

APPENDIX 3: SITES THAT ARE NOT CURRENTLY SUITABLE

APH001

Land to the east of Ventnor Road, Apse Heath, PO36 0JT

Key Details

Settlement: Apse Heath Settlement Tier: 5 Parish: Newchurch Site Area (2.7 2018 SHLAA_Ref_No: IPS091 2nd Reg18 ISP Housing Allocation Ref: N/a

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

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

Site Description: The site is part of a larger agricultural field that runs along the roadside. The site has a hedgerow boundary to the road. The site is fairly flat but at points is higher than the road boundary.

Planning History: No apparent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer)
The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B
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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is on the edge of the built up area located in the wider rural area.

Local Policy Context (Including Neighbourhood Plan: Apse Heath does not have a settlement boundary and therefore the site is in the wider rural area.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB
It has views from/to the AONB to the south. AONB settings are a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: Arable Farmland - Princelett, Ninham and Landguard Arable.
Key Characteristics
 Large open and expansive arable fields
 Changing colours and textures with the seasons and farming year
 Hedgerows mark remaining field boundaries many of which may have historic origins
 Hedgerow trees are scarce except close to the valley floor or near to areas of woodland
 A largely unsettled landscape with a few scattered farmsteads

Agricultural Land Classification: The classification is Grade 3

APH001

Land to the east of Ventnor Road, Apse Heath, PO36 0JT

Landscape Impact: It is in the wider rural area and is more agricultural in character and has views across to Ventnor Downs. It is generally level and slopes slightly down to the roadside. Development here would seem like an extension inconsistent with the settlement form and scale. There is Public Right of way across the northern boundary which continues off-site to the east. Value is medium and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are TPOs along the northern boundary and hedgerows at western and southern boundaries.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: The northern edge of the site is approximately 250 m away from the bus stop. This is Route 8 that serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links: There is a public right of way to the north with links to the wider countryside. There is no pavement along the road at this point but is to the north just beyond the site. There are no cycle paths. Adjacent Ventnor Road lacks pedestrian footways.

Access to Services and Facilities: There is a convenience store with post office in Apse Heath.

Access to Open Space and Recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. The site is within the walking accessibility threshold for children and young people, parks and gardens, and allotments.

Highways Factors

Highway Access: An access onto the road would have to be provided. The main road to the north (225m) is the strategic road network. Adjacent Ventnor Road lacks pedestrian footways.

SHLAA Conclusion

Currently not suitable.

Whilst there is a local shop with post office and car park the site is too far south and draws out development in the rural area, with the concern being exacerbated by the lack of pedestrian footways. There is also concern over the potential landscape impact in continuing development south, including on the AONB.

Status Currently not suitable

APH003

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

Key Details

Settlement: Apse Heath Settlement Tier: 5 Parish: Newchurch Site Area (1.29 2018 SHLAA_Ref_No: IPS092 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: Apse Heath does not have a settlement boundary and therefore the site is in the wider rural area.

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

Site Description: The site is located along the main road of Apse Heath and is part of a field. The boundary to the road is tree lined with post and wire fencing behind. The site is fairly level adjacent to the road and then slopes steeply to the south.

Planning History: No apparent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan: Apse Heath does not have a settlement boundary and therefore the site is in the wider rural area.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB. It has views from/to the AONB to the south. AONB settings are a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: Arable Farmland - Princelett, Ninham and Landguard Arable. Key Characteristics: Large open and expansive arable fields, Changing colours and textures with the seasons and farming year, Hedgerows mark remaining field boundaries many of which may have historic origins, Hedgerow trees are scarce except close to the valley floor or near to areas of woodland, A largely unsettled landscape with a few scattered farmsteads

Agricultural Land Classification: The classification is Grade 3

Landscape Impact: It is in the wider rural area. The site is fairly level to the roadside boundary but slopes down significantly to the south towards the wider agricultural fields. The site has wide ranging views across the open landscape to the south, and directly across to the AONB Downs. Proximity to SINC and mature trees suggest ecological sensitivity. There is a Public Right of Way down the west boundary and another close to the east boundary so the site has recreational value. Value is medium and sensitivity is medium/high.

APH003

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

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. However, there is a woodland SINC with 5m buffer to the east, consequently appropriate ecological survey may be required. There are mature trees along the northern road frontage.
The site is in a biodiversity enhancement area.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified on-site. Small area of surface water flood risk off-site to east.

Proximity to Key Services

Access to Public Transport: The site is along a bus route 8 that serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links: There is a public right of way to the west with links to the wider countryside. There is no pavement along the road at this point. There are no cycle paths.

Access to Services and Facilities: There is a convenience store with post office in Apse Heath. A local supermarket and other facilities are just over 1km away but there is not a pavement along this section of road.

Access to Open Space and Recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards.
The site is within the walking accessibility threshold for children and young people, parks and gardens, and allotments.

Highways Factors

Highway Access: A new access onto the main road (A3056) would have to be provided. The main road is also the strategic road network.

SHLAA Conclusion

Currently not suitable.
Landscape and ecological impacts in an unsustainable location.

Status: Currently not suitable

BRA002

Wrax Farm, New Road, Brading

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

BRA002

Wrax Farm, New Road, Brading

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Unknown potential. Outside of medieval settlement core but overlooks Brading Haven. May require evaluation.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are some scrubby areas and trees to the east of the site near the railway that may have some biodiversity interests. Not far off site to the east of the railway line is an extensive area of Coastal and Floodplain Grazing Marsh (Priority Habitat).

Biodiversity Net Gain Scope: Net gain may best be achieved in this location via off-site enhancements to the nearby coastal flood-plain and grazing marsh habitat. Retaining an ecological buffer on the site western boundary may be beneficial, containing pond and/wetland habitat and planting of local priority species. House Sparrow boxes.

Flood Risk

Flood Risk (including Surface Water): No on-site flood risk identified

Proximity to Key Services

Access to Public Transport: The site is located in close proximity to a bus stop. This is along Route 2, Newport to Ryde. The route being Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde. The service runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes.

Access to Pedestrian Cycle Links: There are network of public rights of way within and adjacent to the town. There are no dedicated cycle paths in close proximity.

Access to Services and Facilities: Brading has a number of local facilities in line with it being classified as a rural service centre.

Access to Open Space and Recreation: Brading has a number of public open space choices including the Roman Villa and Brading Down. For quantitative standard analysis, Brading forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. In terms of accessibility standards, the site falls within the walking threshold for all open space types except parks/gardens and it falls on the edge of the accessibility boundary for outdoor sport.

Highways Factors

Highway Access: The site is accessed along a private unmade road off the main strategic road network. The submitted access is only 5.7m wide so non-standard width. Securing pedestrian access to the train station would be essential for the sustainability of this site.

SHLAA Conclusion

Not currently suitable. Question marks remain over the suitability of the access for the development which is only 5.4m width, as well as the impact on the setting of the surrounding AONB countryside and the overall sustainability of the settlement.

Conclusion 2022:

Status Currently not suitable

BRA004

Land Near Brading Roman Villa / Land off Morton Road Brading

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

BRA004

Land Near Brading Roman Villa / Land off Morton Road Brading

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is located in very close proximity to a Scheduled Ancient Monument that is also listed. The cottage to the east is also locally listed. If applicable an archaeological investigation is likely to be required before any development.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site. There is a traditional orchard (a priority habitat) off-site but directly abutting the east boundary.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

Proximity to Key Services

Access to Public Transport: There are bus stops just to the south of the site

Access to Pedestrian Cycle Links: There is a public right of way to the north of the site.

Access to Services and Facilities: Brading has a number of local facilities in line with it being classified as a rural service centre.

Access to Open Space and Recreation: There is a village green located to the south of the site along the main road, however, the site is also located within the ground of the wider historical area. For quantitative standard analysis, Brading forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment.

Highways Factors

Highway Access: The site is accessed via Morton Road, however any development would require an upgrading to the existing highway entrance and the provision of footways which seems difficult to achieve. The strategic road network is located in close proximity to the east.

SHLAA Conclusion

Not currently suitable.

The site is located in very close proximity to a Scheduled Ancient Monument that is also listed. The cottage to the east is also locally listed. The highway access along is insufficient width to serve a development of any significant scale and without footways. This is an AONB site that would have a detrimental landscape impact and detrimental impact upon the historic cultural setting. Strategic Gap.

Status: Currently not suitable

BRA005

Land adjacent to Greenwood Villas, Greenwood Lane Brading

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

BRA005

Land adjacent to Greenwood Villas, Greenwood Lane Brading

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, though there are a number of trees within the hedgerows. The area to the south is very scrubby and is adjacent to a water course, as well as being classed as Reedbeds and Coastal Floodplain/grazing Marsh (Priority habitats) with associated protected species. The site is bounded by hedgerows and the southern section of the site is located in a biodiversity enhancement area.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: There is a bus stop within walking distance to the east edge of the site but is some distance away from the west edge. Routes 2 and 3 serve Brading and run Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links: There are a number of public rights of way adjacent to the site. No close by cycle links and the road does not benefit from a pavement.

Access to Services and Facilities: Brading has a number of local facilities in line with it being classified as a rural service centre

Access to Open Space and Recreation: For quantitative standard analysis, Brading forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment.

Highways Factors

Highway Access: Greenwood Lane lacks footways and is not really a suitable width/standard to serve development of any significant scale. There are a number of field entrances, these are onto a narrow road, one car width that also serves as a public right of way.

SHLAA Conclusion

Not currently suitable.
Significant landscape and ecological impacts. Strategic Gap.
The site would represent a development highly inconsistent with the existing settlement form into an area of rural character. Greenwood Lane lacks footways and is not really a suitable width/standard to serve development of any significant scale.

Status: Currently not suitable

BRA007

Land on south west side of West Lane, Brading.

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer)
 The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B
 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan): The site is located outside but immediately adjacent to the settlement boundary of Brading which is a RSC. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB, which is 175m away at it's nearest point. However it is visible from the AONB and the impact upon it's setting is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: Arable farmland - traditional enclosed pasture land.

Agricultural Land Classification: The classification is Grade 3

Landscape Impact: It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. There are some AONB setting issues and the land is feels rural in character and beyond the prevailing urban form. A recreational footpath runs alongside the site at the northern boundary. Creation of an access would result in loss of trees and alteration of rural character. Value is medium/high and sensitivity is medium.

Heritage Impacts

BRA007

Land on south west side of West Lane, Brading.

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area but is close to a listed building (Little Park Grade 2). If applicable any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There is a hedgerow to Doctors Lane that may need biodiversity studies. It is within the Eastern Central Ridge Local Ecological Network.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No risks identified

Proximity to Key Services

Access to Public Transport: There are bus stops in close proximity along the strategic road network to the west of the site. The site is located in close proximity to a bus stop. This is along Route 2, Newport to Ryde. The route being Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde. The services runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minute.

