

APPENDIX 2: DISCOUNTED SITES - NOT CURRENTLY SUITABLE

ARR002 Land adjacent to the south of Cherrywood View, adjacent to Box Tree (Boxtree postcode PO30 3AQ)

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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.

Environmental 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 dwellings:

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.

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 Conclusion

Currently not suitable - Discounted.

The site is located on Grade 2 agricultural land and is classified very good quality land.

Status

ARR003b Land Between 5 Huxford And Boxtree Main Road Arreton Newport Isle Of Wight PO30 (South)

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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)
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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

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 Conclusion

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.

Status

BCK001

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

Status

BLK001

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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 Conclusion

Status

BRA006

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 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.
F22/3.

BRA008a Land Between Vicarage Lane & Quay Lane Brading

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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 Conclusion

Status

BRA009

Land Between east of Railway & Quay Lane, Brading

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

Status

BRA014

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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 (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)

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)

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

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

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 Conclusion

Currently not suitable - Discounted.

Falls below Size Threshold.

Status

BRA015

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 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 Conclusion

Status

BRI004

Adjacent New Road (1), Brighstone

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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)
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)
 The council's SFRA 2115 scenario shows the site to be in FZ1. However, the EA maps show the site to be in FZ 2and 3.
The site has been assessed at this stage but confirmation will need to be sought on the flood risk.
The site is not Grade 1 or 2 agricultural land.
Confirmation from EA, the site is in FZ 2 and 3 and as such does not meet the assessment criteria

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 Conclusion

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

Status

BRI005

Adjacent New Road (2), Brighstone

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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.

Environmental 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 dwellings:

Discounted by a Factor in Stage B(i)

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

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

The site is not Grade 1 or 2 agricultural land.

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

Discounts by a Factor in Stage B(ii)

Environmental Discounts Stage B(ii):

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

SHLAA Conclusion

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

BRI009

Land at Cheverton Gravel Pit, Shorwell

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

SHLAA Conclusion

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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 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 visible 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 likelihood of car dependency.

Status

CHL004

Land to rear of Place Farm, Chale Street, Chale

Key Details

Settlement: Chale Settlement Tier: 5 Parish: Chale Site Area (Ha): 2018 SHLAA_Ref_No: IPS221 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 Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site comprises of sections of a larger field system. It is set back from the road and beyond other fields and development. There are hedges to the west and east of the site. The site slopes up to the east and is higher than the road or sites to the west. The site also rises from the south up to the north.

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).

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.

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)
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)
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)

SHLAA Conclusion

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.

CHL005

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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.

Environmental 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 dwellings:

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 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.

Status

COW014

5 Warren Point, Medham Farm, Cowes

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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 Conclusion

Currently not suitable - Discounted.

Status

COW019

Land rear of 84 Wyatts Lane, Northwood, Cowes.

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 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 Conclusion

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

Status

COW031

Mornington Road Car Park, Mornington Road, Cowes, Isle of Wight, PO31 8AU

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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 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

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 Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediatly adjacent to the Settlement Boundary

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description: The site is located within the grounds of a listed building and is accessed via the listed hotel's access. The area has a number of large protected trees and is level. There is a large stone wall to the boundary.

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).

Discounted by a Factor in Stage A (5m buffer)
The site is wholly located in a SINC.

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 located within a Historic Park and Garden - Osbourne House

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 Conclusion

Currently not suitable - Discounted. Located within SINC and also a Historic Park & Garden, so therefore discounted.

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

ECW013

Field North of Norris Lodge and to the west of Milfred Avenue, East Cowes

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 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 Conclusion

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

FRE006

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

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: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Environmental 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 dwellings:

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 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.

Status

FRE011

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).
 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.

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

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

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

Status

FRE012

Brambles Farm, Brambles Lane, Freshwater

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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

The coastal edge is located in a SSSI
 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.

Environmental 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 dwellings:

Discounted by a Factor in Stage B(i)
The coastal edge is located in FZ 2 and 3
The site is located in FZ1 and is not class 1 or 2 agricultural land.

