.	ntal designations including heritage coast, historic park or garden, open
Envonmental Discour	nts_Stage B(i)				□ Discounted by a Factor in Stage B(i)	
	icultural Land Quality Grades 1 or 2, Small	Sites falling below	the Size Threshold of 0.25ha or 5 d	ewllings:	0.45ha of the site is located within flood zone The remainder of the site is located in FZ1 and	
Environmental Disco Remote from Settlen	unts Stage B(ii): nent Boundaries, Coastal Change Managen	nent areas, Zones c	of Ground Instability Management		Discounts by a Factor in Stage B(ii)	
SHLAA Conclu	sion					

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

Status

NEW063 7 Green Street, Newport, Isle of Wight, PO30 2AN

Key Details								
Settlement: Newport	Settlement Tier: 1	Parish:	Newport	Site Area (Ha):	: 2	2018 SHLAA_Ref_No	: IPS024	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlement Bou	indary (IPS Reg 18 part 2 - 2021):	Loc	cated within Settlemer	nt Boundary				
Location in Relation to Settlem	ent Boundary 2018:							
Brownfield or Greenfield: Brow	wnfield	Bro	ownfield Register (If ap	oplicable):				
Site Description: The	site is a single residential dwelling tha	t is double fronte	ed and 2 storey with ga	arden to the rear. There	e is no onsite	e parking.		
Suitability Assessmer	nt							
Discounting Factors								
Environmental Discounts (Stage	e A - 5m buffer)				Discou	Inted by a Factor in S	Stage A (5m buffe	er)
Includes Ramsar site, Special Pr	otection Area (SPA), Special Area of C						0 .	tal designations including, ancient woodland, LNR, marine conservation
- · · ·	al and Geomorphological Site (RIGG), N ure Reserve (LNR), Ancient Woodlands			-	zone, NN	IR, RAMSAR, SAC, SI	NC, SPA, SSSI, sch	neduled ancient monument or RIGG.
Environmental Discounts (Stage					Discounted by a Factor in Stage A (No Buffer)			
Safeguarded as Biodiversity Mit	ic Park or Garden, Publically Accessible tigation	e Open Space, Lo	ocal Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.			
Envonmental Discounts_Stage	B(i)				Discou	inted by a Factor in S	Stage B(i)	
Flood zones 2 3, Agricultural La	and Quality Grades 1 or 2, Small Sites	falling below the	Size Threshold of 0.25	iha or 5 dewllings:	The site i	s located in FZ1 and	is not class 1 or 2	2 agricultural land.
					The site i	s a small site and is	unclear how 5 dv	vellings can be achieved on site.
Environmental Discounts Stage					Discou	ints by a Factor in St	age B(ii)	
Remote from Settlement Bound	daries, Coastal Change Management a	reas, Zones of G	iround Instability Mana	agement				
CHI A A Conclusion								
SHLAA Conclusion								

Currently not suitable - Discounted. Falls below size threshold. The site is considered to be too small to achieve the minimum size threshold for the SHLAA.

Status

Currently not suitable - Discounted. Falls below size threshold.

NEW065

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

Key Details

Settlement: Newport	Settlement Tier: 1	Parish: Newport	Site Area (Ha):	2018 SHLAA_R	Ref_No: IPS013	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlemer	t Boundary (IPS Reg 18 part 2 - 2021):	Located outside the Settlem	nent boundary with no r	neaningful relationship	o to it			
Location in Relation to Se	ttlement Boundary 2018:							
Brownfield or Greenfield:	Greenfield	Brownfield Register (If appli	icable):					
Site Description:	The site is located to the rear of a number of	houses along the main Newport to Ry	de road. The site is leve	l and bounded by trees	s and hedgerows. The si	site is scrubby with some dense tree coverage.		
Suitability Assess	ment							
Discounting Factors								
Environmental Discounts	(Stage A - 5m buffer)			Discounted by a Fac	tor in Stage A (5m buffe	er)		
Regionally important Geo	cial Protection Area (SPA), Special Area of Cons logical and Geomorphological Site (RIGG), Nati l Nature Reserve (LNR), Ancient Woodlands, A	ional Nature Reserve (NNR), Site of Im	portance for Nature		-	al designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.		
Environmental Discounts								
	listoric Park or Garden, Publically Accessible O	pen Space, Local Green Space, Land		Discounted by a Factor in Stage A (No Buffer)				
Safeguarded as Biodiversi				The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_S	tage B(i)			Discounted by a Fac	tor in Stage B(i)			
Flood zones 2 3, Agricult	ral Land Quality Grades 1 or 2, Small Sites falli	ng below the Size Threshold of 0.25ha	a or 5 dewllings:	The site is located in F2	Z1 and is not class 1 or 2	2 agricultural land		
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management area	as, Zones of Ground Instability Manage		Discounts by a Factor	or in Stage B(ii)			
SHI AA Conclusio								

SHLAA CONClusion

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

Status

NEW073 Island Harbour, Mill Lane, Fairlee Road, Newport

Key Details								
Settlement: Newport	Settlement Tier: 1	Pari	ish: Whippingham	Site Area (Ha):	2018 SHLAA_Ref_No	IPS404	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2	2021):	Located outside the Settler	ment boundary with no	meaningful relationship to it			
Location in Relation to Set	ttlement Boundary 2018:							
Brownfield or Greenfield:	Brownfield		Brownfield Register (If appl	licable):				
Site Description:	Island Harbour is a marina base	d leisure facility accomr	modating holiday homes, lei	sure uses (restaurant) a	and marine commercial activity	. The site includes	the marina and water based aspects.	
Suitability Assessi	ment							
Discounting Factors								
Environmental Discounts ((Stage A - 5m buffer)				Discounted by a Factor in S	tage A (5m buffer)		
Regionally important Geol	ial Protection Area (SPA), Specia logical and Geomorphological Si Nature Reserve (LNR), Ancient	te (RIGG), National Natu	ure Reserve (NNR), Site of Im	nportance for Nature	The site is bounded by a num and south west located withi		designations and buffer zones with a small portion to the north eas	t
							ny environmental designations including, ancient woodland, LNR, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	
Environmental Discounts (Discounted by a Factor in S	tage A (No Buffer)		
Includes Heritage Coast, H Safeguarded as Biodiversit		y Accessible Open Space	ace, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.			
Envonmental Discounts_S	tage B(i)				Discounted by a Factor in S	tage B(i)		
Flood zones 2 3, Agricultu	Iral Land Quality Grades 1 or 2, S	Small Sites falling below	the Size Threshold of 0.25h	a or 5 dewllings:	6.55ha of the site is located e process.	ither on water or ir	n the flood zones and has therefore been discounted from this	
					The remaining 3.45ha is locat	ed in FZ1 and is not	t class 1 or 2 agricultural land.	
Environmental Discounts S Remote from Settlement I	Stage B(ii): Boundaries, Coastal Change Mar	nagement areas, Zones (of Ground Instability Manag	ement	Discounts by a Factor in St	age B(ii)		

SHLAA Conclusion

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

Status

NEW077 Sommerville, (next to 'Moorfield') Blackwater Road, Newport, PO30 3BD

Key Details

Settlement: None	Settlement Tier: 5	Parish: Arreton	Site Area (Ha):	2018 SHLAA_Ref_No: IPS279	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2021):	Located outside the Se	ettlement boundary with no	meaningful relationship to it			
Location in Relation to Se	ettlement Boundary 2018:						
Brownfield or Greenfield	Greenfield	Brownfield Register (If	applicable):				
Site Description:	The site is an area of scrub land with trees. The s	ite slopes down from east to	west towards the River Me	dina. It is bounded by hedges and trees with a f	ence adjacent to neighbouring residential.		
Suitability Assess	ment						
Discounting Factors							
Environmental Discounts	(Stage A - 5m buffer)			□ Discounted by a Factor in Stage A (5m buffe	r)		
	cial Protection Area (SPA), Special Area of Conserva			0.69 ha is located in a SINC and has been remo	oved from the assessment.		
	blogical and Geomorphological Site (RIGG), Nationa al Nature Reserve (LNR), Ancient Woodlands, Ancie			-	y environmental designations including, ancient woodland, LNR, marine SPA, SSSI, scheduled ancient monument or RIGG.		
Environmental Discounts				□ Discounted by a Factor in Stage A (No Buffe	r)		
Includes Heritage Coast, Safeguarded as Biodivers	Historic Park or Garden, Publically Accessible Open ity Mitigation	Space, Local Green Space, La	Ind	The site is not located within any environmental designations including heritage coast, historic park or garden, op space.			
				Part of the site is located within the open spac be confirmed.	e audit as a green corridor though the extent and accessibility needs to		
Envonmental Discounts	Stage B(i)			Discounted by a Factor in Stage B(i)			
	ural Land Quality Grades 1 or 2, Small Sites falling b	elow the Size Threshold of 0	.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2	agricultural land.		
				•••	e majority of this (over 0.2ha) is located within a TPO woodland, this s in the site being too small to achieve 5 dwellings.		
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management areas, Z	ones of Ground Instability M	anagement	Discounts by a Factor in Stage B(ii)			
SHLAA Conclusio	n						
Currently not suitable - I	Discounted, Falls below Size Threshold.						

Remaining area falling without TPO is too small to consider and the site is therefore considered below the size threshold. It is also located outside the Settlement boundary with no meaningful relationship to it

Status

Currently not suitable - Discounted. Falls below size threshold.

NEW079 Sea Street, Newport

Key Details							
Settlement: Newport	Settlement Tier: 1	Parish:	Site Area (H	Ha):	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Locate	ed within Settlement Boundary				
Location in Relation to Se	ttlement Boundary 2018:						
Brownfield or Greenfield:	Brownfield	Brown	nfield Register (If applicable):				
Site Description:	Commercial car park within urban are	ea					
Suitability Assess	ment						
Discounting Factors							
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m but	uffer)	
Includes Ramsar site, Spea Regionally important Geo	ial Protection Area (SPA), Special Area logical and Geomorphological Site (RIC	GG), National Nature Res	Site of Special Scientific Interest (SSSI), erve (NNR), Site of Importance for Natu	The		ental designations including, ancient woodland, LNR, marine conservation	
Conservation (SINC), Loca	l Nature Reserve (LNR), Ancient Wood	llands, Ancient Monumer	nt, Marine Conservation Area (MCA).				
Environmental Discounts					Discounted by a Factor in Stage A (No Buf	iffer)	
Includes Heritage Coast, F Safeguarded as Biodiversi	listoric Park or Garden, Publically Acce ty Mitigation	essible Open Space, Local	l Green Space, Land	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.			
Envonmental Discounts_S	tage B(i)				Viscounted by a Factor in Stage B(i)		
Flood zones 2 3, Agricultu	ral Land Quality Grades 1 or 2, Small S	Sites falling below the Siz	e Threshold of 0.25ha or 5 dewllings:	The	site is wholly in FZ2/3		
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Managem	nent areas, Zones of Grou	und Instability Management		Discounts by a Factor in Stage B(ii)		
SHLAA Conclusio	n						

Currently not suitable - Discounted. Discounted as wholly in FZ2/3.

Status

Currently not suitable - Discounted. FZ2/3.

155A Staplers Road, Newport, PO30 2DP **NEW082**

Key Details						
Settlement: Cowes	Settlement Tier: 1	Parish:	Sit	e Area (Ha):	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2021):	Locate	d within Settlement Boundary			
Location in Relation to Se	ettlement Boundary 2018:					
Brownfield or Greenfield	:	Brown	field Register (If applicable):			
Site Description:	A suburban area of Newport charactereise	ed by low density det	ached housing backing onto ar	nd overlooking ru	ral surroundings to the north.	
Suitability Assess	sment					
Discounting Factors						
Regionally important Geo	s (Stage A - 5m buffer) ecial Protection Area (SPA), Special Area of C ological and Geomorphological Site (RIGG), I al Nature Reserve (LNR), Ancient Woodlands	National Nature Rese	rve (NNR), Site of Importance	: (SSSI), for Nature	Discounted by a Factor in Stage A (5m bu	ffer)
Environmental Discounts	(Stage A No buffer): Historic Park or Garden, Publically Accessible				Discounted by a Factor in Stage A (No Bui	ffer)
Environmental Discounts Includes Heritage Coast, Safeguarded as Biodivers Envonmental Discounts_	s (Stage A No buffer): Historic Park or Garden, Publically Accessible sity Mitigation Stage B(i)	e Open Space, Local	Green Space, Land		Discounted by a Factor in Stage A (No Bui Discounted by a Factor in Stage B(i)	ffer)
Environmental Discounts Includes Heritage Coast, Safeguarded as Biodivers Envonmental Discounts_	s (Stage A No buffer): Historic Park or Garden, Publically Accessible ity Mitigation	e Open Space, Local	Green Space, Land	□ c Ilings: The It is det	Discounted by a Factor in Stage B(i) site is considered, on balance, to be too approximately 0.1ha and although with ached residential, served by a small acce	ffer) o small to achieve the minimum size threshold for the SHLAA. in the settlement boundary, the character of the area is low density ess road which lacks pedestrain footways. The site affords views across the dscape impact of higher storeys would be a consideration.

SHLAA Conclusion

Currently not suitable - Discounted. Falls below minimum size threshold.

The site is considered, on balance, to be too small to achieve the minimum size threshold for the SHLAA.

It is approximately 0.1ha and although within the settlement boundary, the character of the area is low density detached residential, served by a small access road which lacks pedestrain footways. The site affords views across the lower lying countryside to the north, so landscape impact of higher storeys would be a consideration. Seems unlikley to be suitable for significant intensification, although given its location within the settlement boundary this could be tested via the normal development control process.

Status

Currently not suitable - Discounted. Falls below minimum size threshold.

NEW086 Mill Court

Settlement: Newport	Settlement Tier: 1	Parish:	Site Area (Ha):	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:				
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):		Located within Settlem	Located within Settlement Boundary						
Location in Relation to S	Settlement Boundary 2018:								
Brownfield or Greenfield: Brownfield		Brownfield Register (If	Brownfield Register (If applicable):						
Site Description:	Existing Mill Court business centre								
Suitability Asses	sment								
Discounting Factors									
Environmental Discount Includes Ramsar site, Sp	ts (Stage A - 5m buffer) pecial Protection Area (SPA), Special Area of Co	onservation (SAC), Site of Special Sci	entific Interest (SSSI),	□ Discounted by a Factor in Stage A (5m b	puffer)				
Includes Ramsar site, Sp Regionally important Ge Conservation (SINC), Lo Environmental Discount	becial Protection Area (SPA), Special Area of Co eological and Geomorphological Site (RIGG), N cal Nature Reserve (LNR), Ancient Woodlands, ts (Stage A No buffer): , Historic Park or Garden, Publically Accessible	ational Nature Reserve (NNR), Site o Ancient Monument, Marine Conser	of Importance for Nature rvation Area (MCA).	 Discounted by a Factor in Stage A (5m b Discounted by a Factor in Stage A (No B 					
Includes Ramsar site, Sp Regionally important Ge Conservation (SINC), Loo Environmental Discount Includes Heritage Coast Safeguarded as Biodiver Envonmental Discounts	pecial Protection Area (SPA), Special Area of Co eological and Geomorphological Site (RIGG), N cal Nature Reserve (LNR), Ancient Woodlands, ts (Stage A No buffer): , Historic Park or Garden, Publically Accessible rsity Mitigation	ational Nature Reserve (NNR), Site o Ancient Monument, Marine Conser Open Space, Local Green Space, Lar	of Importance for Nature rvation Area (MCA). nd	 Discounted by a Factor in Stage A (No B Discounted by a Factor in Stage B(i) 					

SHLAA CONClusion

Currently not suitable

Can't be considered suitable unless site were demonstrated that this satisfied the Policy criteria in energing IPS Policy E2. Also discounted due to extent of flood risk, with FZ2/3 covering most of the site.

Status

Currently not suitable - Discounted. FZ2/3.