Access to Pedestrian Cycle Links: There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.

Access to Services and Facilities: Brading has a number of local facilities in line with it being classified as a rural service centre.

Access to Open Space and Recreation: For quantitative standard analysis, Brading forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment.

Highways Factors

Highway Access: Access to the site is from Doctors Lane. This is a narrow access road only suitable for a small car. If the site is suitable then the access would need to be widened and there would be loss of trees/hedges and consequent erosion of rural character.

SHLAA Conclusion

Currently not suitable.

Whilst the site is immediately adjacent to the settlement boundary, there is no appropriate access to the site. The immediate lane is very narrow and would require substantial re-working and loss of trees/hedges that is unlikely to be appropriate and not all land required is in the land holding. There are also some landscape concerns.

Status Currently not suitable

BRA010

Land North of Vicarage Lane, Brading PO36 OAR

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors: Pastoral landscape of hedged small and medium sized fields
 Ancient woodland and copses
 Grassland, woodland and some wetland areas of nature conservation importance
 Parkland and designed landscapes
 Historic buildings including farmsteads, manors and country houses
 Scheduled monuments"/>

Agricultural Land Classification:

BRA010

Land North of Vicarage Lane, Brading PO36 OAR

Landscape Impact: The site is on a slope that slopes down from north to south. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural and rural. It is enclosed on three sides by trees which limits wider visual impacts, albeit by a somewhat artificial planted conifer line. It is bounded to the south by the Vicarage Lane Public Right of way, although the visual linkages are limited due to gradient and vegetation. It is somewhat inconsistent with the settlement pattern, with the A3055 roundabout being a natural severance factor and village edge to larger scale planned development. Value and sensitivity is medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders, there are some larger trees to the boundary of the site. There is a stream just off site to the south which is a type of S41 priority habitat, so will have ecological value.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified on site

Proximity to Key Services

Access to Public Transport: The site is located in close proximity to a bus stop. This is along Route 2, Newport to Ryde. The route being Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde. The services runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minute

Access to Pedestrian Cycle Links: There are network of public rights of way within and adjacent to the town. There are no dedicated cycle paths in close proximity.

Access to Services and Facilities: Brading has a number of local facilities in line with it being classified as a rural service centre.

Access to Open Space and Recreation: For quantitative standard analysis, Brading forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. In terms of accessibility standards, the site falls within the walking access standard of amenity greenspace, , accessible natural greenspace, outdoor sport. But it falls outside the walking threshold for allotments, children's and young people parks/gardens.

Highways Factors

Highway Access: There is a wide access point from the main road (Roborough Lane) which has good visibility, although it is not within the submitted site boundary. Pedestrian access may be achievable at the south-west to Vicarage Lane, although this would require bridging the stream.

SHLAA Conclusion

Currently not suitable. It is somewhat inconsistent with the settlement pattern, with the A3055 roundabout being a natural severance factor and village edge to larger scale planned development. There are concerns over suitability of access and the extent of the site leading to incongruous development in the context of the surrounding area.

Status Currently not suitable

BRA011

Land adjacent Football Ground, Vicarage Lane, Brading

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors: Pastoral landscape of hedged small and medium sized fields
 Ancient woodland and copses
 Grassland, woodland and some wetland areas of nature conservation importance
 Parkland and designed landscapes
 Historic buildings including farmsteads, manors and country houses
 Scheduled monuments"/>

Agricultural Land Classification:

BRA011

Land adjacent Football Ground, Vicarage Lane, Brading

Landscape Impact: The mix of uses close by are the football club and sporadic residential. The site is outside the settlement boundary on the outskirts of the area where the land is more agricultural and rural. It slopes down from the north and west. It is enclosed on all sides by trees which limits wider visual impacts, albeit by a somewhat artificial planted conifer line. It is bounded to the south by the Vicarage Lane Public Right of way, although the visual linkages are limited due to gradient and vegetation. It is somewhat remote and inconsistent with the settlement pattern, with the A3055 roundabout being a natural severance factor and village edge to larger scale planned development. Value and sensitivity is medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not within the conservation and there are no listed buildings in close proximity.
Archaeology: Site contains a scatter of medieval pottery and metal objects. It is highly likely that associated buried remains survive, investigation works likely to be required.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site. There is a stream just off site to the south which is a type of S41 priority habitat, so will have ecological value.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Very marginal overlap with surface water risks on southern boundary.

Proximity to Key Services

Access to Public Transport: There are bus stops in close proximity along the strategic road network to the west of the site. This is along Route 2, Newport to Ryde. The route being Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde. The services runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minute.

Access to Pedestrian Cycle Links: Vicarage Lane is a public footpath, any upgrading to the lane for access would require consideration of this.

Access to Services and Facilities: Brading has a number of local facilities in line with it being classified as a rural service centre

Access to Open Space and Recreation: The site is immediately adjacent to the football grounds to the east.

Highways Factors

Highway Access: The site is accessed by Vicarage Lane. This lane is narrow and would require upgrading. The lane joins the strategic road network.

SHLAA Conclusion

Currently not suitable. It would be inconsistent with the existing settlement form and pattern, with the A3055 roundabout being a natural severance factor and village edge to larger scale planned development. There are concerns over suitability of access and the extent of the site leading to incongruous development in the context of the surrounding area.

Status Currently not suitable

CGR002

Land at Lower Bramstone Farm, Newport Road, Chale Green

Key Details

Settlement: Chale Green Settlement Tier: 4 Parish: Chale Site Area (7.57 2018 SHLAA_Ref_No: IPS220 2nd Reg18 ISP Housing Allocation Ref: N/a

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: Chale Green does not have a settlement boundary. The site is however located close to other residential development and is close to the general stores and bus stop.

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

Site Description: The site is a series of fields close to the main road through Chale Green. There is a mix of post and wire fencing and hedges. The internal field boundaries are small mounds with hedges and interspersed with post and wire fencing.

Planning History: No apparent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer)
The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B
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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged. There are power poles that cross the site from north to south .

Local Policy Context (Including Neighbourhood Plan): Chale Green does not have a settlement boundary. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas.

Mineral Resources: The top north west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Landscape Impacts

Impact upon and Relationship to the AONB: The site is located in the AONB.

Landscape Character Area Key Factors: Traditional Enclosed Pasture Land (Southern Downland edge Pasture Land).
Key Characteristics
 Sloping, rolling pastoral landscape
 Hedgerows, hedgerow trees and copses
 Ancient woodland
 Historic farmsteads dispersed through the area
 The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown
 The designed landscapes at Wydcombe and the Hermitage

Agricultural Land Classification: The classification is Grade 3

CGR002

Land at Lower Bramstone Farm, Newport Road, Chale Green

Landscape Impact: The site comprises greenfield that slopes down east to west to the B3399, from which it is separated by trees and hedges. The site is situated in a slight dip and AONB countryside rises to the east and west. Development here would degrade the AONB traditional enclosed pasture land landscape character of sloping, rolling pastoral landscape with hedgerows and hedgerow trees. Value and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Farmhouse is undesignated heritage asset. Early medieval and medieval finds in adjacent fields indicate possible focus of activity. Early consultation with IWCAHES.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees running along the verge fronting the site. The site directly abuts an area of ancient woodland to the north-east and the buffer and root protection areas fall within the site.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Surface water flood risk the length of the B3399 along all possible access points.

Proximity to Key Services

Access to Public Transport: The site is located in close proximity to a bus stop. This is along Route 6 -Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor. The service runs Mon - Sat 5 journeys | Sundays 3 journeys

Access to Pedestrian Cycle Links: There are network of public rights of way within the village but no dedicated cycle paths in close proximity

Access to Services and Facilities: Chale Green has a small shop just to the north of the site

Access to Open Space and Recreation: The site is within the walking accessibility threshold for children's play and young people and natural greenspace, but not accessible to other open space typologies. There is a landscape verge to the west of the site that is described as common land.

Highways Factors

Highway Access: The site can be accessed from the site onto the main road, however there is a landscape verge which runs along the length of the site and it is not clear who owns this. There are no pedestrian footways on the adjacent B3399.

SHLAA Conclusion

Not currently suitable. Development here would degrade the AONB traditional enclosed pasture land landscape character of sloping, rolling pastoral landscape with hedgerows and hedgerow trees. Chale Green is a small settlement that lacks many basic services so not suited to development of significant scale.

Status Currently not suitable

CHL001 Land at Main Road, adjacent to Chapel Cottage, Chillerton, Isle of Wight, PO30 3ER

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

CHL001 Land at Main Road, adjacent to Chapel Cottage, Chillerton, Isle of Wight, PO30 3ER

- Disused quarry pits are dotted along the northern and southern base of the sloping downs

Agricultural Land Classification: The classification is Grade 3

Landscape Impact: Soping and undulating AONB site, characteristic of the Brighstone Downs. It has an inherent scenic quality. Situated on the largely undeveloped east side of the lane running through village. Hedgerow (a S41 habitat) would require at least partial removal to secure access. Value is medium/high and sensitivity is medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Whilst there are no listed building there is a building of character immediately adjacent to the site, a small former chapel.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site abuts a Traditional Orchard to the East (a S41 priority habitat) and there are records of bats in the vicinity. The land is mainly scrubby with a mix of grasses. There is a hedge to the roadside boundary and a mix of scrubby hedges to all other boundaries and trees interspersed to the south east. Relevant biodiversity studies may be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): The adjacent highway, together with the eastern site boundary and all possible access points are at high level of surface water flood risk.

Proximity to Key Services

Access to Public Transport: There is a bus stop close by. This is Route 6 which serves Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor and runs Mon - Sat 5 journeys | Sundays 3 journeys

Access to Pedestrian Cycle Links: There are network of public rights of way adjacent to the village. There are no dedicated cycle paths in close proximity. The road has a pavement to the west of the site.

Access to Services and Facilities: Chillerton has a primary school and community hall

Access to Open Space and Recreation: There is a village playground and village green

Highways Factors

Highway Access: The site has a current farm gate, this is immediately next to the former chapel building and restricts visibility. There is a gap in the hedgerow further down the site. Street parking and a bend in the road restricts clear flow of traffic and visibility. Access would need upgrading and is likely to require the front hedge to be removed.

SHLAA Conclusion

Currently not suitable. Landscapoe impact withinthe AONB. Loss of hedgerow (s41 habitat) and erosion of rural character in a settlement lacking most basic services. There are concerns over the levels and sloping nature and that development would lead to a tiered form that would result in an incongruous layout in terms of the existing street scene. Further, it would lead to increase sporadic development disrupting the rhythm of gaps that currently exist. Surface water flood risks at all access points.

Status: Currently not suitable

CHL002

Land at Tithe Barn Farm, adjacent Newport Road, Chale

Key Details

Settlement: Chale Settlement Tier: 5 Parish: Chale Site Area (1.52 2018 SHLAA_Ref_No: IPS222 2nd Reg18 ISP Housing Allocation Ref: N/a

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: Chale does not have a settlement boundary. There is an area of development to the south that includes a garage and pub only.