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)
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

FRE019

The Apple Farm, Newport Road, Freshwater

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 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 Conclusion

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

Status

FRE020

Copse Lane Barn, Freshwater

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

Status

FRE021

Hill Farm, Hill Lane, Norton Green, Freshwater

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

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: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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.

Environmental 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 dwellings:

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 areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

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

FRE029

Avenue Road car park, Avenue Road, Freshwater, Isle of Wight, PO40 9UZ

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 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 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: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 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 Conclusion

Currently not suitable - Discounted.
Discounted as it is below Min Size Threshold. In any event, release of the car park would require corporate approval.

Status

FSH001

The Barn, Cothey Butts, Fishbourne, Isle of Wight, PO33 4HD

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 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

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

GAT002

Hill Farm, Gatcombe, Newport

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 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 Conclusion

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

Status

GOD005

Lower Yard Farm, Newport Road, Godshill, PO38 3LY

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

Status

HAV005

Land to southeast at Pondcast Lane, Havenstreet

Key Details

Settlement: Havenstreet Settlement Tier: 4 Parish: Havenstreet and Ashey Site Area (Ha): 2018 SHLAA_Ref_No: IPS180c 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 Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site slopes to the south and is bounded by hedgerows to all boundaries with trees interspersed.

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).

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

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.

Environmental 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 dwellings:

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 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.

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

HAV009

Havenstreet Recreation Ground, Havenstreet

Key Details

Settlement: Havenstreet Settlement Tier: 4 Parish: Havenstreet and Ashey Site Area (Ha): 2018 SHLAA_Ref_No: IPS356 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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: 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 all other boundaries.

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).

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.

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.
However, the site is recognised as readily accessible 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 Conclusion

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

Status: Currently not suitable - Discounted.
Public open space.

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

Status

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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.

Environmental 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 dwellings:

Discounted by a Factor in Stage B(i)

The site is located in FZ1.

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

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 Conclusion

Status

HCM003

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

Key Details

Settlement: Hale Common Settlement Tier: 5 Parish: Arreton Site Area (Ha): 2018 SHLAA_Ref_No: IPS044 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 Settlement Boundary 2018:

Brownfield or Greenfield: Mix Brownfield Register (If applicable):

Site Description: The site incorporates Rew Valley Dairies, associated farm buildings and biscuit factory. The fairly flat site is bounded by a mix of hedges, trees and fencing and is accessed off Macketts Lane.

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).

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.

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)

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)

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 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 Conclusion

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: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

Status

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 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 Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is located in a small hamlet and is a field used for grazing with hedges to the east and south. The site is close to two road junctions and slopes west to east towards the corner near the junction.

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).

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.

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)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 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.

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

HIL002

Land at Hillis Gate Road, Northwood PO31 8ND

Key Details

Settlement: Hillis Corner Settlement Tier: 1 Parish: Northwood Site Area (Ha): 2018 SHLAA_Ref_No: IPS167 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 Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is located in a small hamlet and is a field used for agriculture and grazing with kept hedges to all boundaries with a few trees along the southern boundary. The site is close to two road junctions and slopes north to south as well as rising gently from east then sloping to the west.

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).

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.

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.

Environmental 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 dwellings:

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 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.

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

LAK003

Extension to Shanklin Cemetery

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

Discounted by a Factor in Stage A (5m buffer)
 The site is a non designated nature reserve and therefore is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental 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 designated as a churchyard and cemetery and has legitimate public access. The area is linked with quiet contemplation and the promotion of wildlife conservation and biodiversity. The site is therefore considered to be readily accessible open space and has been discounted as it does not meet the assessment criteria to proceed to the next stage. Furthermore, the site has been proposed as local green space.

Environmental 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 dwellings:

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 Conclusion

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

Status

LAK004

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

Key Details

Settlement: The Bay (Lake) Settlement Tier: 1 Parish: Newchurch Site Area (Ha): 2018 SHLAA_Ref_No: IPS070 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 Settlement Boundary 2018:

Brownfield or Greenfield: Mix Brownfield Register (If applicable):

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

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).