NEW088

Land on south-east side of Fairlee Road immediately south-west of No. 316 Fairlee Road, Newport, Isle of Wight

Key Details

Settlement: Nev	wport	Settlement Tier: 1	Pa	arish:	Newport		Site Area (Ha):		2018 SHLAA_Ref_	No: IPS136	2nd Reg18
Relationship to S	ionship to Settlement Boundary (IPS Reg 18 part 2 - 20			Located outside the Settlement boundary with no meaningful relationship to it						it	
Location in Relat	tion to Settle	ment Boundary 2018:									
Brownfield or Gr	reenfield: Gr	eenfield		Bro	wnfield Registe	er (If applicab	le):				
Site Description:	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 nort									he north and residen	
Suitability A	Assessme	ent									
Discounting Fac	ctors										
Environmental Discounts (Stage A - 5m buffer)							Disco	ounted by a Factor	in Stage A (5m bu	uffer)	
Regionally impor	rtant Geologi	Protection Area (SPA), Special cal and Geomorphological Site ture Reserve (LNR), Ancient W	(RIGG), National Na	ture R	Reserve (NNR),	Site of Impor	tance for Nature			•	ental designations ind scheduled ancient mo
Environmental D Includes Heritage Safeguarded as E	e Coast, Histo	ric Park or Garden, Publically /	Accessible Open Spa	ice, Lo	cal Green Spac	e, Land			ounted by a Factor e is not located wit		uffer) nental designations in
Envonmental Discounts_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling belo			w the Size Threshold of 0.25ha or 5 dewllings:				 Discounted by a Factor in Stage B(i) The site is located in FZ1 and is not class 1 or 2 agricultural land. 				
Environmental Discounts Stage B(ii): Remote from Settlement Boundaries, Coastal Change Management			gement areas, Zone	s of G	round Instabilit	y Manageme	nt	Disco	ounts by a Factor ir	n Stage B(ii)	

SHLAA Conclusion

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

Status

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it. .8 ISP Housing Allocation Ref:

ntial and the roadside boundary.

cluding, ancient woodland, LNR, marine conservation nonument or RIGG.

ncluding heritage coast, historic park or garden, open

Key Details						
Settlement: Newport	Settlement Tier:	Parish:	Newport	Site Area (Ha):	2018 SHLAA_Ref_No: IPS344	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemen	nt Boundary (IPS Reg 18 part 2 - 2021):	Imr	neadiately adjacent to the Se	ettlement Boundar	τ γ	
Location in Relation to Se	ttlement Boundary 2018:					
Brownfield or Greenfield:	Greenfield	Bro	wnfield Register (If applicable	e):		
Site Description:	The site is a series of smaller field pa the road and undulating towards the	-	by hedges interspersed with t	trees. It has a pub	lic right of way to the west boundary and anothe	er dissecting the site towards the eastern edge. The site is fairly flat to
Suitability Assess	ment					
Discounting Factors						
Environmental Discounts	(Stage A - 5m buffer)				☑ Discounted by a Factor in Stage A (5m buffer	r)
Regionally important Geo	cial Protection Area (SPA), Special Area logical and Geomorphological Site (RIC l Nature Reserve (LNR), Ancient Wood	GG), National Nature F	Reserve (NNR), Site of Importa	ance for Nature	The entire site is located in a SINC. It therefore	e does not meet the tests for Stage A and is discounted.
Environmental Discounts Includes Heritage Coast, H Safeguarded as Biodiversi	listoric Park or Garden, Publically Acce	essible Open Space, Lo	cal Green Space, Land		□ Discounted by a Factor in Stage A (No Buffer)
Envonmental Discounts_S Flood zones 2 3, Agricultu	Stage B(i) ural Land Quality Grades 1 or 2, Small S	Sites falling below the	Size Threshold of 0.25ha or 5	dewllings:	□ Discounted by a Factor in Stage B(i)	
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Managem	nent areas, Zones of G	round Instability Managemen	nt	□ Discounts by a Factor in Stage B(ii)	
SHLAA Conclusio	n					
Currently not suitable. Lo	ocated within SINC, so therefore discou	unted.				

Status

Currently not suitable - Discounted. SINC.

NOR001 Land off Gasworks Lane, Yarmouth

Kay Datail

Key Details						
Settlement: Norton	Settlement Tier: 5	Paris	sh: Freshwater	Site Area (Ha):	2018 SHLAA_Ref_No: IPS241	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021)	:	Located outside the Settlement	t boundary with no	meaningful relationship to it	
Location in Relation to Se	ttlement Boundary 2018:					
Brownfield or Greenfield:	Greenfield		Brownfield Register (If applicab	ole):		
Site Description:	The site is a field bounded by a hedg the south east of the site.	erow to the east an	nd north, trees and hedges to th	ne south and a ope	n post and wire fence to the west. The site slop	es up east to west and varies in gradient with a stream/ditch/pond to
Suitability Assess	ment					
Discounting Factors						
Environmental Discounts	(Stage A - 5m buffer)				□ Discounted by a Factor in Stage A (5m buffe	er)
Regionally important Geo	cial Protection Area (SPA), Special Are logical and Geomorphological Site (RI l Nature Reserve (LNR), Ancient Wood	GG), National Natur	re Reserve (NNR), Site of Impor	tance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	tal designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.
					The eastern boundary is immediately adjacent immediately adjacent to a SINC and ancient w	t to a RAMSAR, SSSI, SPA, SAC site and the southern boundary is oodland.
Environmental Discounts					□ Discounted by a Factor in Stage A (No Buffe	er)
Includes Heritage Coast, F Safeguarded as Biodiversi	listoric Park or Garden, Publically Acco ty Mitigation	essible Open Space,	, Local Green Space, Land		The site is not located within any environment space.	tal designations including heritage coast, historic park or garden, open
Envonmental Discounts_S	tage B(i)				Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agricultu	Iral Land Quality Grades 1 or 2, Small	Sites falling below t	the Size Threshold of 0.25ha or	5 dewllings:	0.25ha is located in FZ2 and 3 along the easter	n boundary
					The remainder of the site (0.41) is located in F	Z1 and is not class 1 or 2 agricultural land.
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Managen	nent areas, Zones o	of Ground Instability Manageme	ent	Discounts by a Factor in Stage B(ii)	

SHLAA Conclusion

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

Status

Key Details					
Settlement: Pondwell	Settlement Tier: 5	Parish:	Nettlestone and Seaview	Site Area (Ha)	: 2018 SHLAA_Ref_No: IPS023 2nd Reg1
Relationship to Settlemer	nt Boundary (IPS Reg 18 part 2 - 2	021): Lo	cated outside the Settlement	boundary with n	o meaningful relationship to it
Location in Relation to Se	ttlement Boundary 2018:				
Brownfield or Greenfield:	Mix	Br	ownfield Register (If applicable	e):	
Site Description:	shop. Further to the north is a b	barn, to the rear of the buil f trees between the garder	dings the undeveloped and m	ostly grassed lan	s an existing dwelling, along with a group of buildings some of wh d slopes gently down to the rear boundary which comprises a hec te. The front boundary comprises a hedge with some trees. The sit
Suitability Assess	ment				
Discounting Factors					
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)
Regionally important Geo	cial Protection Area (SPA), Specia logical and Geomorphological Sit I Nature Reserve (LNR), Ancient \	e (RIGG), National Nature	Reserve (NNR), Site of Import	ance for Nature	The site is not located within any environmental designations in zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient m
Environmental Discounts		Accessible Orean Successible			Discounted by a Factor in Stage A (No Buffer)
Safeguarded as Biodivers	listoric Park or Garden, Publically ty Mitigation	Accessible Open Space, Lo	ocal Green Space, Land		The site is not located within any environmental designations in space.
Envonmental Discounts_9	Stage B(i)				Discounted by a Factor in Stage B(i)
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, S	mall Sites falling below the	e Size Threshold of 0.25ha or 5	dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land
Environmental Discounts	Stage B(ii):				Discounts by a Factor in Stage B(ii)

SHLAA Conclusion

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

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

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

8 ISP Housing Allocation Ref:	
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hich were formerly used as a nursery and then a retail edge/trees. Within the site area there are number of site is accessed via a main, classified road and is screened

including, ancient woodland, LNR, marine conservation monument or RIGG.

including heritage coast, historic park or garden, open

POR001 Land at Porchfield PO30 4LS

Key Details					
Settlement: Porchfield	Settlement Tier: 5	Parish: Calbourne	Site Area (Ha):	2018 SHLAA_Ref_No: IPS123	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemer	t Boundary (IPS Reg 18 part 2 - 2021):	Located outside the Se	ttlement boundary with no	o meaningful relationship to it	
Location in Relation to Se	ttlement Boundary 2018:				
Brownfield or Greenfield:	Greenfield	Brownfield Register (If	applicable):		
Site Description:	The site is a large level agricultural field bound	led to all sides by hedges intersp	ersed with trees. There is	a single row of houses to the northeast boun	dary separated by a narrow road.
Suitability Assess	ment				
Discounting Factors					
Environmental Discounts	(Stage A - 5m buffer)			Discounted by a Factor in Stage A (5m bu	uffer)
Regionally important Geo	cial Protection Area (SPA), Special Area of Conse logical and Geomorphological Site (RIGG), Natio l Nature Reserve (LNR), Ancient Woodlands, An	onal Nature Reserve (NNR), Site o	of Importance for Nature	The site is not located within any environm zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,	nental designations including, ancient woodland, LNR, marine conservation scheduled ancient monument or RIGG.
		clent Monument, Manne Conse			
Environmental Discounts	(Stage A No buffer): Iistoric Park or Garden, Publically Accessible Op	on Space Local Green Space La	nd	Discounted by a Factor in Stage A (No Bu	uffer)
Safeguarded as Biodiversi		ien space, Local Green space, La	nu	The site is not located within any environm space.	nental designations including heritage coast, historic park or garden, open
Envonmental Discounts_9	itage B(i)			□ Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agricult	aral Land Quality Grades 1 or 2, Small Sites fallir	ng below the Size Threshold of 0.	25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 of	or 2 agricultural land.
				There is a small area to the north of the fie	Id that is in FZ2. This needs to be confirmed
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management areas	s, Zones of Ground Instability Ma	anagement	Discounts by a Factor in Stage B(ii)	
SHLAA Conclusio	n				

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

Status

POR002 Durrants Farm, Colemans Lane, Porchfield

Key Details

Settlement: Porchfield	Settlement Tier: 5	Parish:	Calbourne	Site Area (Ha):	2018 SHLAA_Ref_No: IPS391	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemer	nt Boundary (IPS Reg 18 part 2 - 2021):	Lo	cated outside the Settlement b	boundary with no	meaningful relationship to it	
Location in Relation to Se	ttlement Boundary 2018:					
Brownfield or Greenfield:	Greenfield	Bro	ownfield Register (If applicable	2):		
Site Description:	The site is a fairly level agricultural farm with so	ar farm to	, the north and north east. The	e site is bounded	by dense vegetation and hedges interspersed v	vith trees. There are a number of high amenity trees across the site.
Suitability Assess	ment					
Discounting Factors						
Environmental Discounts	(Stage A - 5m buffer)				□ Discounted by a Factor in Stage A (5m buff	er)
Regionally important Geo	cial Protection Area (SPA), Special Area of Conser logical and Geomorphological Site (RIGG), Nation I Nature Reserve (LNR), Ancient Woodlands, Anci	al Nature	Reserve (NNR), Site of Importa	ance for Nature		wn as Durrants Copse. n any environmental designations including, ancient woodland, LNR, C, SINC, SPA, SSSI, scheduled ancient monument or RIGG.
Environmental Discounts					□ Discounted by a Factor in Stage A (No Buffe	er)
Includes Heritage Coast, F Safeguarded as Biodivers	Historic Park or Garden, Publically Accessible Ope ity Mitigation	n Space, Lo	ocal Green Space, Land		The site is not located within any environmen space.	tal designations including heritage coast, historic park or garden, open
Envonmental Discounts_9	Stage B(i)				□ Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Small Sites falling	below the	Size Threshold of 0.25ha or 5	dewllings:	3.6ha to the south of the site is located in FZ	2and 3.
					The remainder of the site is located in FZ1 and	d is not class 1 or 2 agricultural land.
Environmental Discounts		_			Discounts by a Factor in Stage B(ii)	
Remote from Settlement	Boundaries, Coastal Change Management areas,	Zones of G	Fround Instability Management	t		
SHI AA Conclusio						

JULAA CONCLUSION

Status

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

1 Brookfield Gardens, Ryde **RYD007**

Key Details						
Settlement: Ryde	Settlement Tier: 1	Par	rish: Ryde	Site Area (Ha):	2018 SHLAA_Ref_No: IPS343	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemer	t Boundary (IPS Reg 18 part 2 - 2021):		Located within Settlemer	nt Boundary		
Location in Relation to Se	ttlement Boundary 2018:					
Brownfield or Greenfield:	Greenfield		Brownfield Register (If ap	oplicable):		
Site Description:	The site is a small level site containing	g a residential pro	operty and amenity garden	to the side. The site is a	corner plot with trees and hedges bounding the	he site.
Suitability Assess	ment					
Discounting Factors						
Environmental Discounts	(Stage A - 5m buffer)				□ Discounted by a Factor in Stage A (5m buff	fer)
Regionally important Geo	cial Protection Area (SPA), Special Area logical and Geomorphological Site (RIG	G), National Nati	ure Reserve (NNR), Site of	Importance for Nature	The site is not located within any environmen zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sc	ntal designations including, ancient woodland, LNR, marine conservation heduled ancient monument or RIGG
Conservation (SINC), Loca	I Nature Reserve (LNR), Ancient Woodl	ands, Ancient Mo	onument, Marine Conserva	ation Area (MCA).		
Environmental Discounts					□ Discounted by a Factor in Stage A (No Buff	er)
Includes Heritage Coast, I Safeguarded as Biodivers	listoric Park or Garden, Publically Acces ty Mitigation	ssible Open Spac	e, Local Green Space, Land	1	The site is not located within any environmen space.	ntal designations including heritage coast, historic park or garden, open
Envonmental Discounts_	itage B(i)				Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Small S	ites falling below	the Size Threshold of 0.25	5ha or 5 dewllings:	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	of the area the site is considered too small to achieve 5 dwellings.
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Managem	ent areas, Zones	of Ground Instability Mana	agement	Discounts by a Factor in Stage B(ii)	
SHLAA Conclusio	n					
Currently not cuitable.	issounted					

Currently not suitable - Discounted. Falls below size threshold.

Status

Currently not suitable - Discounted. Falls below size threshold.

RYD013 9/11 George Street, Ryde, IOW, PO33 2EB

Key Details						
Settlement: Ryde	Settlement Tier: 1	Parish:	Ryde	Site Area (Ha):	2018 SHLAA_Ref_No: IPS054	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemer	t Boundary (IPS Reg 18 part 2 - 2021):	Loc	ated within Settlement	Boundary		
Location in Relation to Se	ttlement Boundary 2018:					
Brownfield or Greenfield:	Brownfield	Bro	wnfield Register (If app	licable):		
Site Description:	The site is a current tyre business located in	Ryde. The buil	lding is mostly single sto	orey with a two-storey	element set back from the road.	
Suitability Assess	ment					
Discounting Factors						
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buff	fer)
Regionally important Geo	cial Protection Area (SPA), Special Area of Cor logical and Geomorphological Site (RIGG), Na l Nature Reserve (LNR), Ancient Woodlands, A	tional Nature R	Reserve (NNR), Site of Im	nportance for Nature	The site is not located within any environmen zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sc	ntal designations including, ancient woodland, LNR, marine conservation heduled ancient monument or RIGG.
Environmental Discounts	(Stage A No buffer):				□ Discounted by a Factor in Stage A (No Buff	er)
Includes Heritage Coast, H Safeguarded as Biodiversi	listoric Park or Garden, Publically Accessible (ty Mitigation	Open Space, Lo	cal Green Space, Land			ntal designations including heritage coast, historic park or garden, open
Envonmental Discounts_S	itage B(i)				Discounted by a Factor in Stage B(i)	
	aral Land Quality Grades 1 or 2, Small Sites fa	ling below the	Size Threshold of 0.25h	a or 5 dewllings:	Further review suggest the site may have diff surrounding properties, positions of windows	fciulty achieving the minimum size threshold, given the densitt of s overlooking, etc.
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management are	eas, Zones of G	round Instability Manag	ement	Discounts by a Factor in Stage B(ii)	

SHLAA Conclusion

Currently not suitable - Discounted. Falls below minimum size threshold. The site will likely have diffciulty achieving the minimum size threshold, given the densitt of surrounding properties, positions of windows overlooking, etc, particularly as it is located within the conservation area.