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

Site Description: The site is on the edge of the built up area of Chale. It is a mixed site and contains the scout hall, public parking area, some redundant barns and a couple of old static caravans. There is a hedge to the east and a post and wire fence to the west. The site at the scout hall is higher than the main road and the site slope down to the north, and rise gently to the west.

Planning History: No recent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

The site is not 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 approximately 10% of the site is classed as open space according to the audit (Church Place Car Park).

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged. However, the loss or inclusion of scout hall and parking will need to be considered. There is also a power line that starts at the edge of the parking and extends west.

Local Policy Context (Including Neighbourhood Plan): Chale does not have a settlement boundary. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is located in the AONB.

Landscape Character Area Key Factors: Traditional Enclosed Pasture Land (Southern Downland Edge Pasture).
Key Characteristics
 Sloping, rolling pastoral landscape
 Hedgerows, hedgerow trees and copses
 Ancient woodland
 Historic farmsteads dispersed through the area
 The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown
 The designed landscapes at Wydcombe and the Hermitage

Agricultural Land Classification: The classification is Grade 3

CHL002

Land at Tithe Barn Farm, adjacent Newport Road, Chale

Landscape Impact: This site is situated on a high point on the topography in the surrounding area, which would exacerbate the landscape impact in the wider AONB, including visual exposure from the Military Road. It largely comprises two agricultural fields separated by hedges, but lacks public access. Although eastern sections relate more to the village, overall value and sensitivity are medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area but there are a number of listed buildings to the east. Should the site be acceptable, consideration will need to be given to the setting of the listed buildings and any special character features. Adjacent to medieval Chale Abbey. Barn is undesignated heritage asset (IWHER12056). Early consultation with IWCAHES recommended.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There is an older barn on site and appropriate bat and ecological surveys are likely to be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk on site, but surface water risks on the surrounding access roads.

Proximity to Key Services

Access to Public Transport: The site is located in close proximity to a bus stop. This is along Route 6 -Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor. The service runs Mon - Sat 5 journeys | Sundays 3 journeys

Access to Pedestrian Cycle Links: There are network of public rights of way within the area but no dedicated cycle paths in close proximity

Access to Services and Facilities: Chale does benefit from a garage and a pub just to the south of the site. The site includes a scout hall and parking.

Access to Open Space and Recreation: There is limited public open space provision near by. Chale is within the access walking threshold for amenity open space and accessible natural greenspace, but lacks all other open space typologies, including children's play.

Highways Factors

Highway Access: The site can be accessed from the scout hall and car park entrance, the access is good though visibility is slightly restricted both ways.

SHLAA Conclusion

Not currently suitable. This site is situated on a high point on the topography in the surrounding area, which would exacerbate the landscape impact in the wider AONB, including visual exposure from the Military Road. It largely comprises two agricultural fields separated by hedges, but lacks public access. Although eastern sections relate more to the village, overall landscape value and sensitivity are medium/high, so capacity for development is low/negligible.

Status Currently not suitable

CHL003

Land at Upper House Lane, Chale

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

CHL003

Land at Upper House Lane, Chale

Landscape Impact: The site is within the AONB and has a rustic farmstead character that may be degraded by residential development. Visual impacts will be limited due to the site already containing structures associated with the current agricultural use. The presence of the Grade II large listed barn, known as the Barn at Chale Abbey, as well as the proximity to listed Chale Abbey gives this area particular historic and cultural association and contribution to the setting of heritage assets. However there is limited public access to the area.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not a conservation area but does incorporate a Grade II* large listed barn, known as Barn at Chale Abbey. There are also other listed buildings in close proximity including Chale Abbey that is also Grade II* and Lower House that is Grade II. Consequently, consideration will need to be given as to whether residential development is suitable taking account of the special features and character of the listed buildings and their setting. The site also appears to split the barn.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are several old stone barns and other buildings and appropriate bat and ecological surveys are likely to be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Patches of surface water risk on the east of the site and along adjacent access roads.

Proximity to Key Services

Access to Public Transport: The site is located in close proximity to a bus stop. This is along Route 6 -Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor. The service runs Mon - Sat 5 journeys | Sundays 3 journeys

Access to Pedestrian Cycle Links: There are network of public rights of way within the area but no dedicated cycle paths in close proximity

Access to Services and Facilities: Chale does benefit from a garage, pub, scout hall and parking.

Access to Open Space and Recreation: There is limited public open space provision near by. Chale is within the access walking threshold for amenity open space and accessible natural greenspace, but lacks all other open space typologies, including children's play.

Highways Factors

Highway Access: The site can be accessed through Chale Farm or directly onto Upper House Lane. However both are single width and widening would impinge on the rural and historic character, and necessitate the removal of vegetation.

SHLAA Conclusion

Not currently suitable. There are concerns over the location and proximity to listed buildings on the site and those close by. The concerns relate to the impact residential development with appropriate amenity space would have on the listed building and/or its setting, this includes conversion. Furthermore, there are limited services/ facilities in this location and therefore would increase the need for use of private motor transport. There is also concern over the erosion of AONB character and the impact of road works/widening on heritage and landscape.

Status Currently not suitable

COW003

187 Baring Road, Cowes Isle of Wight

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer)
 The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B
 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

COW003

187 Baring Road, Cowes Isle of Wight

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. There are two listed buildings (barn and farmhouse) 120m to the north with no intervening buildings so setting is a consideration. Concentration of metal detector finds in these fields. Early consultation with IWCAHES recommended.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or significant trees at boundaries and within the site. However there is a river to the west and the site is effectively the sloping river valley.

Biodiversity Net Gain Scope: SANG potential across COW003, COW004 and COW005.

Flood Risk

Flood Risk (including Surface Water): Miniscule overlap with surface water flood risk zone at south-west corner.

Proximity to Key Services

Access to Public Transport: Cowes benefits from a regular bus service to Newport and there are bus stops on Tuttons Hill, Place Road and along Baring Road

Access to Pedestrian Cycle Links: There are no defined public rights of way close to the site but the town and seafront are accessible by foot.

Access to Services and Facilities: Cowes has a good range of services and facilities.

Access to Open Space and Recreation: The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. The site is within the walking access for accessible natural greenspace, outdoor sport, and parks/gardens. The site is partially within the walking access threshold for childrens and young persons provision. The site is beyond the walking access for amenity green space and allotments. The open space audit identifies a couple of recreation areas to the east along Park Road.

Highways Factors

Highway Access: The site can be accessed from Baring Road.

SHLAA Conclusion

Not currently suitable. Forms part of the settlement Gap between Cowes and Gurnard. The site forms part of the Settlement Gap between Gurnard and Cowes. The Gurnard Neighbourhood Plan draws attention to the role of the Jordan Valley (LCA 7) in maintaining the identity of Gurnard Village as separate from the town of Cowes, development of which would lead to further serious erosion of its small scale landscape. The site affords long views in westerly directions to/from the sea and has a contribution to the setting of the settlement with limited scope for mitigation. The valley may have scope for SANG in combination with COW004 and COW005 and areas off-site. There may also be scope for allotments and/or amenity greenspace.

Status: Currently not suitable

COW004

The Bungalow and land, Baring Road, Cowes. PO318JW

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

COW004

The Bungalow and land, Baring Road, Cowes. PO318JW

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by, other than two 60 east of the SE corner,. Concentration of metal detector finds in these fields. Early consultation with IWCAHES recommended.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site but there are a number of single trees and groups at boundaries. However there is a river directly abutting the site boundary to the west and the site is effectively the sloping river valley.

Biodiversity Net Gain Scope: SANG potential across COW003, COW004 and COW005.

Flood Risk

Flood Risk (including Surface Water): Very narrow Surface water flood risk flow along west boundary.

Proximity to Key Services

Access to Public Transport: Cowes benefits from a regular bus service to Newport and there are bus stops on Tuttons Hill, Place Road and along Baring Road.

Access to Pedestrian Cycle Links: There are no defined public rights of way close to the site but the town and seafront are accessible by foot.

Access to Services and Facilities: Cowes has a good range of services and facilities

Access to Open Space and Recreation: The open space assessment identifies quatitive shortages of all type of open space in the West Medina area.
The open space audit identifies a couple of recreation areas to the east along Park Road.
The site is within the walking access for accessible natural greenspace, outdoor sport, and parks/gardens.
The site is partially within the walking access threshold for childrens and young persons provision.
The site is beyond the walking access for amenity green space and allotments.

Highways Factors

Highway Access: The site can be accessed from Baring Road or Tuttons Hill.

SHLAA Conclusion

Not currently suitable. Forms part of the Strategic Gap between Cowes and Gurnard. The site forms part of the Settlement Gap between Gurnard and Cowes. The Gurnard Neighbourhood Plan draws attention to the role of the Jordan Valley (LCA 7) in maintaining the identity of Gurnard Village as separate from the town of Cowes, development of which would lead to further serious erosion of its small scale landscape. The valley may have scope for SANG in combination with COW003 and COW005 and areas off-site. There may also be scope for allotments and/or amenity greenspace.

Status: Currently not suitable

COW005

Land at Baring Road Cowes

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

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

Environmental Discounts Stage B(ii) Discounted by a Factor in Stage B(ii)
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

COW005

Land at Baring Road Cowes

Landscape Impact: A section of an arable field adjacent to residential development and which slopes down from east to west. There is no public access or nearby footpaths but the site affords long views in westerly directions to/from the sea and has a contribution to the setting of the settlement with limited scope for mitigation.
The site forms part of the Strategic Gap between Gurnard and Cowes.
The Gurnard Neighbourhood Plan draws attention to the role of the Jordan Valley (LCA 7) in maintaining the identity of Gurnard Village as separate from the town of Cowes, development of which would lead to further serious erosion of its small scale landscape.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by, just tow that are 80m to the south. Concentration of metal detector finds in these fields. Earchaeological implications. Early consultation with IWCAHES recommended.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site but there are a number of single trees and groups at boundaries.

Biodiversity Net Gain Scope: SANG potential across COW003, COW004 and COW005.

Flood Risk

Flood Risk (including Surface Water): No identified flood risk on site.

Proximity to Key Services

Access to Public Transport: Cowes benefits from a regular bus service to Newport and there are bus stops on Tuttons Hill, Place Road and along Baring Road

Access to Pedestrian Cycle Links: There are no defined public rights of way close to the site but the town and seafront are accessible by foot.

Access to Services and Facilities: Cowes has a good range of service and facilities.

Access to Open Space and Recreation: The open space assessment identifies quatitive shortages of all type of open space in the West Medina area.
The open space audit identifies a couple of recreation areas to the east along Park Road.
The site is within the walking access for accessible natural greenspace, outdoor sport, parks/gardens and childrens and young persons provision.
The site is beyond the walking access for amenity green space and allotments.