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.

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.

Environmental 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 dwellings:

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 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.

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

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 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 Settlement Boundary 2018:

Brownfield or Greenfield: Mix Brownfield Register (If applicable):

Site Description: The site is an extremely large site and has been put forward as a potential new town. It is located between Blackwater Hollow, Merstone Lane, west of Blackwater Hollow and to the north of Blackwater Road and includes Merstone Manor Farm. The site is predominately bounded by a mix of mature hedgerows with the land undulating from the valley floor.

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

Environmental 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 dwellings:

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.

Status: Currently 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)

MER004

Land behind Cheeks Farm, Merstone, Newport, PO30 3DE

Key Details

Settlement: Merstone Settlement Tier: 5 Parish: Arreton Site Area (Ha): 2018 SHLAA_Ref_No: IPS075b 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 Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Brownfield Register (If applicable):

Site Description: The site is a mix of rural employment, derelict buildings and a small area of land to the rear of the site. The site includes some new build and a three-storey empty building, a derelict barn and car parking areas. The site is bounded by open wooden fencing , hedges, stonewall and a boarded fence to the neighbour

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).

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.

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)
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)
The site is located in FZ1.

The site is on Grade 2 agricultural land. This is high grade agricultural land that should be protected. Sites located on Grade 2 are discounted at Stage B.

In this instance the brownfield area has been assessed under IPS075a and should be referred to. The greenfield area has been discounted on the basis of being Agricultural Grade 2 land as per the methodology.

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 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.

MER005

Budbridge nursery Budbridge Lane Merstone

Key Details

Settlement: Merstone Settlement Tier: 5 Parish: Arreton Site Area (Ha): 2018 SHLAA_Ref_No: IPS224 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 Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is part of a larger site that is a former plant nursery. The larger site has a number of large glass houses as well as a number of other buildings which contain equipment including boilers and pumping units and pipes.

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).

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.

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)
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)
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)

SHLAA Conclusion

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.

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 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 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 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).

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.

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)
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)
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)

SHLAA Conclusion

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.

MER007

LAND AT CHAPEL NURSERIES, CHAPEL LANE, MERSTONE,

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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 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

NCH003

Westmeanth , Land at White Dymes, Main Road, Newchurch

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

Status

NCH004

Land to rear of Laurels, High Street, Newchurch

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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.

Environmental 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 dwellings:

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 northern 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.

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 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 northern 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.

NCH005

Edvale, The Shute, Newchurch

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

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

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

Discounts by a Factor in Stage B(ii)

Environmental Discounts Stage B(ii):

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

SHLAA Conclusion

Currently not suitable - Discounted. Falls below Size Threshold.

Status

NCH006

Land at 6 Northview Harbors lake Lane, Newchurch

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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.

Environmental 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 dwellings:

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.

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 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

NET012

Land rear of The Copse, Eddington Road, Seaview

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 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 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

NEW010

Land off Gunville Road, (west) Newport

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Discounts by a Factor in Stage B(ii)

Environmental Discounts Stage B(ii):

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

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

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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.

Environmental 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 dwellings:

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 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.

Status

NEW018

Land at Vectis Playing Field, Newport

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

Currently not suitable - Discounted.

The site is part of an area of public open space known as Victoria Recreation Ground.

Status

NEW019 Northwood Camp 490 Newport Road Cowes, PO31 8QU

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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

Environmental 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 dwellings:

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)

Discounted by a Factor in Stage A (No Buffer)

Discounted by a Factor in Stage B(i)

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

NEW044 Land north of Carisbrooke Priory, Whitcombe Road, Newport

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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 Conclusion

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: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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.

Environmental 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 dwellings:

Discounted by a Factor in Stage B(i)

The entire site is located in FZ 2 and 3 and has therefore been discounted from the assessment

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 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

NEW050 Land adjacent to 358 Fairlee Road, Newport, Isle Of Wight

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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 Conclusion

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: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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 Conclusion

Status

NEW053

Land to South of Forest Road PO30 5NB

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 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 Conclusion

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

Status

NEW054 Land behind Numbers 33 to 47, Watergate Road, Newport PO30

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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.