Status

Currently not suitable - Discounted. Falls below minimum size threshold.

RYD018 Ashey Vineyard, Ashey Road, Ryde Isle of Wight PO33 4BB

Key Details

Rey Details							
Settlement: Ryde	Settlement Tier: 1	Parish:	Ryde	Site Area (Ha):	2018 SHLAA_Ref_N	o: IPS119	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Lo	cated outside the Settlement	boundary with no	meaningful relationship to it		
Location in Relation to Se	ttlement Boundary 2018:						
Brownfield or Greenfield:	Greenfield	Br	ownfield Register (If applicabl	e):			
Site Description:	The site is a former vineyard. It is a fairly leve	site and ha	s a residential dwelling and as	sociated buildings	ocated on it. It is bounded	by a hedge to the r	nain road and hedges around the fields.
Suitability Assess	ment						
Discounting Factors							
Environmental Discounts	Stage A - 5m buffer)				Discounted by a Factor ir	Stage A (5m buffe	er)
Regionally important Geo	cial Protection Area (SPA), Special Area of Cons ogical and Geomorphological Site (RIGG), National Statements (INP)	onal Nature	Reserve (NNR), Site of Import	ance for Nature			tal designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.
Conservation (SINC), Loca	Nature Reserve (LNR), Ancient Woodlands, Ar	cient ivionu	ment, Marine Conservation A	rea (IVICA).			
Environmental Discounts					Discounted by a Factor ir	Stage A (No Buffe	:r)
Includes Heritage Coast, F Safeguarded as Biodiversi	listoric Park or Garden, Publically Accessible Op ty Mitigation	en Space, L	ocal Green Space, Land		The site is not located with space.	n any environment	tal designations including heritage coast, historic park or garden, open
Envonmental Discounts_S	tage B(i)				Discounted by a Factor ir	Stage B(i)	
Flood zones 2 3, Agricultu	ral Land Quality Grades 1 or 2, Small Sites fallin	g below the	e Size Threshold of 0.25ha or 5	5 dewllings:	The site is located in FZ1 an	d is not class 1 or 2	agricultural land.
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management area	s, Zones of (Ground Instability Managemer		Discounts by a Factor in S	itage B(ii)	
SHI AA Conclusio							

SHLAA CONClusion

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

Status

Key Details						
Settlement: Ryde	Settlement Tier: 1	Parish:	Ryde	Site Area (Ha):	2018 SHLAA_Ref_No: IPS361	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2021):	Loc	cated outside the Settler	ment boundary with no	o meaningful relationship to it	
Location in Relation to Se	ettlement Boundary 2018:					
Brownfield or Greenfield	Mix	Bro	ownfield Register (If app	olicable):		
Site Description:	The site comprises of a mix of farm build	ings and amenity	land. The buildings are	mostly brick with a mix	of corrugated sheets and slates.	
Suitability Assess	ment					
Discounting Factors						
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffe	٤r)
	cial Protection Area (SPA), Special Area of logical and Geomorphological Site (RIGG)				-	al designations including, ancient woodland, LNR, marine conservation
0	al Nature Reserve (LNR), Ancient Woodlan		· · · ·		zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	eduled ancient monument or RIGG.
Environmental Discounts	(Stage A No huffer):				Discounted by a Factor in Stage A (No Buffer	
	Historic Park or Garden, Publically Accessi	ole Open Space, Lo	ocal Green Space, Land			tal designations including heritage coast, historic park or garden, open
Safeguarded as Biodivers	ity Mitigation				space.	an designations including heritage coast, historic park of galden, open
Envonmental Discounts	Stage B(i)				Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Small Site	s falling below the	Size Threshold of 0.25h	na or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2	2 agricultural land.
Environmental Discounts	Stage B(ii):				Discounts by a Factor in Stage B(ii)	
	Boundaries, Coastal Change Managemen	areas, Zones of G	iround Instability Manag	gement		
SHLAA Conclusio	n					

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

Status

		•	e				
Key Details							
Settlement: Ryde	Settlement Tier: 1	Parish:	Ryde	Site Area (Ha):	2018 SHLA	A_Ref_No: IPS240	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlem	ent Boundary (IPS Reg 18 part 2 - 2021):	Im	meadiately adjacent to th	he Settlement Bounda	ary		
Location in Relation to	Settlement Boundary 2018:						
Brownfield or Greenfiel	d: Greenfield	Bro	ownfield Register (If appli	icable):			
Site Description:	The site is an area of scrub land and trees wit	h trees along	the existing boundaries.	The site slopes slight	ly to the west		
Suitability Asses	sment						
Discounting Factors							
Environmental Discoun	ts (Stage A - 5m buffer)				Discounted by a	Factor in Stage A (5m bu	uffer)
Regionally important G	pecial Protection Area (SPA), Special Area of Cons eological and Geomorphological Site (RIGG), Nat cal Nature Reserve (LNR), Ancient Woodlands, A	onal Nature	Reserve (NNR), Site of Im	portance for Nature	The entire site is lo	cated in a SINC. It there	efore does not meet the tests for Stage A and is discounted.
Environmental Discoun Includes Heritage Coast Safeguarded as Biodive	, Historic Park or Garden, Publically Accessible O	pen Space, Lo	ocal Green Space, Land		Discounted by a	Factor in Stage A (No Bu	uffer)
Envonmental Discounts Flood zones 2 3, Agricu	_Stage B(i) Itural Land Quality Grades 1 or 2, Small Sites falli	ng below the	e Size Threshold of 0.25ha	a or 5 dewllings:	Discounted by a	Factor in Stage B(i)	
Environmental Discoun Remote from Settlemer	ts Stage B(ii): nt Boundaries, Coastal Change Management area	is, Zones of G	Ground Instability Manage	ement	□ Discounts by a F	actor in Stage B(ii)	
SHLAA Conclusi	on						
Currently not suitable.	Located within SINC, so therefore discounted.						

Status

Currently not suitable - Discounted. SINC.

RYD028	Bungalow and land rear of 31 St Johns Wood Road Ryde PO33 2HI
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Key Details						
Settlement: Ryde	Settlement Tier: 1	Parish: Ryde	Site Area (Ha):	2018 SHLAA_Re	ef_No: IPS113	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemer	nt Boundary (IPS Reg 18 part 2 - 2021):	Located within Settlemer	nt Boundary			
Location in Relation to Se	ettlement Boundary 2018:					
Brownfield or Greenfield:	Greenfield	Brownfield Register (If ap	oplicable):			
Site Description:	The site is mostly an area of scrub to the nor railway line that runs to the north of the site		to the southeast. There is	a watercourse running	through the site that ru	uns north east to south west. The site is immediately adjacent to th
Suitability Assess	ment					
Discounting Factors						
Environmental Discounts	(Stage A - 5m buffer)		[Discounted by a Fact	or in Stage A (5m buffe	er)
Regionally important Geo	cial Protection Area (SPA), Special Area of Cor logical and Geomorphological Site (RIGG), Na	tional Nature Reserve (NNR), Site of	Importance for Nature			tal designations including, ancient woodland, LNR, marine conservati neduled ancient monument or RIGG.
Conservation (SINC), Loca	al Nature Reserve (LNR), Ancient Woodlands, A	Ancient Monument, Marine Conserva	ation Area (MCA).			
Environmental Discounts				Discounted by a Fact	or in Stage A (No Buffe	er)
Safeguarded as Biodiversi	Historic Park or Garden, Publically Accessible (ity Mitigation	Jpen Space, Local Green Space, Land		The site is not located v space.	vithin any environmen	tal designations including heritage coast, historic park or garden, op
Envonmental Discounts_S	Stage B(i)		[Discounted by a Fact	or in Stage B(i)	
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Small Sites fa	ling below the Size Threshold of 0.25	Sha or 5 dewllings:	The site is located in bo	th Flood zones 2 and 3	3.
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management are	eas, Zones of Ground Instability Mana		Discounts by a Factor	r in Stage B(ii)	

SHLAA Conclusion

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

Status

Currently not suitable - Discounted. FZ2/3.

RYD030 Windmill Farm, Upton Cross, Ryde, Isle of Wight, PO33 3LA

Key Details

Settlement: Ryde	Settlement Tier: 1	Parish: Havenstreet and Ashey Site Area (Ha): 2018 SHLAA_Ref_No: IPS003	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlem	ent Boundary (IPS Reg 18 part 2 - 2021):	Located outside the Settlement boundary with	no meaningful relationship to it	
Location in Relation to	Settlement Boundary 2018:			
Brownfield or Greenfiel	d: Mix	Brownfield Register (If applicable):		
Site Description:	The site is part of Windmill Farm, which comprise	s of a number of fields as well as buildings relating to	tabling and coal sales. The site is located at Uptor	n Cross. The site is set above the adjacent road and slopes to the west.
Suitability Asses	sment			
Discounting Factors				
Environmental Discoun	ts (Stage A - 5m buffer)		Discounted by a Factor in Stage A (5m buffer	r)
Regionally important G	pecial Protection Area (SPA), Special Area of Conserva eological and Geomorphological Site (RIGG), Nationa cal Nature Reserve (LNR), Ancient Woodlands, Ancie	I Nature Reserve (NNR), Site of Importance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sche	al designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.
Environmental Discoun			Discounted by a Factor in Stage A (No Buffer	-)
Includes Heritage Coast Safeguarded as Biodive	, Historic Park or Garden, Publically Accessible Open rsity Mitigation	Space, Local Green Space, Land	The site is not located within any environment space.	al designations including heritage coast, historic park or garden, open
Envonmental Discounts	Stage B(i)		Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agricu	Itural Land Quality Grades 1 or 2, Small Sites falling b	pelow the Size Threshold of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2	agricultural land.
Environmental Discoun Remote from Settleme	ts Stage B(ii): nt Boundaries, Coastal Change Management areas, Zo	ones of Ground Instability Management	Discounts by a Factor in Stage B(ii)	
SHLAA Conclusi	on			

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

Status

RYD031 Land at Reynolds and Reed, Binstead

Key Details

Settlement: Ryde	Settlement Tier: 1	Parish: Havenstreet and Ashey	Site Area (Ha):	2018 SHLAA_Ref_No: IP	PS085a	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Located outside the Settlement	boundary with no	meaningful relationship to it			
Location in Relation to Se	ttlement Boundary 2018:						
Brownfield or Greenfield:	Brownfield	Brownfield Register (If applicabl	le):				
Site Description:	The site is the current site of Reynolds and Reed P	Plant Hire and associated yard, buildin	gs and parking are	as. The site is bounded by low hec	edges and fencing, is	s level with two access to the road network.	
Suitability Assess	ment						
Discounting Factors							
Environmental Discounts	(Stage A - 5m buffer)			Discounted by a Factor in Stag	ge A (5m buffer)		
Regionally important Geo	cial Protection Area (SPA), Special Area of Conserva logical and Geomorphological Site (RIGG), National l Nature Reserve (LNR), Ancient Woodlands, Ancier	Nature Reserve (NNR), Site of Import	tance for Nature	The site is not located within any zone, NNR, RAMSAR, SAC, SINC, S	•	esignations including, ancient woodland, LNR, marined ancient monument or RIGG.	e conservation
Environmental Discounts				Discounted by a Factor in Stag	ge A (No Buffer)		
Includes Heritage Coast, F Safeguarded as Biodiversi	listoric Park or Garden, Publically Accessible Open ty Mitigation	Space, Local Green Space, Land		The site is not located within any space.	y environmental de	esignations including heritage coast, historic park or	garden, open
Envonmental Discounts_S	tage B(i)			Discounted by a Factor in Stag	ge B(i)		
Flood zones 2 3, Agricultu	rral Land Quality Grades 1 or 2, Small Sites falling b	elow the Size Threshold of 0.25ha or S	5 dewllings:	The site is located in FZ1 and is no	not class 1 or 2 agric	cultural land	
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management areas, Zo	ones of Ground Instability Manageme	nt	Discounts by a Factor in Stage	e B(ii)		
SHLAA Conclusio	n						

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

Status

RYD032	Land adjacent to Reynolds and Reed, Binstead
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Key Details							
Settlement: Ryde	Settlement Tier: 1	Parish:	Havenstreet and Ashey	Site Area (Ha):	2018 SHLAA_Ref_No: IPS085b	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlement B	oundary (IPS Reg 18 part 2 - 2021):	Lo	cated outside the Settlement b	oundary with no	meaningful relationship to it		
Location in Relation to Settle	ement Boundary 2018:						
Brownfield or Greenfield:	ireenfield	Bro	ownfield Register (If applicable)	•			
Site Description: The second sec	ne site is immediately adjacent to Reynolds an	d Reed Pla	ant hire and are two field areas t	that are fairly lev	vel and bounded by hedgerows.		
Suitability Assessm	ent						
Discounting Factors							
Environmental Discounts (St	age A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer	r)	
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI),					The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.		
Conservation (SINC), Local N	ature Reserve (LNR), Ancient Woodlands, Anci	ent Monu	ment, Marine Conservation Are	a (MCA).			
Environmental Discounts (St	0				□ Discounted by a Factor in Stage A (No Buffer	r)	
Includes Heritage Coast, Hist Safeguarded as Biodiversity	oric Park or Garden, Publically Accessible Ope Mitigation	n Space, Lo	ocal Green Space, Land		The site is not located within any environment space.	al designations including heritage coast, historic park or garden, open	
Envonmental Discounts_Stag	ge B(i)				Discounted by a Factor in Stage B(i)		
Flood zones 2 3, Agricultura	I Land Quality Grades 1 or 2, Small Sites falling	below the	e Size Threshold of 0.25ha or 5 o	dewllings:	The site is located in FZ1 and is not class 1 or 2	agricultural land.	
Environmental Discounts Sta Remote from Settlement Bo	ge B(ii): undaries, Coastal Change Management areas,	Zones of G	Ground Instability Management		Discounts by a Factor in Stage B(ii)		
SHLAA Conclusion							

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

Status

Smallbrook Farm South , Smallbrook Lane, Ryde **RYD039**

Key Details

Settlement: Ryde	Settlement Tier: 1	Parish:	Site Area (Ha):	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:						
Relationship to Settlemer	t Boundary (IPS Reg 18 part 2 - 2021):	Located outside the Settlement bo	Located outside the Settlement boundary, but reasonably related to it to the extent that an extensioin could be at least be considered further								
Location in Relation to Se	ttlement Boundary 2018:										
Brownfield or Greenfield:	Greenfield	Brownfield Register (If applicable)	•								
Site Description:	Innaccessible woodland site, well removed from	n Rye settlement.									
Suitability Assess	ment										
Discounting Factors											
Environmental Discounts	(Stage A - 5m buffer)			Discounted by a Factor in Stage A (5m buf	ifer)						
	cial Protection Area (SPA), Special Area of Conse			The site is a SINC (Swanpond Copse, Angels (Copse)						
e , ,	logical and Geomorphological Site (RIGG), Natio I Nature Reserve (LNR), Ancient Woodlands, Anc										
Environmental Discounts	(Stage A No buffer):		[Discounted by a Factor in Stage A (No Buf	fer)						
Includes Heritage Coast, H Safeguarded as Biodivers	listoric Park or Garden, Publically Accessible Ope ty Mitigation	en Space, Local Green Space, Land	-		ental designations including heritage coast, historic park or garden, open						
Envonmental Discounts_9	itage B(i)		[Discounted by a Factor in Stage B(i)							
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Small Sites falling	g below the Size Threshold of 0.25ha or 5 d	lewllings:								
Environmental Discounts	Stage B(ii):			Discounts by a Factor in Stage B(ii)							
Remote from Settlement	Boundaries, Coastal Change Management areas	, Zones of Ground Instability Management									
SHLAA Conclusio	n										

Currently not suitable - Discounted Stage A. The site is a SINC (Swanpond Copse, Angels Copse) and ancient woodland.