Highways Factors

Highway Access: Access could be achieved along Baring Road.

SHLAA Conclusion

Not currently suitable. Forms part of the settlement Gap between Cowes and Gurnard. The site forms part of the Strategic Gap between Gurnard and Cowes. The Gurnard Neighbourhood Plan draws attention to the role of the Jordan Valley (LCA 7) in maintaining the identity of Gurnard Village as separate from the town of Cowes, development of which would lead to further serious erosion of its small scale landscape.
The valley may have scope for SANG in combination with COW003 and COW004 and areas off-site. There may also be scope for allotments and/or amenity greenspace.
Concentration of metal detector finds in these fields. Archaeological implications.

Status Currently not suitable

COW006

Cockleton Farm, Place Road Tutttons Hill, Cowes

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

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

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

COW006

Cockleton Farm, Place Road Tuttons Hill, Cowes

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in any environmental designations. There are a number of trees with TPOs along the eastern boundaries. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. There are hedgerows and trees at field boundaries across the site.

Biodiversity Net Gain Scope: Large SANG submitted alongside the site

Flood Risk

Flood Risk (including Surface Water):

Proximity to Key Services

Access to Public Transport: Cowes benefits from a regular bus service to Newport and there are bus stops on Tuttons Hill, Place Road and along Baring Road.

Access to Pedestrian Cycle Links: There are no defined public rights of way close to the site but are in the wider vicinity, the town and seafront are accessible by foot. The wider area has cycle links to Newport.

Access to Services and Facilities: Cowes has a number of services and facilities

Access to Open Space and Recreation: The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. The open space audit identifies a couple of recreation areas to the east along Park Road.

Highways Factors

Highway Access: There is an access from Tuttons Hill but it is not clear whether this is wide enough without using adjoining land due to the angle. The submission advises that access can be achieved from the Place Road development scheme.

SHLAA Conclusion

Not currently suitable.
Strategic Gap. There are concerns over settlement coalescence. Furthermore, there is concern over the potential for visual harm from Cockleton Lane on the rural character of the area.

Status: Currently not suitable

COW007

Land at Comforts Farm, Pallance Road, Northwood

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer)
 The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B
 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

COW007

Land at Comforts Farm, Pallance Road, Northwood

Landscape Impact: The site is a large meadow used for grazing horses and is set behind a row of houses. It has trees to the north east and is bounded by hedges interspersed with trees. It also has a post and wire fence with residential boundaries to the south. It gently slopes from the south-east down to the north-west with views across to the Solent.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. However, there is a SINC with 5m buffer that extends slightly into the site to the north east. There are no tree preservation orders or significant trees within the site but there are a number along the north east boundary. There are some more mature hedgerows to the boundaries. The site is located within a Local ecological Network (North Western woods). Relevant biodiversity studies are likely to be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified

Proximity to Key Services

Access to Public Transport: The site is some distance from the nearest regular bus stop. This is along the main strategic road network and is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minute

Access to Pedestrian Cycle Links: There are a number of public rights of way close by but no nearby cycle links although there are links in the wider area.

Access to Services and Facilities: Northwood has some facilities and Cowes further to the north has a range of services and facilities

Access to Open Space and Recreation: The open space assessment identifies quatitive shortages of all type of open space in the West Medina area. There are some public open space facilities nearby.

Highways Factors

Highway Access: The site has no current direct access onto Pallance Road, but could be achieved through the farm which is in the same ownership or other means yet to be confirmed - there appears to be agap of sufficient width so that access could be achieved without loss of a property, although it would still require third party land.

SHLAA Conclusion

Not currently suitable.
There are concerns over access but the main concern is over landscape and visual impact.

Status Currently not suitable

COW009

Somerton Farm, Newport Road, Cowes (Parcel of Land to the East)

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment Site suitable if ticked

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

Environmental Discounts Stage B(ii) Discounted by a Factor in Stage B(ii)
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

COW009

Somerton Farm, Newport Road, Cowes (Parcel of Land to the East)

Impact on Biodiversity:

The site is not located in an environmental designation but is adjacent to a number of SINC's and ancient woodlands to the south and north. Parts of the site are located with the buffers of these designations. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. The site is criss-crossed by hedges at field boundaries. There are watercourses that runs through the site down to the River Medina on both the north and south boundaries, and a further one to the west of the site. Biodiversity studies will be required. The site is also in a Local Ecological Network (Medina Estuary). There is scope for SANG to support any development that takes place on adjacent land.

Biodiversity Net Gain Scope:

There is scope for SANG to support any development that takes place on adjacent land.

Flood Risk

Flood Risk (including Surface Water):

Surface water flow path along south boundary and a second flow path at pivot of north and south section of site.

Proximity to Key Services

Access to Public Transport:

There is a bus stop close by, this is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle Links:

There is a public right of way running just beyond the southern boundary (CS33). There is a multi-user track to the east linking Cowes to Newport. The main road has a pavement on the site side.

Access to Services and Facilities:

There are a number of facilities close by and Northwood has some further facilities and Cowes to the north has a range of services and facilities.

Access to Open Space and Recreation:

The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. There are some public open space facilities nearby. The site has good access to the countryside.

Highways Factors

Highway Access:

The site is accessed off Newport Road

SHLAA Conclusion

Currently not suitable. The site has some landscape value and development here, particularly the eastern sections would be somewhat inconsistent with the settlement pattern, given intervening countryside to the north. Strategic Gap
There is scope for SANG to support any development that takes place on adjacent land.

Status

Currently not suitable

COW011

Medham Farm, Medham Farm Lane, Northwood

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Adjacent vehicle roads/tracks to the south, and particularly to the east, are narrow and rustic in nature. There is some heritage value from the grade 2 listed Fryers Cottage to the north, for which the site forms part of the setting.

The south and east boundaries are marked by Public Rights of Way, giving the site some recreation value.

Development here would be separate form Northwood, inconsistent with the settlement pattern and intruding into the Strategic Gap between Cowes and Newport. Landscape value and is medium and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

COW011

Medham Farm, Medham Farm Lane, Northwood

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are some trees to the eastern hedgerow boundary and some are more substantial that may have biodiversity benefits and require further investigation. There is hedgerow on the southern boundary.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: There is a bus stop close by, this is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle Links: There is a public right of way running just beyond the eastern boundary (CS21). There is a multi-user track further to the east linking Cowes to Newport. The immediate main road does have a pavement to the site side.

Access to Services and Facilities: Northwood has some facilities and Cowes further to the north has a range of services and facilities

Access to Open Space and Recreation: The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. There are some public open space facilities nearby. The site has good access to the countryside.

Highways Factors

Highway Access: There is a farm gate along Medham Farm Road that accesses the site and would need improvements. Medham Farm Lane is accessed from Newport Road at a junction just beyond the traffic lights.

SHLAA Conclusion

Currently not suitable.
Development here would be separate from Northwood, inconsistent with the settlement pattern and intruding into the Strategic Gap between Cowes and Newport.
Additionally there would be landscape and heritage impacts.

Status Currently not suitable

COW012

Medham Farm, Medham Farm Lane (2), Northwood

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)
 The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B
 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 Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

COW012

Medham Farm, Medham Farm Lane (2), Northwood

Impact on Biodiversity:

The site is a grass field not located in an environmental designation. It is bounded by trees and a hedge on the northern boundary. There are three tree preservation orders to the northern boundary and a number of other trees in the south east corner. There are some trees to the hedgerow boundaries and a scrubby area to the south east corner. Relevant biodiversity may be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

No flood risk identified.

Proximity to Key Services

Access to Public Transport:

There is a bus stop close by, this is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle Links:

There is a public right of way running just beyond the eastern boundary (CS21). There is a multi-user track further to the east linking Cowes to Newport. The adjacent highway lacks pedestrian footways to connect to the main body of the settlement.

Access to Services and Facilities:

Northwood has some facilities and Cowes further to the north has a range of services and facilities

Access to Open Space and Recreation:

The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. There are some public open space facilities nearby. The site has good access to the countryside.

Highways Factors

Highway Access:

A new access would be required along Medham Farm Road, this would require some hedgerow removal. Medham Farm Lane is accessed from Newport Road at a junction just beyond the traffic lights. The adjacent highway lacks pedestrian footways to connect to the main body of the settlement.

SHLAA Conclusion

Currently not suitable.

Development here would be separate from Northwood, inconsistent with the settlement pattern and intruding into the Strategic Gap between Cowes and Newport.

The adjacent highway lacks pedestrian footways to connect to the main body of the settlement. The highway access is narrow and lacks pedestrian footways, so development would encourage car dependency.

There are hedgerows (S41 priority habitat) along road frontages that would require at least partial removal for development to take place.

Status

Currently not suitable

COW013

339 Newport Road, Cowes PO31 8PG

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

COW013

339 Newport Road, Cowes PO31 8PG

Impact on Biodiversity:

The site is not located in an environmental designation. There is a tree preservation order to the west of the site reference TPO/1995/16. There are a number of mature trees to the field boundary to the north, these form part of a group TPO reference number TPO/1995/16. Relevant surveys will be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

No flood risk identified.

Proximity to Key Services

Access to Public Transport:

The site is located along the Cowes to Newport service that runs every 10 minutes.

Access to Pedestrian Cycle Links:

There is a pavement to the residential side of the west boundary

Access to Services and Facilities:

Northwood has access to some services and facilities

Access to Open Space and Recreation:

The open space assessment identifies qualitative shortages of all type of open space in the West Medina area.

Highways Factors

Highway Access:

The current access is located along Newport Road the strategic road network. It is located quite close to a junction and traffic lights. The vehicle access point on the east where there are no pedestrian footways. Access from the west would require removal of hedgerow (a S41 priority habitat).

SHLAA Conclusion

Not currently suitable.

The site is adjacent to a busy garage and car dealerships with associated services that could lead to compatibility issues if residential were to be developed immediately adjacent. A buffer would be required to the garage and to the TPO area reducing any potential developable area.

The access, which is on the east side, lacks pedestrian footways and is on the opposite side to Northwood and would involve an indirect circular route to access it - thus encouraging car dependency. Creating a new access on the west side would require loss of hedgerow.

Status

Currently not suitable

COW017

Luton Farm (East of Wyatts Lane), Northwood, Cowes

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

COW017

Luton Farm (East of Wyatts Lane), Northwood, Cowes

Impact on Biodiversity:

The site is not located in any environmental designations. There is a tree with TPO along the western boundary and a number of other trees to the boundaries of the site that will need to be taken into account. There is a small pond well and an area of more scrubby land to the north. Relevant biodiversity studies may be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

No significant flood risk identified. Very small area of surface water risk.

Proximity to Key Services

Access to Public Transport:

The site is some distance from the nearest bus stop. This is along the main strategic road network and is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle Links:

There is a public right of way running north south through the site on the eastern edge. There are dedicated cycle links in the wider area. There is no pavement to Wyatts Lane.