Environmental 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 dwellings:

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 areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

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 unlikely that the minimum SHLAA dwelling requirement could be achieved.

Status

NEW062

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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 Conclusion

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: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

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

Discounted by a Factor in Stage B(i)

Discounts by a Factor in Stage B(ii)

Environmental Discounts Stage B(ii):

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

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

NEW065

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 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.

NEW073 Island Harbour, Mill Lane, Fairlee Road, Newport

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

The site is bounded by a number of biodiversity designations and buffer zones with a small portion to the north east and south west located within.

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

Environmental 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.

Environmental 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 dwellings:

Discounted by a Factor in Stage B(i)

6.55ha of the site is located either on water or in the flood zones and has therefore been discounted from this process.

The remaining 3.45ha is located in FZ1 and is not class 1 or 2 agricultural land.

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 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: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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

Environmental 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 dwellings:

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

SHLAA Conclusion

Currently not suitable - 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

Discounted by a Factor in Stage A (5m buffer)
0.69 ha is located in a SINC and has been removed from the assessment.

The remaining 0.24ha is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

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.

Part of the site is located within the open space audit as a green corridor though the extent and accessibility needs to be confirmed.

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

The remaining portion of the site is 0.24ha, the majority of this (over 0.2ha) is located within a TPO woodland, this and the context of the site and location results in the site being too small to achieve 5 dwellings.

Discounts by a Factor in Stage B(ii)

NEW079

Sea Street, Newport

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

The site is wholly in FZ2/3

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 Conclusion

Currently not suitable - Discounted.

Discounted as wholly in FZ2/3.

Status

NEW082

155A Staplers Road, Newport, PO30 2DP

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B(i)

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.

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 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

NEW086

Mill Court

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 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 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

NEW088 Land on south-east side of Fairlee Road immediately south-west of No. 316 Fairlee Road, Newport, Isle of Wight

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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

Environmental 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 dwellings:

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 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

NEW090

Land adjacent Heytesbury Farm, Worsley Road. Newport

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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 Conclusion

Status

NOR001

Land off Gasworks Lane, Yarmouth

Key Details

Settlement: Norton Settlement Tier: 5 Parish: Freshwater Site Area (Ha): 2018 SHLAA_Ref_No: IPS241 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 Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is a field bounded by a hedgerow to the east and north, trees and hedges to the south and a open post and wire fence to the west. The site slopes up east to west and varies in gradient with a stream/ditch/pond to the south east of the site.

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).

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.

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

Environmental 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)
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)
0.25ha is located in FZ2 and 3 along the eastern boundary
The remainder of the site (0.41) is located in FZ1 and is not class 1 or 2 agricultural land.

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 Conclusion

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.

PND002 Bullen Mead, Bullen Road, Ryde, PO33 1QE, Isle of Wight

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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.

Environmental 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 dwellings:

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 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

POR001

Land at Porchfield PO30 4LS

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 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 Conclusion

Status

POR002

Durrants Farm, Colemans Lane, Porchfield

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 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 Conclusion

Status

RYD007

1 Brookfield Gardens, Ryde

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Discounts by a Factor in Stage B(ii)

Environmental Discounts Stage B(ii):

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

SHLAA Conclusion

Status

RYD013

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Further review suggest the site may have difficulty achieving the minimum size threshold, given the densitt of surrounding properties, positions of windows overlooking, etc.

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 Conclusion

Currently not suitable - Discounted.
Falls below minimum size threshold.
The site will likely have difficulty 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

RYD018

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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)

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)

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)

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.

RYD021

Farm area at Aldermoor Farm, Upton Road, Ryde, IoW PO33 3LA

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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.

Environmental 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 dwellings:

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 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.

Status

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

RYD025

Land at Bartletts Green Farm, Brading Road, Ryde

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 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 Conclusion

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

Status

RYD028

Bungalow and land rear of 31 St Johns Wood Road Ryde PO33 2HN

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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.