Status

Currently not suitable - Discounted. SINC and Ancient Woodland.

RYD040 36 Nelson Street, Ryde, Isle Of Wight

Key Details

Rey Details					
Settlement: Ryde	Settlement Tier: 1	Parish:	Site Area (Ha):	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Located within Settlem	ent Boundary		
Location in Relation to Se	ttlement Boundary 2018:				
Brownfield or Greenfield:	Brownfield	Brownfield Register (If a	applicable):		
Site Description:	Restaurant on commercial shopping street	within 3 floor character building.			
Suitability Assess	ment				
Discounting Factors					
Environmental Discounts	(Stage A - 5m buffer)			Discounted by a Factor in Stage A (5m buff	er)
Regionally important Geo	cial Protection Area (SPA), Special Area of Co logical and Geomorphological Site (RIGG), N	lational Nature Reserve (NNR), Site c	of Importance for Nature	The site is not located within any environmen zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sc	ntal designations including, ancient woodland, LNR, marine conservation heduled ancient monument or RIGG.
Conservation (SINC), Loca	l Nature Reserve (LNR), Ancient Woodlands	, Ancient Monument, Marine Conser	rvation Area (MCA).		
Environmental Discounts				□ Discounted by a Factor in Stage A (No Buff	er)
Includes Heritage Coast, H Safeguarded as Biodiversi	listoric Park or Garden, Publically Accessible ty Mitigation	e Open Space, Local Green Space, Lar		The site is not located within any environmen space.	ntal designations including heritage coast, historic park or garden, open
Envonmental Discounts_S	tage B(i)			Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agricultu	Iral Land Quality Grades 1 or 2, Small Sites f	alling below the Size Threshold of 0.2	25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or The site does not seem capable of achieving	2 agricultural land. a net gain of the minimum requirement (5) gven planning history.
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management a	reas, Zones of Ground Instability Ma	inagement	Discounts by a Factor in Stage B(ii)	
SHI A A Conclusio	2				

SHLAA Conclusion

Currently not suitable - discounted. Conservation Area. The site does not seem capable of achieving a net gain of the minimum requirement (5) gven planning history and recent refusal.

Status

Currently not suitable - discounted. Conservation Area.

RYD044 Woodlands, Quarr Road, Binstead, Ryde

Key Details								
Settlement: Ryde	Settlement Tier: 1	Parish:	: Ryde	Site Area (Ha):	2018 SHLAA_Ref_No: IPS321	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Im	nmeadiately adjacent	to the Settlement Bounda	ry			
Location in Relation to Se	ttlement Boundary 2018:							
Brownfield or Greenfield:	Brownfield	Br	rownfield Register (If a	applicable):				
Site Description:	The site is a small site and comprises a detac	ned property	within its garden. Th	nere are a number of prote	cted trees on site and the site is immediately adj	acent to a bird sanctuary.		
Suitability Assess	ment							
Discounting Factors								
Environmental Discounts	(Stage A - 5m buffer)				□ Discounted by a Factor in Stage A (5m buffe	r)		
	ial Protection Area (SPA), Special Area of Con logical and Geomorphological Site (RIGG), Nat				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,			
- · ·	l Nature Reserve (LNR), Ancient Woodlands, A			-				
						C, SINC, SPA, SSSI, scheduled ancient monument or RIGG.		
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)			
Safeguarded as Biodiversi	listoric Park or Garden, Publically Accessible C ty Mitigation	pen Space, L	ocal Green Space, Lar	na	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.			
Envonmental Discounts_S	tage B(i)				Discounted by a Factor in Stage B(i)			
Flood zones 2 3, Agricultu	Iral Land Quality Grades 1 or 2, Small Sites fall	ng below the	e Size Threshold of 0.7	25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2	agricultural land.		
					-	buffer is 0.09ha. Within this area are a number of individually protected s and associated buffers required, the site is too small to achieve 5		
Environmental Discounts		7			Discounts by a Factor in Stage B(ii)			
Remote from Settlement	Boundaries, Coastal Change Management are	as, Zones of (sround Instability Ma	anagement				

SHLAA Conclusion

Currently not suitable for multiple reasons, including that the 50% of land outside the covenant is too small to accommodate 5 dwellings. Discounted.

Status

Currently not suitable - Discounted. Falls below minimum size threshold.

SAN001 Fort Mews, Sandown, Isle of Wight, PO36 8BH

Key Details								
Settlement: The Bay (Sa	ndown) Settlement Tier: 1	Parish	Sandown	Site Area (Ha):	: 201	.8 SHLAA_Ref_No:	IPS028	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2	021): Lo	ocated within Settleme	nt Boundary				
Location in Relation to Se	ettlement Boundary 2018:							
Brownfield or Greenfield	Brownfield	Br	rownfield Register (If ap	pplicable):				
Site Description:	The site is a car body repair faci	lity in Sandown. There is a	a brick building with a c	corrugated roof and is ac	ccessed via a di	rive to the south of	f a terrace of hou	uses.
Suitability Assess	ment							
Discounting Factors								
Regionally important Geo Conservation (SINC), Loc Environmental Discounts	cial Protection Area (SPA), Specia ological and Geomorphological Sit al Nature Reserve (LNR), Ancient N	e (RIGG), National Nature Noodlands, Ancient Monu	e Reserve (NNR), Site of ument, Marine Conserv	Importance for Nature vation Area (MCA).	The site is n zone, NNR,		ny environmenta C, SPA, SSSI, sch	tal designations including, ancient woodland, LNR, marine conservation neduled ancient monument or RIGG.
Safeguarded as Biodivers		Accessible Open Space, L	Local Green Space, Lanc	J	The site is n space.	ot located within a	any environment	tal designations including heritage coast, historic park or garden, open
Envonmental Discounts_ Flood zones 2 3, Agricult	Stage B(i) ural Land Quality Grades 1 or 2, S	mall Sites falling below th	e Size Threshold of 0.25	5ha or 5 dewllings:		ed by a Factor in St ite is located in bot		2 and 3 and therefore does not pass Stage B.
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Mar	agement areas, Zones of	Ground Instability Man	agement	Discounts	s by a Factor in Sta	ge B(ii)	
SHLAA Conclusio	n							

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

Status

Currently not suitable - Discounted. FZ2/3.

SAN008 Culver Parade, Sandown,

Key Details			
Settlement: The Bay (Sandown) Settlement Tier: 1	Parish: Sandown Site Area	Ha): 2018 SHLAA_Ref_No: IPS302 2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021	Immeadiately adjacent to the Settlement Bo	indary	
Location in Relation to Settlement Boundary 2018:			
Brownfield or Greenfield: Mix	Brownfield Register (If applicable):		
Site Description: The site currently comprises of a bo	pating lake, car parking and areas of grassland and scrub.		
Suitability Assessment			
Discounting Factors			
Environmental Discounts (Stage A - 5m buffer)		Discounted by a Factor in Stage A (5m buffer)	
Regionally important Geological and Geomorphological Site (F	rea of Conservation (SAC), Site of Special Scientific Interest (SSSI), RIGG), National Nature Reserve (NNR), Site of Importance for Natu odlands, Ancient Monument, Marine Conservation Area (MCA).	The site is not located in the following environmental designations, ancient woodland, LNR, marine conservation NNR, RAMSAR, SAC, SPA, SSSI, scheduled ancient monument or RIGG.	n zone,
		Approximately 2.4ha of the site to the north is located within a SINC and this area will need to be removed from developable area.	ı any
Environmental Discounts (Stage A No buffer):		□ Discounted by a Factor in Stage A (No Buffer)	
Includes Heritage Coast, Historic Park or Garden, Publically Ac Safeguarded as Biodiversity Mitigation	cessible Open Space, Local Green Space, Land	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.	ž
Envonmental Discounts_Stage B(i)		Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small	Il Sites falling below the Size Threshold of 0.25ha or 5 dewllings:	The entire site is located within Flood zones 2 and 3. Consequently the site does not pass Stage B of the method	dology.
Environmental Discounts Stage B(ii): Remote from Settlement Boundaries, Coastal Change Manage	ement areas, Zones of Ground Instability Management	□ Discounts by a Factor in Stage B(ii)	

SHLAA Conclusion

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

Status

Currently not suitable - discounted.

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

SAN009 Land off Jeals Lane, Sandown

Key Details

Settlement:	The Bay (Sandown)	Settlement Tier: 1	Parish:	Sandown	Site Area (Ha):	2018 SHLAA_Ref_No: IPS378	2nd Reg18 ISP Housing Allocation Ref:	
Relationship t	o Settlement Bound	ary (IPS Reg 18 part 2 - 2021):	Lo	ocated within Settleme	ent Boundary			
Location in Re	elation to Settlement	Boundary 2018:						
Brownfield or	Greenfield: Greenf	ield	Br	rownfield Register (If a	pplicable):			
Site Description	on: The site	is an area of green public open spa	ce bounded by	y a mix of hedges and t	rees. The site slopes down	n from the north west corner of the site. The	e is a public right of way along the western edge within the	site.
Suitabilit	y Assessment							
Discounting	Factors							
Environmenta	al Discounts (Stage A	- 5m buffer)				□ Discounted by a Factor in Stage A (5m buf	fer)	
Regionally im	portant Geological a	ection Area (SPA), Special Area of Co nd Geomorphological Site (RIGG), Na	ational Nature	Reserve (NNR), Site of	f Importance for Nature	The site is not located within any environmer zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sc	ntal designations including, ancient woodland, LNR, marine on heduled ancient monument or RIGG.	conservation
Conservation	(SINC), Local Nature	Reserve (LNR), Ancient Woodlands,	Ancient Monu	ument, Marine Conserv	vation Area (MCA).			
	al Discounts (Stage A					✓ Discounted by a Factor in Stage A (No Buff	er)	
	age Coast, Historic P as Biodiversity Mitiga	ark or Garden, Publically Accessible tion	Open Space, L	ocal Green Space, Land	d	The site is an area of public open space know open space it does not meet the assessment	n as Foxes Path and the Ridgeway. As this site is readily ac criteria to proceed to the next stage.	cessible public
	Discounts_Stage B(i) 3, Agricultural Land	Quality Grades 1 or 2, Small Sites fa	lling below the	e Size Threshold of 0.2	5ha or 5 dewllings:	□ Discounted by a Factor in Stage B(i)		
	al Discounts Stage B(i Settlement Boundar	i): ies, Coastal Change Management ar	eas, Zones of (Ground Instability Man	nagement	□ Discounts by a Factor in Stage B(ii)		
SHLAA C	onclusion							
Currently not	suitable - Discounte	d.						

The site is recognised as readily accessible public open space and therefore has been discounted.

Status

Currently not suitable - Discounted. Public open space.

Fort Street car park, Fort Street, Sandown, Isle of Wight, PO36 8BA **SAN010**

Key Details						
Settlement: The Bay (Sar	ndown) Settlement Tier: 1	Parisł	n:	Site Area (Ha):	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemer	nt Boundary (IPS Reg 18 part 2 - 2	2021):	ocated within Settlement Bounda	ary		
Location in Relation to Se	ettlement Boundary 2018:					
Brownfield or Greenfield:	Brownfield	В	rownfield Register (If applicable):			
Site Description:	Board has determined that due	to its size and poor utilis	ation part of it can be released for	r alternative uses.		view of all IWC car parks (pay & display and others) the Parking Project te City site which is being developed as luxury apartments.
Suitability Assess	ment					
Discounting Factors						
Regionally important Geo	cial Protection Area (SPA), Specia ological and Geomorphological Sit	te (RIGG), National Nature	AC), Site of Special Scientific Inter e Reserve (NNR), Site of Importan ument, Marine Conservation Area	est (SSSI), ce for Nature	Discounted by a Factor in Stage A (5m buf	ffer)
Environmental Discounts					Discounted by a Factor in Stage A (No Buf	ffer)
Includes Heritage Coast, H Safeguarded as Biodiversi	Historic Park or Garden, Publically ity Mitigation	y Accessible Open Space,	Local Green Space, Land	Wit	hin open space	
Envonmental Discounts_S	Stage B(i)				Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, S	Small Sites falling below th	ne Size Threshold of 0.25ha or 5 d	ewllings: Wit	hin flood zone	
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Mar	nagement areas, Zones of	Ground Instability Management		Discounts by a Factor in Stage B(ii)	

SHLAA Conclusion

Currently not suitable - Discounted. Site is within Strategic Gap, flood zone (north) and classed as open space. In any event, release of the car park would require corporate approval.

Status

Currently not suitable - Discounted.

SEA005	Former Flamingo Park,	Oakhill Road, Seaview, Isle Of Wight	,PO34 5AP
Key Details			
Settlement: Seaview	Settlement Tier: 3 or 4	Discrepancy i Parish: Nettlestone and Seaview Site Area (Ha): 2018 SHLAA_Ref_No: IPS027 2nd Reg1
Relationship to Settle	ement Boundary (IPS Reg 18 part 2 - 2021)	Located outside the Settlement boundary with r	no meaningful relationship to it
Location in Relation	to Settlement Boundary 2018:		
Brownfield or Greenf	field: Mix	Brownfield Register (If applicable):	
Site Description:	The site is the Former Flamingo Parl	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 bound
Suitability Ass	essment		
Discounting Factors			
Environmental Disco	unts (Stage A - 5m buffer)		Discounted by a Factor in Stage A (5m buffer)
Includes Ramsar site, Regionally important	Special Protection Area (SPA), Special Are Geological and Geomorphological Site (R	a of Conservation (SAC), Site of Special Scientific Interest (SSSI), GG), National Nature Reserve (NNR), Site of Importance for Nature dlands, Ancient Monument, Marine Conservation Area (MCA).	The site is not located within any environmental designations in zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient m
Environmental Disco	unts (Stage A No buffer):		Discounted by a Factor in Stage A (No Buffer)
Includes Heritage Coa Safeguarded as Biodi		essible Open Space, Local Green Space, Land	The site is not located within any environmental designations in space.
Envonmental Discou	nts_Stage B(i)		Discounted by a Factor in Stage B(i)
Flood zones 2 3, Agr	icultural Land Quality Grades 1 or 2, Small	Sites falling below the Size Threshold of 0.25ha or 5 dewllings:	1.7ha along the eastern boundary is located in FZ 2 and 3 and h
			The remainder of the site is located in FZ1 and is not class 1 or
Environmental Disco Remote from Settlen		nent areas, Zones of Ground Instability Management	Discounts by a Factor in Stage B(ii)
SHLAA Conclu	sion		

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

Status

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

8 ISP Housing Allocation Ref:	

nding the site.

ncluding, ancient woodland, LNR, marine conservation nonument or RIGG.

ncluding heritage coast, historic park or garden, open

has been removed from the assessment.

2 agricultural land.