Access to Services and Facilities:

Northwood has some facilities and Cowes further to the north has a range of services and facilities

Access to Open Space and Recreation:

The open space assessment identifies qualitative shortages of all type of open space in the West Medina area.

Highways Factors

Highway Access:

Access will need to be achieved but could be onto Wyatts Lane

SHLAA Conclusion

Currently not suitable. Would represent a development inconsistent with the existing settlement pattern. Landscape impact and possible access issues. Strategic Gap.

Conclusion 2022:

Status

Currently not suitable

COW018

Land to west of Newport Road, NORTHWOOD

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

COW018

Land to west of Newport Road, NORTHWOOD

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders but the northern, southern and western boundaries are tree lined and the east boundary is marked by a hedge. There are records of bats in the vicinity.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Patches of surface water risk on site

Proximity to Key Services

Access to Public Transport: The site is well served by the Cowes to Newport bus services.

Access to Pedestrian Cycle Links: There are public rights of way and cycle paths in the wider area. There is a footpath across the road but not on the site side.

Access to Services and Facilities: Northwood has a number of facilities and Cowes is in close proximity.

Access to Open Space and Recreation: The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. There is limited public open space provision nearby

Highways Factors

Highway Access: Access would require some hedge removal along Newport Road.

SHLAA Conclusion

Currently not suitable.

The site has some scenic and inherent landscape quality and is situated in a landscape that has very gentle slope away to the east and to the west.

It is within an important Strategic Gap between Cowes/Northbridge and Newport and would represent a development that is inconsistent with the existing settlement form of Northbridge.

Status Currently not suitable

COW021

12 Wyatts Lane, Northwood and Land rear of 37 Pallance Road, Northwood

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

COW021

12 Wyatts Lane, Northwood and Land rear of 37 Pallance Road, Northwood

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. The site has a number of large amenity trees throughout the site and to the boundaries including TPOs at the south east boundary which prevent access from westway. There are also a number of hedges to the boundaries of the site. Much of the site is located in a Local Ecological Network (North Western Woods). Appropriate surveys are likely to be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: The site is some distance from the nearest bus stop. This is along the main strategic road network and is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle Links: There is a public right of way to the south (CS14), there are no nearby cycle links but there are links in the wider area. The pavements in this location are not continuous.

Access to Services and Facilities: Northwood has some facilities and Cowes further to the north has a range of services and facilities

Access to Open Space and Recreation: The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. The site is close to a village green/common land

Highways Factors

Highway Access: Westway offers the most likely option although TPO trees prohibit this.

SHLAA Conclusion

Not currently suitable. Heavily treed it is seems difficult to see how the SHLAA minimum threshold could be achieved with out compromising neighbouring amenities and/or unacceptable tree loss, including of TPO oaks.

Conclusion 2022:

Status: Currently not suitable

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

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

 Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B 0.2ha is located within FZ2 and 3 and has been removed from the assessment. The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):

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

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation but is located in a biodiversity enhancement area. There are no tree preservation orders within the site. There is a stream to the west and some scrubby areas with trees to the boundaries. There are records of bats in the vicinity. It is likely that biodiversity studies may be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Approx 1/6 of the site along the west boundary is in flood zone 2/3.

Proximity to Key Services

Access to Public Transport: The nearest regular bus service is located along the main road to the east. This serves Route 1 Cowes to Newport with running daily every 7-10 minutes. The bus stops along Pallance Road serve Route 32 which runs Tuesday to Saturday mornings.

Access to Pedestrian Cycle Links: There is a public right of way to the north west of the site (CS20). There are no pavements to the roads. There are cycle links in the wider area to Newport.

Access to Services and Facilities: Northwood to the east has some services and facilities and Cowes has a good range further to the north.

Access to Open Space and Recreation: The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. There are some public open space facilities nearby.

Highways Factors

Highway Access: There is an access to the main road, although visibility splays vis-à-vis prevailing traffic speeds would require confirmation from the Highways Authority.

SHLAA Conclusion

Not suitable.
The site is set at the western end of a long strip of ribbon development emanating from Northwood and as such development here would be sensitive and feel very inconsistent with the settlement form, and would be unacceptable from a landscape sensitivity perspective. There are no pedestrian footways to Northwood from the site, which further increases the sense of an isolated and unsustainable settlement that would inevitably increase car dependency.

Status Currently not suitable

COW024

Land off Place Road and Cockleton Lane, Cowes, IOW

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

COW024

Land off Place Road and Cockleton Lane, Cowes, IOW

Landscape Impact: A relatively flat arable field and part of the Green Gap between Gurnard and Northwood. The site has long views across the Solent to the mainland. It is bounded by hedgerows on all sides. Strategic Gap. Value is low/medium, but sensitivity is medium/high meaning capacity for change is low/medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

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

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: There is a bus stop just to the north of the site. This is served by the Cowes to Newport service that runs regularly throughout the week. It serves Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle Links: There are no public rights of way or cycle links close by but the immediate roads do benefit from footpaths

Access to Services and Facilities: Cowes has a wide range of services and facilities, Northwood has some and there is a convenience shop to the south.

Access to Open Space and Recreation: The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. There are some public open space facilities in the wider area.

Highways Factors

Highway Access: The site can be accessed from Place Road

SHLAA Conclusion

Not currently suitable.

The site provides for an important gap between Northwood and Cowes to prevent settlement coalescence. Furthermore, there is concern about developing the field and the compatibility with the adjacent radar testing site. BAE is important to the Island economy and compatibility concerns outweigh the benefits of residential development on this site. Strategic Gap.

Status Currently not suitable

COW026

Chawton Farm, Chawton Lane, Cowes

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

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)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

COW026

Chawton Farm, Chawton Lane, Cowes

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area but surrounds the small hamlet of Chawton that has a number of listed buildings including the Grade I Church of St John the Baptist. As such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site overlaps is adjacent to SINC and ancient woodland to the north (Waterclose Copse) and south (Great Werrar Wood) and partially overlaps Waterclose CopseSINC to the North-East. The majority of the site is located in the Medina Estuary Local Ecological Network. There are a number of TPOs centrally in the site and at the north-east corner. There are a number of trees across the area along with mature hedgerows. There is a watercourse running across the site and one at the north-east boundary. Given the proximity to the adjacent RAMSAR, SPA, SSSI, SAC biodiversity studies will be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No significant risk, just surface water flows associated with two streams flowing down to the River Medina.

Proximity to Key Services

Access to Public Transport: There are bus stops along the main strategic road network. This is along Route 1 - Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle Links: The main Cowes to Newport multi user track is to the east of the site and runs along side the eastern boundary. There is also another public right of way running through the west section of the site to Chawton. The main strategic road network has a footpath/pavement to the west side of the road.

Access to Services and Facilities: The site is located between Cowes and Newport that have a full range of facilities but given the size of the site put forward, if development is acceptable it would need to provide some facilities.

Access to Open Space and Recreation: The open space assessment identifies quatitive shortages of all type of open space in the West Medina area. There are open space provisions in both Cowes and Newport but given the size of the site put forward, if development is acceptable it would need to provide some play/open space.

Highways Factors

Highway Access: The site has road frontage to Newport Road but the site can be accessed from Chawton Lane, although this is a narrow country lane that would need significant upgrading.

SHLAA Conclusion

Not currently suitable.
Development here would further contribute to coalescence of Cowes and Newport and the site is within the settlement gap. There are further concerns on the impact on the listed buildings and character of Chawton, the impact on the ecological designations and ancient woodland. Furthermore, there are a number of trees individual and groupings that will constrain the site due to their location and would result in pockets of non-coherent development. There are also concerns over the impact on the landscaping setting across the River Medina and the setting of the conservation area and St Mildred's Church, a Grade I listed Church.

Status Currently not suitable

COW027

Northwood Business Park, 290 Newport Road, Cowes

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer)
 The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B
 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

COW027

Northwood Business Park, 290 Newport Road, Cowes

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are a number of older style buildings located on the site that may attract bats, relevant surveys may be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No risks identified.

Proximity to Key Services

Access to Public Transport: There is a bus stop close by, this is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle Links: There are no public rights of way close but there are a number in the wider area including the multi-user track to the east linking Cowes to Newport. The main road has a pavement on the site side.

Access to Services and Facilities: Northwood has some facilities and Cowes further to the north has a range of services and facilities

Access to Open Space and Recreation: There are some public open space facilities nearby.

Highways Factors

Highway Access: The site has an existing access onto Newport Road

SHLAA Conclusion

Not currently suitable.
Loss of employment land and premises would not be acceptable.
Strategic Gap

Status: Currently not suitable

COW029

Somerton Farm, Newport Road, Cowes (Parcel of land to the SW)

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)Environmental Discounts (Stage A No buffer):
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)Environmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage BEnvironmental Discounts Stage B(ii):
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan: Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets: **Biodiversity / Ecological Impacts**

COW029

Somerton Farm, Newport Road, Cowes (Parcel of land to the SW)

Impact on Biodiversity:

The site is not located in an environmental designation but is adjacent to Simmington Copse SINC and TPO ancient woodlands to the south and east. Parts of the site are located with the buffers of these designations. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is a tertiary watercourse that runs along the south boundary. Biodiversity studies will be required. The site is also in a Medina Estuary Local Ecological Network. There is scope for SANG to support any development that takes place on adjacent land.

Biodiversity Net Gain Scope:

There is scope for SANG to support any development that takes place on adjacent land.

Flood Risk

Flood Risk (including Surface Water):

Proximity to Key Services

Access to Public Transport:

There is a bus stop close by, this is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle Links:

There is a public right of way running just beyond the southern boundary (CS33). There is a multi-user track to the east linking Cowes to Newport. The main road has a pavement on the site side.

Access to Services and Facilities:

There are a number of facilities close by and Northwood has some further facilities and Cowes to the north has a range of services and facilities.

Access to Open Space and Recreation:

The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. Currently outside the walking access threshold for all open space types.

Highways Factors

Highway Access:

The site can only be readily accessed via allocated land to the north.

SHLAA Conclusion

Currently not suitable.

Given the ecological constraints, adjacent and buffered, the site may lend itself more towards open space or biodiversity net gain.

Status

Currently not suitable

COW037

Land rear of Harry Cheek Gardens, Northwood and beyond permission P/01262/16

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

The site is not 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)

0.7ha at the western end of the site is designated as common ground/village green and is readily accessible open space and has been discounted from the assessment process.

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

Envonmental Discounts_Stage B(i)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

COW037

Land rear of Harry Cheek Gardens, Northwood and beyond permission P/01262/16

need to be considered as appropriate.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation but is located in a biodiversity enhancement area. There are a row of TPO trees to the eastern boundary and hedges to the west and east. The hedgerow to the north is interspersed with trees. Relevant studies may be required.

Biodiversity Net Gain Scope: In line with North Western Woods local ecological network.