Environmental 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 dwellings:

Discounted by a Factor in Stage B(i)
 The site is located in both Flood zones 2 and 3.

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 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

RYD030

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 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 Conclusion

Status

RYD031

Land at Reynolds and Reed, Binstead

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

Status

RYD032

Land adjacent to Reynolds and Reed, Binstead

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

Status

RYD039

Smallbrook Farm South , Smallbrook Lane, Ryde

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

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

Status

RYD040

36 Nelson Street, Ryde, Isle Of Wight

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

The site is located in FZ1 and is not class 1 or 2 agricultural land.
The site does not seem capable of achieving a net gain of the minimum requirement (5) gven planning history.

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 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

RYD044

Woodlands, Quarr Road, Binstead, Ryde

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

0.12ha of the site is located within an ancient woodland buffer zone.

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

Environmental 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)

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)

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

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

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 Conclusion

Status

SAN001

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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.

Environmental 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 dwellings:

Discounted by a Factor in Stage B(i)

The entire site is located in both flood zones 2 and 3 and therefore does not pass Stage B.

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 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

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): **Immediatly adjacent to the Settlement Boundary**

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: **Mix** Brownfield Register (If applicable):

Site Description: **The site currently comprises of a boating lake, car parking and areas of grassland and scrub.**

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).

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

The site is not located in the following environmental designations, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SPA, SSSI, scheduled ancient monument or RIGG.

Approximately 2.4ha of the site to the north is located within a SINC and this area will need to be removed from any developable area.

Environmental 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 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.

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)

The entire site is located within Flood zones 2 and 3. Consequently the site does not pass Stage B of the methodology.

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 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: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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 an area of public open space known as Foxes Path and the Ridgeway. As this site is readily accessible public open space it does not meet the assessment criteria to proceed to the next stage.

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 dwellings:

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 Conclusion

Currently not suitable - Discounted.

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

Status

Currently not suitable - Discounted.
Public open space.

SAN010

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment

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).

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

Environmental 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 dwellings:

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 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

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 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 Settlement Boundary 2018:

Brownfield or Greenfield: Mix Brownfield Register (If applicable):

Site Description: The site is the Former Flamingo Park that was until closure a wildlife park. The site slopes from north to east and has a mix of trees hedgerows and ponds within and bounding the site.

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).

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.

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)
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)
1.7ha along the eastern boundary is located in FZ 2 and 3 and has been removed from the assessment.
The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

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 Conclusion

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.

SHA002

Land at Shalfleet Manor Farm, Shalfleet Manor Shalfleet

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 Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is a grassed area of the wider grounds of Shalfleet Manor. The site is level with hedges to the boundaries and a post and rail fence with a tree line to the drive. The area has an hexagonal group of trees in the centre.

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).

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.

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 located within Hamstead Heritage Coast.

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 Conclusion

Currently not suitable - Discounted.

Discounted as it is within the Heritage Coast designation.

Status

Currently not suitable - Discounted. Heritage Coast

SHA003

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

Key Details

Settlement: Shalfleet Settlement Tier: 4 Parish: Shalfleet Site Area (Ha): 2018 SHLAA_Ref_No: IPS040 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 Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Brownfield Register (If applicable):

Site Description: The site is a brownfield site outside of Shalfleet. The site comprises of a number of buildings that are a mix of single storey block brick and metal/tin buildings. The site is bounded by hedges and trees with a boarded fence around the existing vehicular access.

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

Environmental 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 dwellings:

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)

0.15 ha to the north of the site is located in an Ancient Woodland, SINC and associated buffers.

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B(i)

Discounts by a Factor in Stage B(ii)

SHLAA Conclusion

Currently not suitable - Discounted. Discounted as it is within the Heritage Coast designation and no meaningful relationship to a settlement boundary.

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: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 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 Conclusion

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.

SHA005

Lower Dodpits Farm, Shalfleet

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 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 Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 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 Conclusion

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.

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 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 or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is a large agricultural field bounded to the east by a bank. The land slopes up to the north west.

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).

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.

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)
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)
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)

SHLAA Conclusion

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.