Land at Shalfleet Manor Farm, Shalfleet Manor Shalfleet SHA002

Key Details

Settlement: Shalfleet	Settlement Tier: 4	Parish:	Shalfleet	Site Area (Ha):	2018 SHLAA_Ref_No: IPS108	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemer	t Boundary (IPS Reg 18 part 2 - 2021):	Lo	ocated within or adjacent a low	er tier settlement	that does not have a settlement boundary	
Location in Relation to Se	ttlement Boundary 2018:					
Brownfield or Greenfield:	Greenfield	Br	ownfield Register (If applicable):		
Site Description:	The site is a grassed area of the wider grounds of	Shalflee	t Manor. The site is level with l	hedges to the bou	ndaries and a post and rail fence with a tree lin	e to the drive. The area has an hexagonal group of trees in the centre.
Suitability Assess	ment					
Discounting Factors						
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffe	r)
Regionally important Geo	cial Protection Area (SPA), Special Area of Conserva logical and Geomorphological Site (RIGG), National l Nature Reserve (LNR), Ancient Woodlands, Ancier	Nature	Reserve (NNR), Site of Importa	nce for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	al designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.
conservation (Sinc), Loca	i Nature Reserve (LINK), Ancient Wooddands, Ancier		intent, Marine Conservation An			
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer	r)
Safeguarded as Biodiversi	listoric Park or Garden, Publically Accessible Open S ty Mitigation	Space, L	ocal Green Space, Land		The site is located within Hamstead Heritage C	Coast.
Envonmental Discounts_S Flood zones 2 3, Agricultu	tage B(i) Iral Land Quality Grades 1 or 2, Small Sites falling b	elow the	e Size Threshold of 0.25ha or 5		□ Discounted by a Factor in Stage B(i)	
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management areas, Zo	ones of (Ground Instability Management	t	□ Discounts by a Factor in Stage B(ii)	
SHLAA Conclusio	n					
C						

Currently not suitable - Discounted. Discounted as it is within the Heritage Coast designation.

Status

Currently not suitable - Discounted. Heritage Coast

Westbrook Yard, Main Road, Ningwood, Shalfleet, Isle of Wight, PO30 4NS **SHA003**

Key Details										
Settlement: Shalfleet	Settlement Tier: 4	Pa	arish: Shalfleet	Site Area (Ha):	2018 SHLAA_Ref_No: IPS040	2nd Reg18 ISP Housing Allocation Ref:				
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 20	021):	Located outside the Settle	ated outside the Settlement boundary with no meaningful relationship to it						
Location in Relation to S	ettlement Boundary 2018:									
Brownfield or Greenfield	: Brownfield		Brownfield Register (If app	plicable):						
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 fen around the existing vehicular access.									
Suitability Assess	sment									
Discounting Factors										
Environmental Discounts (Stage A - 5m buffer)					Discounted by a Factor in Stage A (5m buffer)					
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature					0.15 ha to the north of the site is located in an Ancient Woodland, SINC and associated buffers.					
- · ·	ological and Geomorphological Site al Nature Reserve (LNR), Ancient V				The remainder of the site is not located within any environmental designations including, ancient woodland, LNR,					
					marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.					
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)					
Includes Heritage Coast, Safeguarded as Biodivers	Historic Park or Garden, Publically sity Mitigation	Accessible Open Spa	ace, Local Green Space, Land		The site is located within Hamstead Heritage Coast and therefore is discounted at Stage A.					
Ū į										
Envonmental Discounts_ Flood zones 2 3. Agricult	Stage B(I) tural Land Quality Grades 1 or 2, Sr	mall Sites falling belo	w the Size Threshold of 0.25	ha or 5 dewllings:	Discounted by a Factor in Stage B(i)					
	, , , , , , , , , , , , , , , , , , , ,	0.111		0						
Environmental Discounts	0				Discounts by a Factor in Stage B(ii)					
Remote from Settlement	t Boundaries, Coastal Change Mana	agement areas, Zone	es of Ground Instability Mana	igement						
SHLAA Conclusio	on									
Currently not suitable -										
discounted as it is within	n the Heritage Coast designation a	ind no meaningful re	elationship to a settlement bo	bundary.						

Status

Currently not suitable - Discounted. Heritage Coast nd no meaningful relationship to a settlement boundary.

SHA004 Land adj to Cottle House, Ningwood, IW, PO30 4NL

Key Details						
Settlement: Shalfleet	Settlement Tier: 4	Parish:	Site Area (Ha):	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlement Bo	undary (IPS Reg 18 part 2 - 2021):	Located outside the Set	tlement boundary with no mea	aningful relationship to it		
Location in Relation to Settlem	nent Boundary 2018:					
Brownfield or Greenfield:		Brownfield Register (If a	pplicable):			
Site Description:						
Suitability Assessme	nt					
Discounting Factors						
Regionally important Geologic	e A - 5m buffer) rotection Area (SPA), Special Area of Con al and Geomorphological Site (RIGG), Nat ure Reserve (LNR), Ancient Woodlands, A	ional Nature Reserve (NNR), Site of	ntific Interest (SSSI), f Importance for Nature	Discounted by a Factor in Stage A (5m buffer)		
Environmental Discounts (Stag Includes Heritage Coast, Histor Safeguarded as Biodiversity M	ric Park or Garden, Publically Accessible O	pen Space, Local Green Space, Lan		Discounted by a Factor in Stage A (No Buffer)		
Envonmental Discounts_Stage Flood zones 2 3, Agricultural L	B(i) and Quality Grades 1 or 2, Small Sites fall	ing below the Size Threshold of 0.2		Discounted by a Factor in Stage B(i)		
Environmental Discounts Stage Remote from Settlement Bour	e B(ii): ndaries, Coastal Change Management are	as, Zones of Ground Instability Mar		Discounts by a Factor in Stage B(ii)		
SHLAA Conclusion						
Currently not suitable - Discou	unted. Located outside the Settlement bo	undary with no meaningful relatior	nship to it.			

SHA005 Lower Dodpits Farm, Shalfleet

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

Key Details

Settlement:	Shalfleet	Settlement Tier:	4	Parish:	: Site Area	a (Ha):	2018 SHLAA_Ref_No: N/a	2nd Reg
Relationship	to Settlement Bound	lary (IPS Reg 18 part 2	- 2021):	Lo	ocated outside the Settlement boundary w	vith no mean	ingful relationship to it	
Location in F	Relation to Settlemen	t Boundary 2018:						
Brownfield o	or Greenfield:			Br	rownfield Register (If applicable):			
Site Descript	ion:							
Suitabili [.]	ty Assessment							
Discounting	Factors							
Includes Ran Regionally in	nportant Geological a	ection Area (SPA), Spe nd Geomorphological	Site (RIGG), Nationa	al Nature	AC), Site of Special Scientific Interest (SSSI) Reserve (NNR), Site of Importance for Na Iment, Marine Conservation Area (MCA).),	scounted by a Factor in Stage A (5m buffer)	
Includes Her	tal Discounts (Stage A itage Coast, Historic I as Biodiversity Mitig	Park or Garden, Public	ally Accessible Oper	n Space, Lo	ocal Green Space, Land	Di	scounted by a Factor in Stage A (No Buffer)	
	l Discounts_Stage B(i 2 3, Agricultural Land		, Small Sites falling	below the	e Size Threshold of 0.25ha or 5 dewllings:		scounted by a Factor in Stage B(i)	
Environmental Discounts Stage B(ii): Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Manageme						☑ Di	scounts by a Factor in Stage B(ii)	
SHLAA (Conclusion							
Currently no	ot suitable - Discounte	ed. Located outside th	e Settlement bound	lary with I	no meaningful relationship to it.			
Status	Currently not	suitable - Discounted.						

g18 ISP Housing Allocation Ref:	

SHC001 Land at Chessell Cross, Chessell, Yarmouth, Isle of Wight PO41 0UB

Key Details								
Settlement: Shalcombe	Settlement Tier: 5	Parish	Shalfleet	Site Area (Ha):	2018 SHLAA_Ref_No: IPS266	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlemer	nt Boundary (IPS Reg 18 part 2 - 2021)	: Lo	ocated outside the Set	ttlement boundary with no	meaningful relationship to it			
Location in Relation to Se	ttlement Boundary 2018:							
Brownfield or Greenfield:	Greenfield	Br	rownfield Register (If a	applicable):				
Site Description:	The site is a large agricultural field be	ounded to the east by	y a bank. The land slo	pes up to the north west.				
Suitability Assess	ment							
Discounting Factors								
Regionally important Geo	(Stage A - 5m buffer) cial Protection Area (SPA), Special Are logical and Geomorphological Site (RI l Nature Reserve (LNR), Ancient Wood	GG), National Nature	Reserve (NNR), Site o	of Importance for Nature	Discounted by a Factor in Stage A (5m buf The site is not located within any environme zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, so	ntal designations including, ancient woodland, LNR, marine conservat		
Environmental Discounts	(Stage A No buffer):				□ Discounted by a Factor in Stage A (No Buf	fer)		
Includes Heritage Coast, H Safeguarded as Biodiversi	listoric Park or Garden, Publically Acc ty Mitigation	essible Open Space, L	.ocal Green Space, Lar	nd	The site is not located within any environme space.	ental designations including heritage coast, historic park or garden, op		
Envonmental Discounts_S	Stage B(i)				Discounted by a Factor in Stage B(i)			
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Small	Sites falling below the	e Size Threshold of 0.2	25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.			
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Manager	nent areas, Zones of (Ground Instability Ma	nagement	Discounts by a Factor in Stage B(ii)			
SHLAA Conclusio	n							

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

Status

SHK007 Land adjacent 29 Church Road, Shanklin

Key Details

Settlement: The Bay (Sha	anklin)	Settlement Tier: 1	Ра	arish: Shanklin	Site Area (Ha)	2018 SHLAA_Re	ef_No: IPS245	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlemer	nt Boundary (I	PS Reg 18 part 2 - 2021):		Located outside the Settl	ement boundary, but re	asonably related to it to the	he extent that an exten	sioin could be at least be considered further		
Location in Relation to Se	ettlement Bou	ndary 2018:								
Brownfield or Greenfield:	Greenfield			Brownfield Register (If ap	oplicable):					
Site Description:	The site is lo	cated outside of Shankli	n and is a small w	vooded site that drops down	n from the road.					
Suitability Assess	ment									
Discounting Factors										
Environmental Discounts	(Stage A - 5m	buffer)				Discounted by a Factor in Stage A (5m buffer)				
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature				The site is not located within any environmental designations including, ancient woodland, LNR, marine conservatio zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.						
Conservation (SINC), Loca	al Nature Rese	rve (LNR), Ancient Wood	dlands, Ancient N	Ionument, Marine Conserva	ation Area (MCA).					
Environmental Discounts						Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, H Safeguarded as Biodiversi		r Garden, Publically Acce	essible Open Spa	ce, Local Green Space, Land	1	The site is not located v space.	vithin any environmenta	al designations including heritage coast, historic park or garden, c	pen	
Envonmental Discounts_S	Stage B(i)					Discounted by a Factor in Stage B(i)				
		lity Grades 1 or 2, Small	Sites falling below	w the Size Threshold of 0.25	5ha or 5 dewllings:	The site is located in FZ	1 and is not class 1 or 2	agricultural land.		
Environmental Discounts Stage B(ii): Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management					The site is 0.02ha with t results in the site being		ne site being in a TPO group, this and the context of the site and lo dwellings.	cation		
				agement	Discounts by a Factor	r in Stage B(ii)				
SHLAA Conclusio	n									

Currently not suitable - Discounted. Falls below minimum size threshold.

Status

Currently not suitable - Discounted. Falls below minimum size threshold.

SHW001 Brookfield, Yafford, Newport PO30 3LH

Kov Dotails

Site Area (Ha): the Settlement boundary with no ster (If applicable):		IPS037	2nd Reg18 ISP Housing Allocation Ref:		
	meaningful relationship to it				
ster (If applicable):					
ster (If applicable):					
	· · · · ·	he site is bounded by	a hedge to the road, cut trees to the no	rth and mix of hedges and	
	Discounted by a Factor in Stage A (5m buffer)				
cial Scientific Interest (SSSI),), Site of Importance for Nature Conservation Area (MCA).	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
	Discounted by a Factor in Stage A (No Buffer)				
ace, Land	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
	Discounted by a Factor in Stage B(i)				
ld of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land				
ility Management	✓ Discounts by a Factor in Stage B(ii)				
relationship to it.					
	arden on all sides. There is a mea the last dwelling to the north of the cial Scientific Interest (SSSI),), Site of Importance for Nature Conservation Area (MCA). ace, Land Id of 0.25ha or 5 dewllings:	arden on all sides. There is a meadow/amenity land to the rear. The last dwelling to the north of the hamlet. cial Scientific Interest (SSSI),), Site of Importance for Nature Conservation Area (MCA). ace, Land Id of 0.25ha or 5 dewllings: Id of 0.25ha or 5 dewllings:	arden on all sides. There is a meadow/amenity land to the rear. The site is bounded by the last dwelling to the north of the hamlet. cial Scientific Interest (SSSI),), Site of Importance for Nature Conservation Area (MCA). ace, Land Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designed. Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designed. Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designed. Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designed. Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designed. Id of 0.25ha or 5 dewllings: Discounted by a Factor in Stage B(i) Ithe site is located in FZ1 and is not class 1 or 2 agricular of the site is located in Stage B(ii)	arden 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 nort, the last dwelling to the north of the hamlet. cial Scientific Interest (SSSI),), Site of Importance for Nature Conservation Area (MCA). Discounted by a Factor in Stage A (Sm buffer) The site is not located within any environmental designations including, ancient woodland, LN zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. ace, Land Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, histori space. Discounted by a Factor in Stage B(i) Id of 0.25ha or 5 dewillings: Ility Management	

Status

SHW002 Buildings at Cheverton Quarry, Shorwell

Key Details

Settlement Tier:	Deviale			2010 CLU AA Def No. IDC272	2 and De statution a Alle section Defe		
		Shorwell	Site Area (Ha):	2018 SHLAA_Ref_No: IPS273	2nd Reg18 ISP Housing Allocation Ref:		
t Boundary (IPS Reg 18 part 2 - 2021):	Loc	cated outside the Set	tlement boundary with no	meaningful relationship to it			
tlement Boundary 2018:							
Greenfield	Bro	ownfield Register (If a	pplicable):				
The site is a quarry site steeply sloping in p	laces with chalk	workings and pocket	ts of agricultural land. The	site also has two large buildings and an area o	f car parking, the site is bounded to the south by ancient woodland.		
nent							
Stage A - 5m buffer)				□ Discounted by a Factor in Stage A (5m buff	er)		
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation Regionally important Geological and Geomorphological Site (RIGG), National		ture Reserve (NNR), Site of Importance for Nature		0.25ha of the site to the south is located within an ancient woodland buffer and has been discounted from the assessment.			
conservation (since), Local Nature Reserve (ENN), Ancient woodiands, Ancient Monan					n any environmental designations including, ancient woodland, LNR, C, SINC, SPA, SSSI, scheduled ancient monument or RIGG.		
				□ Discounted by a Factor in Stage A (No Buffe	er)		
	Open Space, Lo	ocal Green Space, Lan	d	The site is not located within any environmen space.	ntal designations including heritage coast, historic park or garden, open		
tage B(i)				Discounted by a Factor in Stage B(i)			
ral Land Quality Grades 1 or 2, Small Sites f	alling below the	Size Threshold of 0.2	25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or	2 agricultural land.		
Stage B(ii):				Discounts by a Factor in Stage B(ii)			
	ment (Stage A - 5m buffer) cial Protection Area (SPA), Special Area of Co logical and Geomorphological Site (RIGG), N I Nature Reserve (LNR), Ancient Woodlands, (Stage A No buffer): listoric Park or Garden, Publically Accessible ty Mitigation tage B(i)	ttlement Boundary 2018: Greenfield Bro The site is a quarry site steeply sloping in places with chalk ment (Stage A - 5m buffer) cial Protection Area (SPA), Special Area of Conservation (SAG logical and Geomorphological Site (RIGG), National Nature F I Nature Reserve (LNR), Ancient Woodlands, Ancient Monur (Stage A No buffer): listoric Park or Garden, Publically Accessible Open Space, Lo ty Mitigation tage B(i)	ttlement Boundary 2018: Greenfield Brownfield Register (If a The site is a quarry site steeply sloping in places with chalk workings and pocket ment (Stage A - 5m buffer) cial Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Sciel logical and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site o I Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conser (Stage A No buffer): listoric Park or Garden, Publically Accessible Open Space, Local Green Space, Lan ty Mitigation tage B(i)	Itement Boundary 2018: Greenfield Brownfield Register (If applicable): The site is a quarry site steeply sloping in places with chalk workings and pockets of agricultural land. The ment (Stage A - 5m buffer) cial Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), logical and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature I Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). (Stage A No buffer): (Stage A No buffer):	Itement Boundary 2018: Greenfield Brownfield Register (If applicable): 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 ment (Stage A - Sm buffer) Discounted by a Factor in Stage A (5m buffer) (Stage A - Sm buffer) Discounted by a Factor in Stage A (5m buffer) (Stage A - Sm buffer) Discounted by a Factor in Stage A (5m buffer) (Stage A - Sm buffer) Discounted by a Factor in Stage A (5m buffer) (Stage A - Sm buffer) Discounted by a Factor in Stage A (5m buffer) (Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). The remainder of the site is not located within arrine conservation zone, NNR, RAMSAR, SA (Stage A No buffer): Discounted by a Factor in Stage A (No Buffer) Discounted by a Factor in Stage A (No Buffer) (Stage A No buffer): Discounted by a Factor in Stage A (No Buffer) Discounted by a Factor in Stage A (No Buffer) (Stage A No buffer): Discounted by a Factor in Stage B (i) The site is not located within any environment space. (Stage B(i)) Discounted by a Factor in Stage B(i) The site is located in FZ1 and is not class 1 or		