Flood Risk

Flood Risk (including Surface Water): No flood risk identified

Proximity to Key Services

Access to Public Transport: The site is some distance from the nearest regular bus stop. This is along the main strategic road network and is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle Links: There is a public right of way through the site to the south (CS14), there are no nearby cycle links but there are links in the wider area.

Access to Services and Facilities: Northwood has some facilities and Cowes further to the north has a range of services and facilities

Access to Open Space and Recreation: The open space assessment identifies quatitive shortages of all type of open space in the West Medina area.The site is beyond the accessibility standard to most types of open space.
The site is adjacent to a village green/common land (Part of the site but discounted as open space)

Highways Factors

Highway Access: It is not clear how the site can be accessed via permission P/01262/16. The planning permission P/01262/16 which is adjacent secured access down Harry Cheek Gardens, but Island Roads raised concerns about the impact of any more development given concerns about the junction with Wyatt Lane. Therefore this site, which represents the remainder of allocation HA026 cannot be considered suitable or developable.

SHLAA Conclusion

The planning permission P/01262/16 which is adjacent secured access down Harry Cheek Gardens, but Island Roads raised concerns about the impact of any more development given concerns about the junction with Wyatt Lane. Therefore this site, which represents the remainder of allocation HA026 cannot be considered suitable or developable.

Status Currently not suitable

ECW011

South of Esplanade, east of Waverley Holiday Park

Key Details

Settlement: East Cowes Settlement Tier: 1 Parish: Site Area (0.9ha 2018 SHLAA_Ref_No: N/a 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary, but reasonably related to it to the extent that an extension could be at least be considered further

Location in Relation to Settlement Boundary 2018:

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

Site Description: Field south of East Cowes Esplanade Conservation Area and SINC woodland and east of holiday park. Views across the mouth of Cowes Harbour. Situated on the lower slopes of a ridge that decends down from the south towards the Sea. Somewhat seperated from the settlement of East Cowes, but a vehicle access in reasonable condition marks the north boundary.

Planning History: A hybrid planning application has been submitted which includes the sites (ref 21/02437/FUL)

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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. Open space and proposed Local Green Space adjacent to the north.

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

Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land. Agricultural Land Classification Grade 3

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is 400m west of the AONB boundary, on land that is approx 35m lower down a consistent slope.

Landscape Character Area Key Factors: Part of historic Northern Lowlands, now Osborne Coast Landscape Character Area.

Agricultural Land Classification:

Landscape Impact: A rural greenfield site that forms part of the setting of the adjacent conservation area and local listing. Recreation value is limited by the absense of footpaths, although it forms part of the aspect/backdrop to the adjacent holiday park and contributes to an area of more remote character for quiet enjoyment beyond the sttlement boundary. Visual impact is limited in all directions except from the holiday park to the west. The site is screened by woodland to the north and rising topograhly to the east and south. The field is intact, bounded by hedgerows and in Agricultural Land quality 3, inconsitent with the existing settlement pattern. Mediumam value, sensitivity and capacity for change.

Heritage Impacts

ECW011

South of Esplanade, east of Waverley Holiday Park

Impact on Historic Environment and Heritage Assets:

Located adjacent to East Cowes Esplanade Conservation Area which is to the North and within the setting of the locally listed Spring Hill which is on rising ground above the site 350m to the east. Applicant states " The Norris Castle Estate, put forward for a dedicated policy and site allocation to support and direct the conservation, in their individual and collective optimum viable use, of the Estate's individual designated heritage assets (all three of its Grade I assets are on Historic England's Heritage at Risk Register). That use is as a heritage and natural environment-led resort – a year round leisure destination of the highest quality that secures this exceptional group of designated heritage assets for the nation while also generating needed socio-economic benefits for the Island generally and East Cowes particularly."

Biodiversity / Ecological Impacts

Impact on Biodiversity:

Entirely within an Area TPO.
Enclosed by tree belts and hedgerows, and these can be worked within, as necessary reinforced and enhanced.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

Belt of surface water risk traverses the length of the site east to west.

Proximity to Key Services

Access to Public Transport:

Access to Pedestrian Cycle Links:

Access to Services and Facilities:

Access to Open Space and Recreation:

Highways Factors

Highway Access:

An access road would be needed from the Esplanade, the feasibility of which is established. Would need a new dedicated access road from the Esplanade. The land required for an access either in the same ownership or subject to an easement from Southern Water that would be granted subject to planning

SHLAA Conclusion

Currently not suitable. Would be inconsistent with existing settlement pattern, representing an intrusion into an area of more rural, historic and scenic character. Accessed via East Cowes Esplanade Conservation Area which is enjoyed by residents for quiet recreation.

Status

Currently not suitable

ECW012

South of Esplanade, east of Waverley Holiday Park

Key Details

Settlement: East Cowes Settlement Tier: 1 Parish: Site Area (1.08ha 2018 SHLAA_Ref_No: N/a 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary, but reasonably related to it to the extent that an extension could be at least be considered further

Location in Relation to Settlement Boundary 2018:

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

Site Description: Field situated south of East Cowes Esplanade Conservation Area and SINC woodland and east of holiday park. Views across the mouth of Cowes Harbour. Somewhat seperated from the settlement of East Cowes, but a vehicle access in reasonable condition marks the north boundary.

Planning History: A hybrid planning application has been submitted which includes the sites (ref 21/02437/FUL)

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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. Open space and proposed Local Green Space 60m to the north.

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

Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land. Agricultural Land Classification Grade 3

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is 400m west of the AONB boundary, on land that is approx 35m lower down a consistent slope.

Landscape Character Area Key Factors: Part of historic Northern Lowlands, now Osborne Coast landscape Character Area.

Agricultural Land Classification:

Landscape Impact: Situated on a slope adjacent the holida camp, forming part of the setting of the local listing of Spring Hill. Recreation value is limited by the absense of footpaths, although it forms part of the aspect/backdrop to the adjacent holiday park and contributes to an area of more remote character for quiet enjoyment beyond the settlement boundary. Visual impact is limited from northerly directions due to topgraphy, but is visible as part of the seascape and from southern and eastern directions. The field is intact, bounded by hedgerows and in Agricultural Land quality 3. Development would be inconsitent with the existing settlement pattern and be detrimental to neighbouring tourist uses. Medium value, medium/high sensitivity and low capacity for change.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: Applicant states " The Norris Castle Estate, put forward for a dedicated policy and site allocation to support and

direct the conservation, in their individual and collective optimum viable use, of the Estate’s individual designated heritage assets (all three of its Grade I assets are on Historic England’s Heritage at Risk Register). That use is as a heritage and natural environment-led resort – a year round leisure destination of the highest quality that secures this exceptional group of designated heritage assets for the nation while also generating needed socio-economic benefits for the Island generally and East Cowes particularly."

Biodiversity / Ecological Impacts

Impact on Biodiversity: Entirely within an Area TPO.
Enclosed by tree belts and hedgerows, and these can be worked within, as necessary reinforced and enhanced.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Two very small areas of surface water risk at NE and SW corners.

Proximity to Key Services

Access to Public Transport:
Access to Pedestrian Cycle Links:
Access to Services and Facilities:

Access to Open Space and Recreation:

Highways Factors

Highway Access: An access road would be needed from the Esplanade, the feasibility of which is established. Would need a new dedicated access road from the Esplanade. The land required for an access either in the same ownership or subject to an easement from Southern Water that would be granted subject to planning

SHLAA Conclusion

Currently not suitable. Would be inconsistent with existing settlement pattern, representing an intrusion into an area of more rural, historic and scenic character.

Conclusion 2022:

Status: Currently not suitable

FRE002

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

Key Details

Settlement: Freshwater Settlement Tier: 2 Parish: Freshwater Site Area (0.8 2018 SHLAA_Ref_No: IPS006 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary, but reasonably related to it to the extent that an extension could be at least be considered further

Location in Relation to Settlement Boundary 2018: The site is located outside the settlement boundary. It is not adjacent but in close proximity.

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

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

Planning History: No recent planning history

Suitability Assessment Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B 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 Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is beyond the built up area.

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

Mineral Resources: Part of the northern section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB. However it is visible from the AONB and the impact upon it's setting is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: Settled Farmland (Freshwater Isle) Key Characteristics

- Gently rolling landscape underlain by Clay, Silt and Sand geology with some areas of Limestone
- Undulating topography allows views within the area, to the downs to the south and to the sea giving variety to the landscape
- Outside settlements a predominantly pastoral landscape of irregular medium scale fields with some larger arable fields to the north plus horse paddocks associated with settlement
- Fields bounded by thick hedges with frequent hedgerow trees giving a semi-enclosed, wooded ambiance particularly to the central and southern sections of the area
- Mature coniferous shelter belts and garden trees form a distinctive feature particularly to the south of Freshwater
- Intricate network of rural lanes, some sunken with fewer roads to the north and western margins
- Settlement pattern varies, based around farmsteads and hamlets to the south with suburban style dwellings spreading along the lanes, with more sparse scattered farms and nucleated villages to the north
- The influence of the large village of Freshwater is muted due to the enclosed and rolling character of the area and the tree cover which continues into the settlement

FRE002

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

and helps to integrate it with the rural areas

- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

Agricultural Land Classification:

The classification is Grade 3

Landscape Impact:

The site is a scrubby field in the settled farmland of Freshwater Isle landscape character area. Strategic Gap. It is rural in context and seperated from the adjacent Copse Lane by a hedgerow. There are long views to the South-East from/to the AONB landscape

Given the sites proximity to the scheduled ancient monument and country park, any development will need to take account of landscape impact especially relating to views from outside the site area to and from the monument. There is also a public footpath 180m off-site to the east from which the site is visible across open farmland. It would represent a development inconsietent with the existing settlement form. Landscape quality and sensitivity are medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site is not located in a conservation area. There is a Scheduled Ancient Monument which is also a listed building to the north west. Therefore any development would need to take account of the setting.

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There is an area of scrub to the north and a strong hedge to the road. The site abuts a small area of deciduous woodland to the north.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

No FZ2/3. Patches of surface water flood risk centrally and on west boundary.

Proximity to Key Services

Access to Public Transport:

There are bus stops to the east along Copse Lane

Access to Pedestrian Cycle Links:

There are no pedestrian or cycle links adjacent to the site but the wider area has a number of public rights of way and cycle paths. Copse Lane lacks pedestrian footways and development here would encourage car dependency.

Access to Services and Facilities:

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

Access to Open Space and Recreation:

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Golden Hill Fort, country park and nature reserves are to the north west of the site.

Highways Factors

Highway Access:

The site can be accessed from Copse Lane, although this lacks pedestrian footways and would require at least partial removal of hedgerow (a S41 Priority Habitat).

SHLAA Conclusion

Currently not suitable.