SHK007

Land adjacent 29 Church Road, Shanklin

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

Status

SHW001

Brookfield, Yafford, Newport PO30 3LH

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

Status

SHW002

Buildings at Cheverton Quarry, Shorwell

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

0.25ha of the site to the south is located within an ancient woodland buffer and has been discounted from the assessment.

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

Environmental 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.

Environmental 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 dwellings:

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 areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

SHLAA Conclusion

Status

SNF002

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 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

STH001

Land adjacent Greystones, Upper Green Road, St Helens

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

Status

STH007

Land off Carpenters Road, St Helens

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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)
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)
 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)

SHLAA Conclusion

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

Status

STH009

Land at St Helens, St Helens

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

Currently not suitable - Discounted.

Located in AONB countryside outside the Settlement boundary with no meaningful relationship to it. Strategic Gap.

Status

STH010

Land south of Attrills Lane, St Helens

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 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 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: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 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 Conclusion

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 Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

Discounted by a Factor in Stage A (5m buffer)
0.02ha of the site on the south west boundary corner is located in a RAMSAR, SPA and SSSI. It is not considered that this will impact on the developable area.

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

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

Environmental 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 dwellings:

Discounted by a Factor in Stage B(i)
0.17ha is located in flood zones 2 and 3 (SFRA). This area has been removed from the assessment.

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

The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land
 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: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

Status

SUN002

Merlins Farm, Elm Lane, Calbourne

Key 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 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 or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is located in Calbourne. There are a number of barn style buildings along with the main residence, paddocks and grazing fields. The site is bounded by a post and wire fence to the north and hedge and bank to the road interspersed with trees. The land is higher than the road and slopes gently.

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).

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.

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.

Environmental 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 dwellings:

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 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.

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

THY003

Barnsfield Stables, Wilmington Lane, Thorley

Key Details

Settlement: Thorley Settlement Tier: 5 Parish: Yarmouth Site Area (Ha): 2018 SHLAA_Ref_No: IPS355 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 Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is currently used as stabling and barns for equestrian and agricultural uses. There is a low hedgerow on the roadside boundary, partly open to the rear with trees to the south of the site.

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).

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.

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) 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) 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) 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.

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

THY004

Buildings at Lee Farm, Wellow

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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.

Environmental 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 dwellings:

Discounted by a Factor in Stage B(i)
 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 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 Conclusion

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship 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 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 Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 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 Conclusion

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.

VEN003

Ventnor Youth Club, Victoria Street Ventnor

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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 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 unlikely 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

VEN010

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

Status

WBR009 Land at the junction of Old East Cowes and Whippingham Road, Whippingham, also known as Heritage Hollow, PO32 6NQ

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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

Environmental 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 dwellings:

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)

Discounted by a Factor in Stage A (No Buffer)

Discounted by a Factor in Stage B(i)

Discounts by a Factor in Stage B(ii)

SHLAA Conclusion

Status

WBR010

Site of former Briddlesford Farm Cottages, Littletown Lane, Wootton

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below 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 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.

Status

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

WBR017

Land at Palmers Road, Wootton

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 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 Conclusion

Status

WBR020

Land to south of Fernhill, Wootton

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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. 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.

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.

Environmental 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 dwellings:

Discounted by a Factor in Stage B(i)

The site is located in FZ1 and is not on 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)

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

WBR023

Land at Littleton Lane, Wootton

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

Status

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

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 Conclusion

Status

WHT007

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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.

Environmental 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 dwellings:

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 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.

Status

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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 Conclusion

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

Status

WRO004 Land off Clarence Road, Wroxall

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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.

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.

Environmental 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 dwellings:

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 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.

Status

YAR001

Bouldnor Mead, Yarmouth

Key Details

Settlement: Settlement Tier: Parish: Site Area (Ha): 2018 SHLAA_Ref_No: 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

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).

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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 Conclusion

Currently not suitable - Discounted.
3.1ha is located in public open space (Bouldnor Sports Field) and is therefore discounted as not suitable.
The remainder of the site has permission.

Status