SHLAA Conclusion

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

Status

SNF002 Land formerly part of Pear Tree Farm, Canteen Rd, Whiteley bank

Key Details									
Settlement: Sandford	Settlement Tier: 5	Parish:	Newchurch	Site Area (Ha):	2018 SHLAA_Re	f_No: IPS2	293 2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlemen	nt Boundary (IPS Reg 18 part 2 - 2021): Loca	ated outside the Settlement b	ooundary with no	meaningful relationship	o it.			
Location in Relation to Se	ttlement Boundary 2018:								
Brownfield or Greenfield	Greenfield	Bro	wnfield Register (If applicable	e):					
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.									
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Fact	or in Stage A	A (5m buffer)		
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).			nce for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.					
Conservation (SINC), Loca	II NATURE RESERVE (LINR), ANCIENT WOC	diands, Ancient Monum	nent, Marine Conservation Are	ea (IVICA).					
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, I Safeguarded as Biodivers	Historic Park or Garden, Publically Acc ity Mitigation	cessible Open Space, Loo	cal Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_	Stage B(i)				Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Smal	l Sites falling below the	Size Threshold of 0.25ha or 5	dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
							hold for SHLAA and located in the wider rural area. Given the location and cont d that the site is too small to achieve 5 dwellings.	ext	
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Manage	ment areas, Zones of Gr	round Instability Management	t	Discounts by a Factor	in Stage B(i	.(ii)		

SHLAA Conclusion

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

Status

Currently not suitable - Discounted. Falls below minimum size Threshold.

Key Details

Settlement: St Helens	Settlement Tier: 3	Parish:	St Helens	Site Area (Ha):	2018 SHLAA_Ref_N	No: IPS327	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):		Im	Immeadiately adjacent to the Settlement Boundary						
Location in Relation to Set	ttlement Boundary 2018:								
Brownfield or Greenfield:	Brownfield	Bro	ownfield Register (If appli	icable):					
Site Description:	The level site comprises of an existing dwelling	ng and adjace	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.						
Suitability Assessi	ment								
Discounting Factors									
Environmental Discounts (Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)				
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature				portance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
Conservation (SINC), Local	Nature Reserve (LNR), Ancient Woodlands, A	ncient Monur	ment, Marine Conservatio	on Area (MCA).					
Environmental Discounts (_			□ Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation					The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_S	tage B(i)				Discounted by a Factor ir	n Stage B(i)			
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:					The site is located in FZ1 and is not class 1 or 2 agricultural land.				
					The site is below the minim to be able to deliver the mi		ze of 0.25ha. Given the context of the area this is considered too small or SHLAA.		
Environmental Discounts Stage B(ii): Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management				mont	Discounts by a Factor in S	Stage B(ii)			
Nemote nom settement	boundaries, coastal change Management alea	as, zones of G	nound instability Mailage	linent					
SHLAA Conclusio	n								

Currently not suitable - Discounted. Falls below minimum size Threshold.

Status

Currently not suitable - Discounted. Falls below minimum size Threshold

STH007 Land off Carpenters Road, St Helens

Key Details							
Settlement: St Helens	Settlement Tier: 3	Parish	n: St Helens	Site Area (Ha):	2018 SHLAA_Ref_No: IPS188	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlemer	t Boundary (IPS Reg 18 part 2 - 2021): Lo	ocated outside the Set	tlement boundary with no	meaningful relationship to it		
Location in Relation to Se	ttlement Boundary 2018:						
Brownfield or Greenfield:	Greenfield	В	Brownfield Register (If a	applicable):			
Site Description:	The site is an agricultural field with	a thick hedge around	the boundary and to the	he main road. The site gen	ntly slopes with views over to Culver Downs.		
Suitability Assess	ment						
Discounting Factors							
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)		
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).				f Importance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.		
Conservation (SINC), Loca	Thature Reserve (LNR), Ancient woo	Sulanus, Ancient Mont	ument, Marine conser	Vation Area (IVICA).			
Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land					Discounted by a Factor in Stage A (No Buffer)		
Safeguarded as Biodiversi		cessible Open Space, i	Local Green Space, Lan	la	The site is not located within any environme space.	ental designations including heritage coast, historic park or garden, open	
Envonmental Discounts_Stage B(i)					Discounted by a Factor in Stage B(i)		
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:				25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.		
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Manage	ment areas, Zones of	Ground Instability Mar	nagement	Discounts by a Factor in Stage B(ii)		
SHLAA Conclusio	n						

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

Status

STH009 Land at St Helens, St Helens

Kev Details

ney Details								
Settlement: St Helens	Settlement Tier: 3	Parish	h: St Helens	Site Area (Ha)	2018 SHLAA_Ref_No: IPS210	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):			Located outside the Settlement boundary with no meaningful relationship to it					
Location in Relation to Se	ttlement Boundary 2018:							
Brownfield or Greenfield:	Greenfield	Br	Brownfield Register (If app	plicable):				
Site Description:	The site comprise of two agricultural fields on boundary.	cultural 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						
Suitability Assess	ment							
Discounting Factors								
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)			
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).				The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
Conservation (SINC), Loca	i Nature Reserve (LNR), Ancient Woodiands, Ar	ICIENT MONU	ument, Manne Conservat	tion Area (IVICA).				
Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation					Discounted by a Factor in Stage A (No Buffer)			
					The site is not located within any environmental designations including heritage coast, historic park or garden, open space.			
Envonmental Discounts Stage B(i)					Discounted by a Factor in Stage B(i)			
Flood zones 2 3, Agricultu	ral Land Quality Grades 1 or 2, Small Sites falling	ng below th	ie Size Threshold of 0.25h	ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.			
Environmental Discounts Stage B(ii): Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management				gement	Discounts by a Factor in Stage B(ii)			
SHLAA Conclusio	n							
Currently not suitable - D Located in AONB country	iscounted. side outside the Settlement boundary with no	meaningful	I relationship to it. Strate	gic Gap.				

Status

STH010 Land south of Attrills Lane, St Helens

Key Details								
Settlement: St Helens	Settlement Tier: 3	Parish:	St Helens	Site Area (Ha):	2018 SHLAA_Ref_No: IPS211	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Lo	cated outside the Settl	ement boundary with no	meaningful relationship to it			
Location in Relation to Se	tlement Boundary 2018:							
Brownfield or Greenfield:	Greenfield	Bro	ownfield Register (If ap	oplicable):				
Site Description:	The fairly flat site comprises of two section	s the eastern h	alf an agricultural field	and the western half par	rt of a solar farm. The site is bounded by hedges	s interspersed with trees.		
Suitability Assess	nent							
Discounting Factors								
Environmental Discounts	Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffe	er)		
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI),					The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation			
0 1 1	ogical and Geomorphological Site (RIGG), N Nature Reserve (LNR), Ancient Woodlands				zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch			
conservation (Sinc), Loca	Nature Reserve (LNR), Ancient Woodiands		ment, Marine Conserva					
Environmental Discounts (Stage A No buffer):					Discounted by a Factor in Stage A (No Buffer)			
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation				1	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.			
Envonmental Discounts_Stage B(i)					Discounted by a Factor in Stage B(i)			
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:				The site is located in FZ1 and is not class 1 or 2 agricultural land				
Environmental Discounts Stage B(ii): Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management				Discounts by a Factor in Stage B(ii)				
SHI A A Conclusion								

SHLAA CONClusion

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

Status

STH011 Land off Carpenters Road, St Helens

Key Details									
Settlement: St Helens	Settlement Tier: 3	Parish:	St Helens	Site Area (Ha):	2018 SHLAA_Ref_No: IPS328	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2021):	Loc	Located outside the Settlement boundary with no meaningful relationship to it						
Location in Relation to S	ettlement Boundary 2018:								
Brownfield or Greenfield: Greenfield		Bro	Brownfield Register (If applicable):						
Site Description:	The site is an agricultural field bounded	by hedges and tree	es on the west edge of St Hele	ens with far reachin	ng views towards Culver Down.				
Suitability Assess	sment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffe	27)			
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature					The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
Conservation (SINC), Loc	al Nature Reserve (LNR), Ancient Woodlan	ds, Ancient Monur	nent, Marine Conservation Ar	rea (MCA).					
Environmental Discounts (Stage A No buffer):					Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation					The site is not located within any environmental designations including heritage coast, historic park or garden, open space				
Envonmental Discounts	Stage B(i)				□ Discounted by a Factor in Stage B(i)				
	ural Land Quality Grades 1 or 2, Small Site	s falling below the	Size Threshold of 0.25ha or 5	dewllings:	1.4ha to the south west of the site is located in	n flood zones 2 and 3 and has been removed from the assessment.			
					The remainder of the site is located in FZ1 and	l is not class 1 or 2 agricultural land.			
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Managemen	t areas, Zones of G	round Instability Managemer		Discounts by a Factor in Stage B(ii)				
SHLAA Conclusio	on								

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

Status

STH012 Buildings and Land at Carpenters Farm, Carpenters Road, St Helens, Isle of Wight, PO33 1YL

Key D	Details
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Key Details								
Settlement: St Helens	Settlement Tier: 3	Ра	arish: Brading	Site Area (Ha):	2018 SHLAA_Ref_No: IPS178	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2021)	:	Located outside the Settler	ment boundary with no	meaningful relationship to it			
Location in Relation to Se	ettlement Boundary 2018:							
Brownfield or Greenfield	Greenfield		Brownfield Register (If app	licable):				
Site Description:	The site is an area of traditional and Downs and Culver Downs.	modern farm bui	ildings and associated land. T	The site is level and bou	nded to the west by trees and hedges to the no	orth. The site sits within a valley with views to Brading and Brading		
Suitability Assess	ment							
Discounting Factors								
Environmental Discounts	(Stage A - 5m buffer)				□ Discounted by a Factor in Stage A (5m buffe	er)		
Regionally important Geo	cial Protection Area (SPA), Special Are plogical and Geomorphological Site (R al Nature Reserve (LNR), Ancient Wood	GG), National Na	ture Reserve (NNR), Site of In	mportance for Nature	0.02ha of the site on the south west boundary this will impact on the developable area.	y corner is located in a RAMSAR, SPA and SSSI. It is not considered that		
						n any environmental designations including, ancient woodland, LNR, C, SINC, SPA, SSSI, scheduled ancient monument or RIGG.		
Environmental Discounts					□ Discounted by a Factor in Stage A (No Buffe	۲ ۲)		
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Safeguarded as Biodiversity Mitigation		ce, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_	Stage B(i)				Discounted by a Factor in Stage B(i)			
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Small	Sites falling below	w the Size Threshold of 0.25h	na or 5 dewllings:	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	d is not class 1 or 2 agricultural land		
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Managen	nent areas, Zones	s of Ground Instability Manag	gement	Discounts by a Factor in Stage B(ii)			

SHLAA Conclusion

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

Status

SUN001 Land at Elm Lane, (adjacent to Tennyson View), Calbourne

Key Details									
Settlement: Sun Hill	Settlement Tier: 4	Parish:	Calbourne	Site Area (Ha):	2018 SHLAA_Ref_No	: IPS322	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Lo	cated outside the Settlem	ent boundary with no	meaningful relationship to it				
Location in Relation to Se	tlement Boundary 2018:								
Brownfield or Greenfield:	Greenfield	Bro	ownfield Register (If appli	cable):					
Site Description:	The site is used as a grazing field for sheep	and is slightly sl	loping to the west and no	orth. It is bounded by	a mix of trees and hedges and	has some post and v	wire fencing within the site.		
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts	Stage A - 5m buffer)				Discounted by a Factor in S	Stage A (5m buffer)			
Includes Ramsar site, Spec	ial Protection Area (SPA), Special Area of Co				The site is not located within	any environmental	l designations including, ancient woodland, LNR, marine conservat		
e , ,	ogical and Geomorphological Site (RIGG), N Nature Reserve (LNR), Ancient Woodlands			-	zone, NNR, RAMSAR, SAC, SI	NC, SPA, SSSI, sched	duled ancient monument or RIGG.		
conservation (since), Loca									
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)				
Safeguarded as Biodiversi	istoric Park or Garden, Publically Accessible cy Mitigation	Open Space, Lo	ocal Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, o space.				
Envonmental Discounts_S	tage B(i)				Discounted by a Factor in S	Stage B(i)			
Flood zones 2 3, Agricultu	ral Land Quality Grades 1 or 2, Small Sites f	alling below the	Size Threshold of 0.25ha	or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
Environmental Discounts	Stage B(ii): 3oundaries, Coastal Change Management a	reas Zones of G	Ground Instability Manage	ement	Discounts by a Factor in St	age B(ii)			
		201103 01 0							
SHLAA Conclusio	1								

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

Status

SUN002 Merlins Farm, Elm Lane, Calbourne

Key Details

Status

Rey Details									
Settlement: Sun Hill	Settlement Tier: 4	Parish:	: Calbourne	Site Area (Ha):	2018 SHLAA_Ref_No: IPS057	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlemen	nt Boundary (IPS Reg 18 part 2 - 2021):	Lo	ocated outside the Settlement	boundary with no	meaningful relationship to it				
Location in Relation to Se	ttlement Boundary 2018:								
Brownfield or Greenfield:	Greenfield	Br	rownfield Register (If applicab	le):					
Site Description:	The site is located in Calbourne. There are a r road interspersed with trees. The land is high		, .	the main residenc	e, paddocks and grazing fields. The site is bound	led by a post and wire fence to the north and hedge and bank to the			
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts (Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)					
Regionally important Geo	cial Protection Area (SPA), Special Area of Cons logical and Geomorphological Site (RIGG), National Nature Reserve (LNR), Ancient Woodlands, Ar	onal Nature	Reserve (NNR), Site of Import	tance for Nature	The site is not located within any environmenta zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sche	al designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.			
Environmental Discounts					□ Discounted by a Factor in Stage A (No Buffer	r)			
Includes Heritage Coast, I Safeguarded as Biodivers	Historic Park or Garden, Publically Accessible Op ty Mitigation	en Space, L	ocal Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_	Stage B(i)				Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Small Sites falli	ng below the	e Size Threshold of 0.25ha or	5 dewllings:	The site is located in FZ1 and is not class 1 or 2	agricultural land.			
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management area	s, Zones of (Ground Instability Manageme	nt	Discounts by a Factor in Stage B(ii)				
SHLAA Conclusio	n								
Currently not suitable - D	viscounted. Located outside the Settlement bou	ndary with	no meaningful relationship to	it.					