The site is rural in context with long views to the South-East from/to the AONB raising issues of the impact upon it's setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. There are also setting issues with regard to the sites proximity to the Golden Hill Fort scheduled ancient monument and country park.. There is also a public footpath 180m off-site to the east from which the site is visible across open farmland. It would represent a development inconsietent with the existing settlement form. Strategic Gap. Overall this site is a sensitive and valued landscape. In addition, Copse Lane lacks pedestrian footways and development here would encourage car dependency.

Status

Currently not suitable

FRE003

Charlie Bown, Isle of Wight, PO40 9DL

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

- Settlement pattern varies, based around farmsteads and hamlets to the south with suburban style dwellings spreading along the lanes, with more sparse scattered farms and nucleated villages to the north
- The influence of the large village of Freshwater is muted due to the enclosed and rolling character of the area and the tree cover which continues into the settlement and helps to integrate it with the rural areas
- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

Agricultural Land Classification:

The classification is Grade 3

Landscape Impact: The site is situated on the south slope that descends down from the Golden Hill Fort Scheduled ancient monument. Although partially screened by trees, scrub and vegetation it still forms an important of the setting of the heritage designation. It also has some recreational value, bordered by a Public Bridleway to the west. The site rises from the west to the east and is higher than the adjacent PROW. It has views from/to the AONB to the south-east and has an impact upon the AONB setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. It is not directly adjacent to the development boundary or a road access and would need to be accessed via other SHLAA sites. Overall, landscape value and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. The site is however, south of a Schedule Ancient Monument which is also a listed building as such consideration must be given to its conservation including its setting. The site is situated on the south slope that descends down from the Golden Hill Fort Scheduled ancient monument. Although partially screened by trees, scrub and vegetation it still forms an important of the setting of the heritage designation.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is also located immediately adjacent to a SINC (Golden Hill) with the buffer extending into the site on three sides. Part of the SINC which abut the north-west boundary is also a 'Local Nature Reserve / Country Park (Golden Hill Country Park) The site is located in a Local ecological Network (Western Yar). The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. However there are trees/hedges on all boundaries.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No FZ2/3. Very small patch of surface water flood risk on NE boundary.

Proximity to Key Services

Access to Public Transport: There are bus stops to the east along Copse Lane

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

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

Access to Open Space and Recreation: West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Golden Hill Fort, country park and nature reserves are to the north and west of the site.

Highways Factors

Highway Access: The site cannot be accessed directly, it will need adjacent land to be developed first.

SHLAA Conclusion

Currently not suitable. Landscape, heritage and ecological concerns.

The site is also located immediately adjacent to a SINC (Golden Hill) with the buffer extending into the site on three sides.

Part of the SINC which abut the north-west boundary is also a 'Local Nature Reserve / Country Park (Golden Hill Country Park). Not suitable due to the proximity to and potential impact of the site to the SINC and the separation from other nearby development. It is also considered that a green gap is important in the location given the proximity of the Scheduled Ancient Monument. The site is situated on the south slope that descends down from the Golden Hill Fort Scheduled ancient monument. Although partially screened by trees, scrub and vegetation it still forms an important of the setting of the heritage designation.

FRE003

Charlie Bown, Isle of Wight, PO40 9DL

Status

Currently not suitable

FRE004

School Ground, Copse Lane, Freshwater, Isle of Wight, PO40 9DL

Key Details

Settlement: Freshwater Settlement Tier: 2 Parish: Freshwater Site Area (5.17 2018 SHLAA_Ref_No: IPS009 2nd Reg18 ISP Housing Allocation Ref: N/a

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

Location in Relation to Settlement Boundary 2018: The site is located outside but immediately adjacent to the current settlement boundary which is along the south and part along the east boundaries.

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

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

Planning History: No apparent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential on the east, allotments to the west.

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

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Settled Farmland (Freshwater Isle) Key Characteristics
• Gently rolling landscape underlain by Clay, Silt and Sand geology with some areas of Limestone
• Undulating topography allows views within the area, to the downs to the south and to the sea giving variety to the landscape
• Outside settlements a predominantly pastoral landscape of irregular medium scale fields with some larger arable fields to the north plus horse paddocks associated with settlement
• Fields bounded by thick hedges with frequent hedgerow trees giving a semi-enclosed, wooded ambiance particularly to the central and southern sections of the area
• Mature coniferous shelter belts and garden trees form a distinctive feature particularly to the south of Freshwater
• Intricate network of rural lanes, some sunken with fewer roads to the north and western margins
• Settlement pattern varies, based around farmsteads and hamlets to the south with suburban style dwellings spreading along the lanes, with more sparse scattered farms and nucleated villages to the north

FRE004

School Ground, Copse Lane, Freshwater, Isle of Wight, PO40 9DL

- The influence of the large village of Freshwater is muted due to the enclosed and rolling character of the area and the tree cover which continues into the settlement and helps to integrate it with the rural areas
- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

Agricultural Land Classification:

The classification is Grade 3

Landscape Impact:

The site is situated in a green gap on the south slope that descends down from the Golden Hill Fort Scheduled ancient monument. It has some recreational value, bordered by a Public Bridleway to the west. The site rises from the west to the east and is higher than the adjacent PROW. It has views from/to the AONB to the south-east and the impact upon the AONB setting is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

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

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is an arable field not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are a number of trees to the western boundary with the PROW. There is a TPO on the western boundary and a handful adjacent to the eastern boundary. The site is also located immediately adjacent to a SINC (Goilden Hill) on the western side. The site is located in a Local ecological Network (Western Yar).

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

No FZ2/3.
Very small patch of surface water flood risk on east side.

Proximity to Key Services

Access to Public Transport:

There are bus stops to the east along Copse Lane

Access to Pedestrian Cycle Links:

There is a public right of way to the west and to the south of the site and the wider area has cycle paths.

Access to Services and Facilities:

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

Access to Open Space and Recreation:

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Golden Hill Fort, country park and nature reserves are to the north and west of the site

Highways Factors

Highway Access:

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

SHLAA Conclusion

Currently not suitable

The site is situated in a green gap on the south slope that descends down from the Golden Hill Fort Scheduled Ancient Monument. As well as heritage value, it has some recreational value, bordered by a Public Bridleway to the west. The site rises from the west to the east and is higher than the adjacent PROW.

It has views from/to the AONB to the south-east and the impact upon the AONB setting is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Status

Currently not suitable

FRE005

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

Key Details

Settlement: Freshwater Settlement Tier: 2 Parish: Freshwater Site Area (6.94 2018 SHLAA_Ref_No: IPS010 2nd Reg18 ISP Housing Allocation Ref: N/a

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

Location in Relation to Settlement Boundary 2018: The site is located outside but immediately adjacent to the current settlement boundary.

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

Site Description: The site is located on the edge of Freshwater. The site rises gently to the north and currently used for agricultural uses. The boundaries to all sides are mature hedgerows. There are some mixed residential boundaries the south.

Planning History: No apparent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B 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

Discounted by a Factor in Stage B(ii)

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

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

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

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Settled Farmland (Freshwater Isle) Key Characteristics • Gently rolling landscape underlain by Clay, Silt and Sand geology with some areas of Limestone • Undulating topography allows views within the area, to the downs to the south and to the sea giving variety to the landscape • Outside settlements a predominantly pastoral landscape of irregular medium scale fields with some larger arable fields to the north plus horse paddocks associated with settlement • Fields bounded by thick hedges with frequent hedgerow trees giving a semi-enclosed, wooded ambiance particularly to the central and southern sections of the area • Mature coniferous shelter belts and garden trees form a distinctive feature particularly to the south of Freshwater • Intricate network of rural lanes, some sunken with fewer roads to the north and western margins • Settlement pattern varies, based around farmsteads and hamlets to the south with suburban style dwellings spreading along the lanes, with more sparse scattered farms and nucleated villages to the north • The influence of the large village of Freshwater is muted due to the enclosed and rolling character of the area and the tree cover which continues into the settlement and helps to integrate it with the rural areas

FRE005

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

- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

Agricultural Land Classification:

The land is classified as Grade 3

Landscape Impact:

The site is situated on the south-east slope that descends down from the Golden Hill Fort Scheduled Ancient Monument. Given the sites proximity to the monument and country park, any development would need to take account of landscape impact especially relating to views from outside the site area to and from the monument. From northern sections, there are long views to/from southerly aspects, including to/from the AONB south of Feshwater. It is bordered to the North and West by the Golden Hill SINC. Development here would be inconsistent with the settlement pattern, continuing an extension away from the settlement core. Strategic Gap. Landscape value is medium and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

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

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is immediately adjacent to Golden Hill SINC to the north and north west, which contains an area of lowland meadow priority habitat. Given the proximity to the SINC and the hedgerows bounding the site ecological surveys will be required. There are no TPO's on the site.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

No FZ2/3. Patches of surface water flood risk.

Proximity to Key Services

Access to Public Transport:

There are bus stops to the east along Copse Lane

Access to Pedestrian Cycle Links:

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

Access to Services and Facilities:

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

Access to Open Space and Recreation:

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Golden Hill Fort, country park and nature reserves are to the north west of the site.

Highways Factors

Highway Access:

Access could be achieved on to Copse Lane, this would require some hedgerow removal. There is a further potential access west at Windsor Drive which would be via IPS090, but this offers a rather indirect route to/from the main settlement. There are currently no footpaths along the east boundary of the site at Copse Lane. Development of the site may encourage car dependency.

SHLAA Conclusion

The site is situated on the south-east slope that descends down from the Golden Hill Fort Scheduled Ancient Monument. From northern sections, there are long views to/from southerly aspects, including to/from the AONB south of Feshwater. It is bordered to the North and West by the Golden Hill SINC. Strategic Gap. Development here would be inconsistent with the settlement pattern, continuing an extension away from the settlement core. Access would require loss of hedgerow (S41 Priority habitat) Development of the site may encourage car dependency since potential access points lack pedestrian footways or offer indirect circular routes to and from the settlement.

Status

Currently not suitable

FRE009

Land to the north west of Regina Road, Freshwater, Isle of Wight, PO40

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

FRE009

Land to the north west of Regina Road, Freshwater, Isle of Wight, PO40

- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

Agricultural Land Classification:

The land is classified as Grade 3.

Landscape Impact:

The site is situated on the south-east slope that descends down from the Golden Hill Fort Scheduled Ancient Monument. Given the sites proximity to the monument and country park, any development would need to take account of landscape impact especially relating to views from outside the site area to and from the monument. It is bordered to the West by the Golden Hill SINC. Development here would be inconsistent with the settlement pattern, continuing an extension away from the settlement core. Landscape value is medium and sensitivity is medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

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

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is immediately adjacent to Golden Hill SINC to the north west. Given the proximity to the SINC and the hedgerows bounding the site ecological surveys will be required. There are TPO trees located just beyond the southern boundary, with root protection areas extending into it.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

No flood risk identified.