THY003 Barnsfield Stables, Wilmington Lane, Thorley

Key Details

Rey Details									
Settlement: Thorley	Settlement Tier: 5	Parish	: Yarmouth	Site Area (Ha):	2018 SHLAA_Ref_No: IPS355	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlemer	t Boundary (IPS Reg 18 part 2 - 2021):	Lo	ocated outside the Sett	tlement boundary with no	meaningful relationship to it.				
Location in Relation to Se	ttlement Boundary 2018:								
Brownfield or Greenfield:	Greenfield	Ві	rownfield Register (If a	applicable):					
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary with no meaningful relationship to it. Location in Relation to Settlement Boundary 2018: Brownfield Register (If applicable):		he rear with trees to the south of the site.							
Suitability Assess	ment								
-									
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffe	er)			
Regionally important Geo	logical and Geomorphological Site (RIGG), Natio	nal Nature	Reserve (NNR), Site of	f Importance for Nature	-		onservation		
Conservation (SINC), Loca	i Nature Reserve (LNR), Ancient Woodiands, An	cient wont	iment, Marine Conserv	vation Area (IVICA).					
					□ Discounted by a Factor in Stage A (No Buffe	er)			
		en Space, L	ocal Green Space, Land	ld	The site is not located within any environmental designations including heritage coast, historic park or garden, op space.				
Envonmental Discounts_S	itage B(i)				□ Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricultu	ural Land Quality Grades 1 or 2, Small Sites fallin	g below th	e Size Threshold of 0.2	25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or	2 agricultural land.			
		-			Discounts by a Factor in Stage B(ii)				
Remote from Settlement	Boundaries, Coastal Change Management areas	, Zones of	Ground Instability Man	nagement	Located outside the Settlement boundary wit	h no meaningful relationship to it.			

SHLAA Conclusion

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

THY004 Buildings at Lee Farm, Wellow

Key Details

Cottlomont. Ther	lov	Cottlomont Tion	Darich	Shalfleet	Cito Aroo (Ho);	2019 5111 4	A Dof No.		and Deg19 ISD Housing Allocation Defi	
Settlement: Thor	•	Settlement Tier: 5			Site Area (Ha):		A_Ref_No:	12320	2nd Reg18 ISP Housing Allocation Ref:	
		/ (IPS Reg 18 part 2 - 2021):	LO	cated outside the Sett	tlement boundary with no	meaningful relation	iship to it			
Location in Relation	on to Settlement B	oundary 2018:								
Brownfield or Gre	enfield: Brownfie	ld	Br	rownfield Register (If a	applicable):					
Site Description:	The site is repair.	located within a farm setting and	l incorporates a	a redundant brownfiel	ld area that has previously	been used for the s	storage of b	uses. There a	are a number of open frontage barns and buildings in various states of	
Suitability A	ssessment									
Discounting Fact	ors									
Environmental Discounts (Stage A - 5m buffer)					Discounted by a Factor in Stage A (5m buffer)					
Regionally importa	ant Geological and	ion Area (SPA), Special Area of Co Geomorphological Site (RIGG), N	ational Nature	Reserve (NNR), Site of	f Importance for Nature			•	nental designations including, ancient woodland, LNR, marine conservation scheduled ancient monument or RIGG.	
Conservation (SIN	C), Local Nature R	eserve (LNR), Ancient Woodlands,	Ancient Monu	iment, Marine Conserv	vation Area (IVICA).					
Environmental Dis						Discounted by a Factor in Stage A (No Buffer)				
	Coast, Historic Par odiversity Mitigati	k or Garden, Publically Accessible on	Open Space, L	ocal Green Space, Land	d	The site is not located within any environmental designations including heritage coast, historic park or garden, oper space.				
Envonmental Disc	ounts_Stage B(i)					Discounted by a	Factor in St	age B(i)		
Flood zones 2 3, A	Agricultural Land C	uality Grades 1 or 2, Small Sites fa	Illing below the	e Size Threshold of 0.2	25ha or 5 dewllings:	Whilst part of the access is in FZ2 and 3, the site is located in FZ1 and is not in class 1 or 2 Agricultural land				
Environmental Dis Remote from Sett	• • • •	s, Coastal Change Management ar	eas, Zones of (Ground Instability Mar	nagement	Discounts by a F	actor in Sta	ge B(ii)		
SHLAA Conc	lusion									
Currently not suit	able - Discounted.	Located outside the Settlement b	oundary with	no meaningful relatior	nship to it.					

Status

THY005 Land rear of Holmfield Avenue, Thorley

Key Details					
Settlement: Thorley	Settlement Tier: 5	Parish:	Site Area (Ha):	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlement Bo	oundary (IPS Reg 18 part 2 - 2021):	Located outside the Settlemer	nt boundary with no me	aningful relationship to it	
Location in Relation to Settle	ment Boundary 2018:				
Brownfield or Greenfield:		Brownfield Register (If applica	ble):		
Site Description:					
Suitability Assessme	ent				
Discounting Factors					
Regionally important Geologi	ge A - 5m buffer) Protection Area (SPA), Special Area of Conse cal and Geomorphological Site (RIGG), Natio ture Reserve (LNR), Ancient Woodlands, An	nal Nature Reserve (NNR), Site of Impo	nterest (SSSI), rtance for Nature	Discounted by a Factor in Stage A (5m buffer)	
Environmental Discounts (Sta Includes Heritage Coast, Histo Safeguarded as Biodiversity N	pric Park or Garden, Publically Accessible Op	en Space, Local Green Space, Land		Discounted by a Factor in Stage A (No Buffer)	
Envonmental Discounts_Stage Flood zones 2 3, Agricultural	e B(i) Land Quality Grades 1 or 2, Small Sites fallin	g below the Size Threshold of 0.25ha or		Discounted by a Factor in Stage B(i)	
Environmental Discounts Stag Remote from Settlement Bou	ge B(ii): ndaries, Coastal Change Management areas	, Zones of Ground Instability Managem		Discounts by a Factor in Stage B(ii)	
SHLAA Conclusion					
Currently not suitable - Disco	unted. Located outside the Settlement bou	ndary with no meaningful relationship t	o it.		
Status Currently	not suitable - Discounted.				

Kars Datalla

key Details						
Settlement: Ventnor	Settlement Tier: 2	Parish:	Ventnor	Site Area (Ha):	2018 SHLAA_Ref_No: IPS079	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Loc	cated within Settlem	ent Boundary		
Location in Relation to Se	ttlement Boundary 2018:					
Brownfield or Greenfield:	Brownfield	Bro	ownfield Register (If	applicable):		
Site Description:	The site is currently home to Baby Box local of to the south which is a set of steep steps. The		•	-		destrian entrances on two sides. The site has a pedestrian right of way
Suitability Assess	ment					

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

Environmental Discounts (Stage A No buffer):

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

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

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B(i)

Given the desiribility of retaining community uses (at least on the ground floor), it seems difficult to achive the minimum size threshold on upper storeys.

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

Ground Stability Area 'Areas likely to be subject to significant constraints on development. Local Plan development proposals should identify and take account of the ground behaviour constraints.

SHLAA Conclusion

Currently not suitable - Discounted. Falls below minimum size Threshold.

Community uses should be retained within existing building located in the Conservation Area, although there may be potential for residential on upper storeys. However seems very unlikley to achieve the SHLAA threshold. Ground Stability Area 'Areas likely to be subject to significant constraints on development. Local Plan development proposals should identify and take account of the ground behaviour constraints.'

Status

Currently not suitable - Discounted. Falls below minimum size Threshold.

VEN010 Land known as 'Rewbank', east side of Newport Road, Lowetherville

Key Details									
Settlement: Ventnor	Settlement Tier: 2	Parish:	Ventnor	Site Area (Ha):	2018 SH	ILAA_Ref_No:	IPS320	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2021):	Lo	ocated outside the Settlement bo	undary with no	meaningful relati	onship to it			
Location in Relation to So	ettlement Boundary 2018:								
Brownfield or Greenfield	Greenfield	Br	ownfield Register (If applicable):						
Site Description:	The site is on the edge of Lowtherville and incorp	orates a	number of land parcels used for	agriculture and	d equestrian/grazi	ng. The site s	lopes down from the e	east towards the west	
Suitability Assess	sment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)				Discounted by	y a Factor in St	tage A (5m buffer)		
Includes Ramsar site, Spe	cial Protection Area (SPA), Special Area of Conserv					·		signations including, ancient woodland, LNR, marine conservation	
	ological and Geomorphological Site (RIGG), Nationa al Nature Reserve (LNR), Ancient Woodlands, Ancie				zone, NNR, RAM	ISAR, SAC, SIN	C, SPA, SSSI, scheduled	d ancient monument or RIGG.	
Environmental Discounts	(Stage A No buffer): Historic Park or Garden, Publically Accessible Open	Space L	acal Croop Space Land		Discounted by a Factor in Stage A (No Buffer)				
Safeguarded as Biodivers		space, L	ocal Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_	Stage B(i)				Discounted by	y a Factor in St	tage B(i)		
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Small Sites falling I	pelow the	e Size Threshold of 0.25ha or 5 de	ewllings:	The site is locate	ed in FZ1 and i	is not class 1 or 2 agricu	ultural land.	
Environmental Discounts					Discounts by	a Factor in Sta	ge B(ii)		
Remote from Settlement	Boundaries, Coastal Change Management areas, Z	ones of G	Ground Instability Management						
SHLAA Conclusio	n								

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

Status

WBR009

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

Key Details											
Settlement: Wootton Brid	dge	Settlement Tier: 2	Parish:	Whippingham	Site Area (Ha):	2018 SHLAA_Ref_No: IPS097	2 2nd Reg1				
Relationship to Settlemen	t Boundary	(IPS Reg 18 part 2 - 2021):	Lo	cated outside the Settle	ment boundary with no	o meaningful relationship to it					
Location in Relation to Set	ttlement Bo	oundary 2018:									
Brownfield or Greenfield:	Greenfield	I	Brownfield Register (If applicable):								
Site Description:		located at Alverstone Cross and h djacent to the track.	nas a roadside	boundary on two sides.	The site comprises of s	crub and trees with two small caravans o	on site. There are hedges				
Suitability Assessi	ment										
Discounting Factors											
Environmental Discounts (Stage A - 5	m buffer)				\Box Discounted by a Factor in Stage A (!	5m buffer)				
Regionally important Geol	ogical and (on Area (SPA), Special Area of Co Geomorphological Site (RIGG), Na serve (LNR), Ancient Woodlands,	ational Nature	Reserve (NNR), Site of I	mportance for Nature	The site is not located within any envizone, NNR, RAMSAR, SAC, SINC, SPA,	-				
						The top western edge is within a SINC	ີ buffer zone but this shou				
Environmental Discounts (Discounted by a Factor in Stage A (No Buffer)					
Includes Heritage Coast, H Safeguarded as Biodiversit		or Garden, Publically Accessible n	Open Space, Lo	ocal Green Space, Land		The site is not located within any environmental designations space.					
Envonmental Discounts_S	tage B(i)					Discounted by a Factor in Stage B(i))				
Flood zones 2 3, Agricultu	iral Land Qu	ality Grades 1 or 2, Small Sites fa	lling below the	Size Threshold of 0.25	na or 5 dewllings:	The site is located in FZ1 and is not cla	ass 1 or 2 agricultural land				
						The top western corner is within FZ2 a	and 3 but this should not a				
Environmental Discounts S Remote from Settlement R		Coastal Change Management ar	eas, Zones of G	Ground Instability Mana	gement	Discounts by a Factor in Stage B(ii)					
SHLAA Conclusion		ocated outside the Settlement b	auguate a stati								

Status

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it. 18 ISP Housing Allocation Ref:

to the roadside boundary and a post and wire fence to

ncluding, ancient woodland, LNR, marine conservation nonument or RIGG.

uld not affect the developable area.

ncluding heritage coast, historic park or garden, open

١.

affect the overall developable area.

WBR010 Site of former Briddlesford Farm Cottages, Littletown Lane, Wootton

Key Details

Settlement: Wooton Brid	ge Settlement Tier: 2	Parish:	Havenstreet and Ashey	Site Area (Ha):	2018 SHLAA_R	Ref_No: IPS174	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlemer	t Boundary (IPS Reg 18 part 2 - 2021):	Lo	ocated outside the Settlemen	t boundary with no	o meaningful relationship	o to it			
Location in Relation to Se	ttlement Boundary 2018:								
Brownfield or Greenfield:	Brownfield	Br	ownfield Register (If applicat	ole):					
Site Description:	The site is fairly level site and is a builde	s yard, store, wor	rkshop and stables. There ar	e a number of woo	oden structures on site. 1	The site is bounded by a	a mix of hedges and fencing with large double gates to Littletown Lane.		
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts			Discounted by a Factor in Stage A (5m buffer)						
Regionally important Geo	cial Protection Area (SPA), Special Area of logical and Geomorphological Site (RIGG) l Nature Reserve (LNR), Ancient Woodlan	National Nature	Reserve (NNR), Site of Impor	rtance for Nature			ntal designations including, ancient woodland, LNR, marine conservation neduled ancient monument or RIGG.		
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, H Safeguarded as Biodiversi	listoric Park or Garden, Publically Accessil ty Mitigation	ole Open Space, Lo	ocal Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_S	Stage B(i)				Discounted by a Fac	tor in Stage B(i)			
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Small Site	s falling below the	e Size Threshold of 0.25ha or	5 dewllings:	The site is located in FZ	21 and is not class 1 or 2	2 agricultural land		
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Managemen	areas, Zones of G	Ground Instability Manageme	ent	Discounts by a Factor	or in Stage B(ii)			
SHLAA Conclusio	n								

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

Status

WBR017 Land at Palmers Road, Wootton

Key Details									
Settlement: Wooton Brid	dge Settlement Tier: 2	Parish:	Wootton Bridge	Site Area (Ha):	2018 SHLAA_Ref_No	D: IPS287	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlemer	nt Boundary (IPS Reg 18 part 2 - 202	1): Loo	cated outside the Settlen	nent boundary with no	meaningful relationship to it				
Location in Relation to Se	ttlement Boundary 2018:								
Brownfield or Greenfield:	Mix	Bro	ownfield Register (If appl	icable):					
Site Description:	The site comprises of a series if sm	aller fields with worksho	ops. The site is bounded	by hedgerows and tree	es and is fairly level with views	s over to Osbourne	e House and Whippingham.		
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in	Stage A (5m buffer	r)		
Includes Ramsar site, Spe	cial Protection Area (SPA), Special A				,	0	al designations including, ancient woodland, LNR, marine conserv		
0 1 1	logical and Geomorphological Site (eduled ancient monument or RIGG.		
Lonservation (SINC), Loca	Il Nature Reserve (LNR), Ancient Wo	odiands, Ancient Monur	ment, Marine Conservati	on Area (MCA).					
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, H Safeguarded as Biodiversi	Historic Park or Garden, Publically Ad ity Mitigation	ccessible Open Space, Lo	ocal Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, op space.				
Envonmental Discounts_S	Stage B(i)				Discounted by a Factor in	Stage B(i)			
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Sma	ll Sites falling below the	Size Threshold of 0.25ha	a or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
Environmental Discounts	Stage B(ii):				Discounts by a Factor in St	tage B(ii)			
	Boundaries, Coastal Change Manag	ement areas, Zones of G	Ground Instability Manage	ement					
action of the month of the ment			· · · · · · · · · · · · · · · · · · ·						
Nemote from Settlement									

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

Status

WBR020 Land to south of Fernhill, Wootton

		/							
Key Details									
Settlement: Wootton Bi	idge Settlement Tier: 2	Paris	sh: Wootton Bridge	Site Area (Ha)	:	2018 SHLAA_Ref_No: N/a	a	2nd Reg18 ISP Housing Allocation Re	f:
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2	2021):	Immeadiately adjacent to the	Settlement Bounda	ary				
Location in Relation to Se	ettlement Boundary 2018:								
Brownfield or Greenfield	: Mixed		Brownfield Register (If applica	able):					
Site Description:	Backlands site within the settle	ment boundary of Woot	ton Bridge comprising disused	pasture with scatt	ered trees b	bordered by footpaths.			
Suitability Assess	sment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)				🗹 Discou	unted by a Factor in Stage	A (5m buffer)		
Regionally important Geo	ecial Protection Area (SPA), Specia ological and Geomorphological Si al Nature Reserve (LNR), Ancient	te (RIGG), National Natu	re Reserve (NNR), Site of Impo	ortance for Nature	The site zone, NN Develop	is not located within any e NR, RAMSAR, SAC, SINC, SF ment concepts show the a	environmental de PA, SSSI, schedule access road is wit	esignations including, ancient woodland, ed ancient monument or RIGG. hin the SINC 5m buffer, and in one conc rosses the woodland complex that is alr	ept it is within the SHLAA
Environmental Discounts					Discou	unted by a Factor in Stage	A (No Buffer)		
Includes Heritage Coast, Safeguarded as Biodivers	Historic Park or Garden, Publicall ity Mitigation	y Accessible Open Space	, Local Green Space, Land		The site space.	is not located within any e	environmental de	esignations including heritage coast, hist	oric park or garden, open
Envonmental Discounts_	Stage B(i)				🗆 Discou	unted by a Factor in Stage	B(i)		
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, S	mall Sites falling below	the Size Threshold of 0.25ha o	or 5 dewllings:	The site	is located in FZ1 and is not	t on class 1 or 2 a	agricultural land.	
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Mar	nagement areas, Zones c	of Ground Instability Managem	nent	Discou	unts by a Factor in Stage B	9(ii)		

SHLAA Conclusion

Currently not suitable - Discounted.

Development concepts show the access road is within the SINC 5m buffer, and in one concept it is within the SHLAA boundary. In all concepts the access road directly crosses the woodland complex that is almost entirely designated as a SINC, so is effectively the same habitat as the designation. As such it fails the SHLAA Environmental Discount Test A (5m buffer).

Status

Currently not suitable - Discounted.

WBR023 Land at Littletown Lane, Wootton

Key Details									
Settlement: Wootton Bri	dge Settlement Tier: 2	Parish:	Havenstreet and Ashey	Site Area (Ha):	2018	SHLAA_Ref_No:	IPS182	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 2021):	Loc	cated outside the Settlement	boundary with no	io meaningful re	ationship to it			
Location in Relation to Se	tlement Boundary 2018:								
Brownfield or Greenfield:	Greenfield	Bro	ownfield Register (If applicabl	le):					
Site Description:	The site is a fairly flat meadow bounded by	trees and hedg	ses with a few prominent tree	es in the site. The	e site is accessed	off of Littletown	Lane.		
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts	Stage A - 5m buffer)				Discounted	l by a Factor in St	age A (5m buffer	r)	
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature					The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
Conservation (SINC), Loca	Nature Reserve (LNR), Ancient Woodlands,	Ancient Monur	ment, Marine Conservation A	rea (MCA).			o, e, eee., ee		
Environmental Discounts (Stage A No buffer):					Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, F Safeguarded as Biodiversi	istoric Park or Garden, Publically Accessible cy Mitigation	Open Space, Lo	ocal Green Space, Land		The site is no space.	t located within a	ny environmenta	al designations including heritage coast, historic park or garden, open	
Envonmental Discounts_S	tage B(i)				□ Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricultu	ral Land Quality Grades 1 or 2, Small Sites fa	Illing below the	Size Threshold of 0.25ha or 5	5 dewllings:	The site is loc	ated in FZ1 and is	s not class 1 or 2	agricultural land.	
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management ar	eas, Zones of G	Fround Instability Management	nt	Discounts I	by a Factor in Sta	ge B(ii)		
SHLAA Conclusion	1								

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

Status

Dean Farm, Whitwell Road, Whitwell, Isle of Wight, PO38 2AB **WHT006**

Key Details										
Settlement: Whitwell	Settlement Tier: 4	Parish: Niton and Whitwell Site Area (Ha): 2018 SHLAA_Ref_No: IPS032 2nd Reg18 ISP Housing Allocation Ref:							
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2021):	Located outside the Settlement boundary with	no meaningful relationship to it							
Location in Relation to S	ettlement Boundary 2018:									
Brownfield or Greenfield	: Mix	Brownfield Register (If applicable):	Brownfield Register (If applicable):							
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.									
Suitability Assess	sment									
Discounting Factors										
Environmental Discounts	s (Stage A - 5m buffer)		Discounted by a Factor in Stage A (5m buffer)							
Regionally important Ge	ological and Geomorphological Site (RIGG), Nat	servation (SAC), Site of Special Scientific Interest (SSSI), ional Nature Reserve (NNR), Site of Importance for Nature ncient Monument, Marine Conservation Area (MCA).	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.							
Environmental Discounts	s (Stage A No buffer):		Discounted by a Factor in Stage A (No Buffer)							
Includes Heritage Coast, Safeguarded as Biodivers	Historic Park or Garden, Publically Accessible O sity Mitigation	pen Space, Local Green Space, Land	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.							
Envonmental Discounts_	Stage B(i)		Discounted by a Factor in Stage B(i)							
Flood zones 2 3, Agricul	ural Land Quality Grades 1 or 2, Small Sites fall	ing below the Size Threshold of 0.25ha or 5 dewllings:	The site is located in FZ1 and not on class 1 or 2 agricultural land.							
Environmental Discounts Remote from Settlemen	s Stage B(ii): : Boundaries, Coastal Change Management area	as, Zones of Ground Instability Management	✓ Discounts by a Factor in Stage B(ii)							
SHLAA Conclusio	on									
Currently not suitable -	Discounted. Located outside the Settlement bo	undary with no meaningful relationship to it.								

Status

Land rear of Quintons, Southford Lane, Whitwell, Isle of Wight, PO38 2QJ WHT007

Key Details									
Settlement: Whitwell	Settlement Tier: 4	Par	ish: Niton and Whitwell	Site Area (Ha):): 2018 SHLAA_Ref_No: IPS012 2nd Reg18 ISP Housing Allocation Ref:				
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 20	021):	Located outside the Settlement b	oundary with no	no meaningful relationship to it				
Location in Relation to Se	ettlement Boundary 2018:								
Brownfield or Greenfield	Greenfield		Brownfield Register (If applicable)):					
Site Description:	The site is a fairly level grass field towards the southern part of the		the west with a newly planted hed	lge to the west a	and north. It has an open boundary to the east and residential property to the south. The site has a large garage				
Suitability Assess	sment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)				
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).					The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
Conservation (SINC), Loca	al Nature Reserve (LNR), Ancient M	voodiands, Ancient Mi	onument, Marine Conservation Are	ea (IVICA).					
Environmental Discounts					Discounted by a Factor in Stage A (No Buffer)				
Safeguarded as Biodivers	Historic Park or Garden, Publically ity Mitigation	Accessible Open Spac	e, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_	Stage B(i)				□ Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Sn	nall Sites falling below	the Size Threshold of 0.25ha or 5 o	dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
Environmental Discounts Remote from Settlement		agement areas, Zones	of Ground Instability Management	:	✓ Discounts by a Factor in Stage B(ii)				
SHLAA Conclusio									
Currently not suitable - I	Discounted. Located outside the Se	ettlement boundary w	ith no meaningful relationship to it.	•					

Status

WHT008 1)Station Ground/Allotments, Nettlecombe Lane 2) Stenbury Mead, Nettlecombe Lane 3) Corner Field, Nettlecombe Lane

Settlement: Whitwell	Settlement Tier: 4	Parish:	Niton and Whitwell	Site Area (Ha):	2018 SHLAA_Ref_No:	IPS020	2nd Re
Relationship to Settlemer	t Boundary (IPS Reg 18 part 2 - 2021):	Loc	cated outside the Settlement	boundary with no	meaningful relationship to it		
Location in Relation to Se	ttlement Boundary 2018:						
Brownfield or Greenfield:	Greenfield	Bro	ownfield Register (If applicab	le):			
Site Description:	The site comprises of three field areas on hedge boundaries.	a sloping site wit	h the land rising up away fro	m the village. The	fields are all agricultural and or	ne has 2 large agr	icultural buildi
Suitability Assess	ment						
Discounting Factors							
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in St	tage A (5m buffe	r)
	cial Duata ation Anos (CDA) Charles of (Concomuction /CAC	C) Cite of Constial Coloratifie In	towast (CCCI)			
Regionally important Geo	cial Protection Area (SPA), Special Area of (logical and Geomorphological Site (RIGG), l Nature Reserve (LNR), Ancient Woodland (Stage A No buffer):	National Nature F	Reserve (NNR), Site of Import	ance for Nature	The site is not located within a zone, NNR, RAMSAR, SAC, SIN	C, SPA, SSSI, sche	eduled ancient
Regionally important Geo Conservation (SINC), Loca Environmental Discounts Includes Heritage Coast, H	logical and Geomorphological Site (RIGG), I Nature Reserve (LNR), Ancient Woodland (Stage A No buffer): Iistoric Park or Garden, Publically Accessib	National Nature F Is, Ancient Monun	Reserve (NNR), Site of Import ment, Marine Conservation A	ance for Nature		C, SPA, SSSI, sche tage A (No Buffer	eduled ancient
Regionally important Geo Conservation (SINC), Loca Environmental Discounts Includes Heritage Coast, H Safeguarded as Biodiversi	logical and Geomorphological Site (RIGG), I Nature Reserve (LNR), Ancient Woodland (Stage A No buffer): Iistoric Park or Garden, Publically Accessib ty Mitigation	National Nature F Is, Ancient Monun	Reserve (NNR), Site of Import ment, Marine Conservation A	ance for Nature	zone, NNR, RAMSAR, SAC, SIN Discounted by a Factor in St The site is not located within a	C, SPA, SSSI, sche tage A (No Buffer	eduled ancient
Regionally important Geo Conservation (SINC), Loca Environmental Discounts Includes Heritage Coast, F Safeguarded as Biodiversi Envonmental Discounts_S	logical and Geomorphological Site (RIGG), I Nature Reserve (LNR), Ancient Woodland (Stage A No buffer): Iistoric Park or Garden, Publically Accessib ty Mitigation	National Nature F Is, Ancient Monur le Open Space, Lo	Reserve (NNR), Site of Import ment, Marine Conservation A ocal Green Space, Land	ance for Nature rea (MCA).	zone, NNR, RAMSAR, SAC, SIN Discounted by a Factor in State is not located within a space	C, SPA, SSSI, sche tage A (No Buffer any environment tage B(i)	eduled ancient
Regionally important Geo Conservation (SINC), Loca Environmental Discounts Includes Heritage Coast, H Safeguarded as Biodiversi Envonmental Discounts_S Flood zones 2 3, Agricultu Environmental Discounts	logical and Geomorphological Site (RIGG), I Nature Reserve (LNR), Ancient Woodland (Stage A No buffer): Historic Park or Garden, Publically Accessib ty Mitigation Hage B(i) Hage B(i) Hand Quality Grades 1 or 2, Small Sites	National Nature F ls, Ancient Monur le Open Space, Lo falling below the	Reserve (NNR), Site of Import ment, Marine Conservation A ocal Green Space, Land Size Threshold of 0.25ha or	ance for Nature area (MCA). 5 dewllings:	zone, NNR, RAMSAR, SAC, SIN Discounted by a Factor in St The site is not located within a space Discounted by a Factor in St 	C, SPA, SSSI, sche tage A (No Buffer any environment tage B(i) is not class 1 or 2	eduled ancient

Status

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

g18 ISP Housing Allocation Ref:

lings located in the top corner. The fields have strong

s including, ancient woodland, LNR, marine conservation t monument or RIGG

s including heritage coast, historic park or garden, open

and.

WRO004 Land off Clarence Road, Wroxall

		,							
Key Details									
Settlement: Wroxall	Settlement Tier: 3	Par	rish: Wroxall	Site Area (H	la):	2018 SHLAA_Ref_No:	IPS314	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2 - 20	021):	Located outside t	he Settlement boundary wit	n no meaning	ful relationship to it			
Location in Relation to Se	ttlement Boundary 2018:								
Brownfield or Greenfield:	Greenfield		Brownfield Regist	er (If applicable):					
Site Description:	The site is an agricultural field th	at runs alongside the	road. The field is b	ounded by hedging and vege	tation to all s	ides. The site is quite	steeply sloping from	m east to west.	
Suitability Assess	ment								
Discounting Factors									
Environmental Discounts	(Stage A - 5m buffer)				Disco	unted by a Factor in St	age A (5m buffer)		
Regionally important Geo	cial Protection Area (SPA), Special logical and Geomorphological Site	e (RIGG), National Nat	ure Reserve (NNR),	Site of Importance for Natu			•	designations including, ancient woodland, LNR, marine conservation luled ancient monument or RIGG.	
Conservation (SINC), Loca	l Nature Reserve (LNR), Ancient W	voodiands, Ancient M	onument, Manne C	onservation Area (IVICA).					
Environmental Discounts					Disco	unted by a Factor in St	age A (No Buffer)		
Includes Heritage Coast, F Safeguarded as Biodiversi	listoric Park or Garden, Publically ty Mitigation	Accessible Open Spac	e, Local Green Spac	ce, Land	The site space.	is not located within a	ny environmental	designations including heritage coast, historic park or garden, open	
Envonmental Discounts_S	tage B(i)				Discounted by a Factor in Stage B(i)				
Flood zones 2 3, Agricultu	ral Land Quality Grades 1 or 2, Sr	nall Sites falling below	the Size Threshold	l of 0.25ha or 5 dewllings:	The site	is located in FZ1 and is	not class 1 or 2 ag	gricultural land.	
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Mana	agement areas, Zones	of Ground Instabili	ty Management	✓ Disco	unts by a Factor in Sta	ge B(ii)		
SHLAA Conclusio	n								

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

Status

YAR001 Bouldnor Mead, Yarmouth

Key Details

Settlement: Yarmouth	Settlement Tier: 3	Parish	Shalfleet	Site Area (Ha):	2018 SHLAA_Ref_No: IPS121	2nd Reg18 ISP Housing Allocation Ref:				
Relationship to Settleme	nt Boundary (IPS Reg 18 part 2 - 2021):	Lc	Located within or adjacent a lower tier settlement that does not have a settlement boundary							
Location in Relation to Se	ttlement Boundary 2018:									
Brownfield or Greenfield	Greenfield		Brownfield Register (If applicable):							
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.										
Suitability Assess	ment									
Discounting Factors										
Environmental Discounts (Stage A - 5m buffer)					Discounted by a Factor in Stage A (5m buffer)					
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature			mportance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.						
Conservation (SINC), Loca	al Nature Reserve (LNR), Ancient Woodlands, Anc	ient Monu	iment, Marine Conservat	tion Area (MCA).						
Environmental Discounts					☑ Discounted by a Factor in Stage A (No Buffe	r)				
Includes Heritage Coast, Safeguarded as Biodivers	Historic Park or Garden, Publically Accessible Ope ity Mitigation	n Space, L	ocal Green Space, Land		3.1ha is located in public open space (Bouldno The remainder of the site has permission.	or Sports Field) and is therefore discounted as not suitable.				
Envonmental Discounts_	Stage B(i)				□ Discounted by a Factor in Stage B(i)					
Flood zones 2 3, Agricult	ural Land Quality Grades 1 or 2, Small Sites falling	below the	e Size Threshold of 0.25h	na or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2	agricultural land.				
Environmental Discounts Remote from Settlement	Stage B(ii): Boundaries, Coastal Change Management areas,	Zones of (Ground Instability Mana	gement	□ Discounts by a Factor in Stage B(ii)					
SHLAA Conclusio	n									
Currently not suitable - I 3.1ha is located in public)iscounted. open space (Bouldnor Sports Field) and is theref	ore discou	inted as not suitable.							

Status

Currently not suitable - Discounted. Open space.

The remainder of the site has permission.

YAR001 Bouldnor Mead, Yarmouth