Proximity to Key Services

Access to Public Transport:

There are bus stops to the east along Copse Lane at the end of Regina Road.

Access to Pedestrian Cycle Links:

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

Access to Services and Facilities:

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

Access to Open Space and Recreation:

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Golden Hill Fort, country park and nature reserves are to the north west of the site.

Highways Factors

Highway Access:

There is a potential access south at Windsor Drive, although this offers a rather indirect circular route to/from the main settlement.

SHLAA Conclusion

Currently not suitable

The site is situated on the south slope that descends down from the Golden Hill Fort Scheduled Ancient Monument. It is bordered to the West by the Golden Hill SINC. Development here would be inconsistent with the settlement pattern, continuing an extension away from the settlement core. Development of the site may encourage car dependency since potential access points lack pedestrian footways or offer indirect circular routes to and from the settlement.

Status

Currently not suitable

FRE010

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

FRE010

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

- Historic buildings and landmarks at the edge of the River Yar, including Yarmouth Pier, Yarmouth Castle and the Mill at Mill Copse, as well as the remnants of St Swithin's Church and Thorley Manor
- Bridges cross the estuary, provide viewing points and a footpath and cycleway fringe the area to the east and west giving limited, but important recreational access
- Historic maritime links with the port of Yarmouth which continue today with the boat moorings at the mouth of the estuary and the modern day Wight Link Ferry

Agricultural Land Classification:

The classification is urban.

Landscape Impact:

The site has some heritage sensitivity have three listed properties in close proximity and at different boundaries, further complicating considering of settings. There is a public footpath cutting straight across the site, giving it some recreational value and sense of a locally valued and distinctive space. Landscape value is med/high and sensitivity is low/medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site is not located in a conservation area and there are no listed buildings on site. However there are some close by (Stroud House, Stroud Cottages and Parish Hall & Rectory Chapel, so settings are a consideration. As the site affects or is near to a listed building any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation, but is directly adjacent Afton Marshes LNR and Country park to the south. There is a TPO on site, another at the north boundary and several just off-site to the south. The Western Yar Local Ecological Network is nearby to the south.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

SE corner overlaps FZ2/3.
South boundary overlaps surface water flood risk.

Proximity to Key Services

Access to Public Transport:

There are bus stops along Afton Road

Access to Pedestrian Cycle Links:

There is a public footpath (F37) that dissects the site from north to south and the cycle path is along Afton Road.

Access to Services and Facilities:

Freshwater has a good range of facilities and services.

Access to Open Space and Recreation:

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens.
West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens.

Highways Factors

Highway Access:

The strategic road network is along Afton Road. The site is currently accessed via a gate on the bend of Stroud Road. Therefore an upgraded access will be required and subject to impact on junction and neighbouring properties.

SHLAA Conclusion

Currently not suitable.

The constraints of the site in respect of flood risk and setting of listed buildings would result in a minimal developable area which would appear incongruous in the context of the surrounding area. There is concern over the relationship between the site and the civic amenity site. It is unclear whether a suitable access could be achieved given the bend and junction.

Status

Currently not suitable

FRE015

Land between Court Road and Spinfish Lane, Freshwater (Land Area 2 on plan).

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

FRE015

Land between Court Road and Spinfish Lane, Freshwater (Land Area 2 on plan).

areas

- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

Agricultural Land Classification:

The classification is mostly urban with Grade 4 to the south east corner.

Landscape Impact: The site is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. It slopes down to the south and east and has long views in/out of the site from the east, south/east and south where the AONB is located. There is an inherent landscape quality as well as being visually sensitive. There is a public bridleway down the east boundary giving the site some recreational value, and listed buildings to the south-east giving some heritage sensitivity. Strategic Gap. Value is medium and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. There are 2 listed buildings to the south east just beyond the site. As the site affects or is near to a listed building any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders although there are large trees at boundaries and several hedgerows criss-crossing the site and at boundaries.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No FZ2/3. East boundary overlaps surface water flood risk and south boundary abuts it.

Proximity to Key Services

Access to Public Transport: The site is located away from nearby bus stops. The wider Freshwater area is served by Route 7, Newport to Alum Bay. The route being Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay. The service runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes.

Access to Pedestrian Cycle Links: There are network of public rights of way close to the site including one running along the eastern boundary but there are no dedicated cycle paths in close proximity. The surrounding Highway network (including Court Road, Summers Lane, Middleton) are all narrow country lanes lacking pedestrian footways and mostly enclosed by hedgerow (S41 priority habitat)

Access to Services and Facilities: Freshwater has access to a good range of services and facilities.

Access to Open Space and Recreation: West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. There are a number of public open space facilities nearby. It is within the walking distance threshold of all open space types except formal parks/gardens and allotments. However only the east half is within the access threshold for children's young peoples provision, and the southern section is outside the threshold for amenity greenspace.

Highways Factors

Highway Access: Access could be achieved along Court Road depending on the proximity to the junctions. However, the surrounding Highway network (including Court Road, Summers Lane, Middleton) are all narrow country lanes lacking pedestrian footways and mostly enclosed by hedgerow (S41 priority habitat).

SHLAA Conclusion

Currently not suitable. Landscape and highways concerns.

The site is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. It slopes down to the south and east and has long views in/out of the site from the east, south/east and south where the AONB is located. There is an inherent landscape quality as well as being visually sensitive. There is a public bridleway down the east boundary giving the site some recreational value, and listed buildings to the south-east giving some heritage sensitivity. Strategic Gap.

The surrounding Highway network (including Court Road, Summers Lane, Middleton) are all narrow country lanes lacking pedestrian footways and mostly enclosed by hedgerow (S41 priority habitat). This raises issues of suitability to serve a large development, particularly for pedestrian access. Unsatisfactory pedestrian access will encourage car dependency, while the scale of Highway works necessary to upgrade width etc would irreparably harm local rural character.

FRE015

Land between Court Road and Spinfish Lane, Freshwater (Land Area 2 on plan).

Status

Currently not suitable

FRE016 Land between Spinfish Lane & Locksley Close/ Queens Road, Freshwater (Area 3 on plan).

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

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

Environmental Discounts Stage B(ii) Discounted by a Factor in Stage B(ii)
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

FRE016

Land between Spinfish Lane & Locksley Close/ Queens Road, Freshwater (Area 3 on plan).

suburban style dwellings spreading along the lanes, with more sparse scattered farms and nucleated villages to the north

- The influence of the large village of Freshwater is muted due to the enclosed and rolling character of the area and the tree cover which continues into the settlement and helps to integrate it with the rural areas
- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

Agricultural Land Classification:

The classification is Grade 4 to the west with a section of urban to the east.

Landscape Impact:

It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. Strategic Gap. The site is relatively flat and has residential development in close proximity on most boundaries, although still retaining a reasonably strong rural character. The site is separated from the highway by hedgerow. The proximity of conservation area and listed properties means heritage is a consideration. There are Public Rights of Way on the SE boundary and close to the NW boundary. Value and sensitivity is low/medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site is immediately adjacent to a conservation area on the south east corner as such any development will need to consider the impact upon the setting of the conservation area. There are a number of listed buildings to the south east just beyond the site. As the site affects or is near to a listed building any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, although there are significant tree belts abutting northern boundaries, scattered trees at south boundaries and hedgerows at the west boundary.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

No FZ2/3. South west boundary abuts surface water flood risk

Proximity to Key Services

Access to Public Transport:

The site is located away from nearby bus stops but could be accessed via the PROW to the east. The Freshwater area is served by Route 7, Newport to Alum Bay. The route being Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay. The service runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes.

Access to Pedestrian Cycle Links:

There is a public right of way that runs along the south of the site and the north. There are no dedicated cycle paths in close proximity.

Access to Services and Facilities:

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

Access to Open Space and Recreation:

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. There are a number of public open space facilities nearby

Highways Factors

Highway Access:

The site has access onto the road via a driveway/farm gate. However the adjacent road Middleton is very rural in nature, as is the wider highway network in the vicinity. There are no pedestrian footways and development here is likely to be car-dependent.

SHLAA Conclusion

Currently not suitable.

The site is rural in nature with a rural feel and setting. The adjacent road Middleton is very rural in nature, as is the wider highway network in the vicinity. Past development in the vicinity has been low density, piecemeal and unsustainable in nature. There are no pedestrian footways and development here is likely to be car-dependent. Strategic Gap.

Status

Currently not suitable

FRE016

Land between Spinfish Lane & Locksley Close/ Queens Road, Freshwater (Area 3 on plan).

FRE017 East of Locksley Close & south of Camp Road/ Queens Road, Freshwater (Area 4 on plan).

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Environmental Discounts Stage B(ii)
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

areas

- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

Agricultural Land Classification:

The classification is Grade 4

Landscape

Impact:

It is outside the settlement boundary on the edge of the area, close to other development but with a more rural context. Strategic Gap. The site is rural in nature with a rural feel and setting. There is a Public Right of Way down the NE boundary giving it some recreational value. The site has heritage consideration and matters of setting to consider, being in a Conservation Area and near ar to a number of listed building, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The site slopes gently down to the north and is largely screened from wider visual impacts to/from the countryside to the south. Landscape value is med/high and sensitivity is low/med.

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site is within a conservation area, as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The site is near to a number of listed building, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. The site is bounded by hedgerows. There are no tree preservation orders or larger trees within the site although there are deciduous trees to the north and south residential boundaries.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

No FZ2/3. North boundary abuts surface water flood risk.

Proximity to Key Services

Access to Public Transport:

The site is located close to a bus stop. The Freshwater area is served by Route 7, Newport to Alum Bay. The route being Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay
The service runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes.

Access to Pedestrian Cycle Links:

There is a public right of way that runs along the east of the site. There are no dedicated cycle paths in close proximity. The adjacent road Queens Road is rural in nature, as is the wider highway network in the vicinity. There are no pedestrian footways and development here is likely to be car-dependent.

Access to Services and Facilities:

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

Access to Open Space and Recreation:

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. There are a number of public open space facilities nearby

Highways Factors

Highway Access:

The site can be accessed from the farm gate which is located close to the junction. The adjacent road Queens Road is rural in nature, as is the wider highway network in the vicinity. Past development in the vicinity has been low density, piecemeal and unsustainable in nature. There are no pedestrian footways and development here is likely to be car-dependent.

SHLAA Conclusion

Currently not suitable.

The site is rural in nature, close to other development with a rural feel and setting. Strategic Gap. The adjacent road Queens Road is rural in nature, as is the wider highway network in the vicinity. Past development in the vicinity has been low density, piecemeal and unsustainable in nature. There are no pedestrian footways and development here is likely to be car-dependent.

There is a Public Right of Way down the NE boundary giving it some recreational value. The site has heritage consideration and matters of setting to consider, being in a Conservation Area and near ar to a number of listed building, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The site slopes gently down to the north and is largely screened from wider visual impacts to/from the countryside to the south.

FRE017

East of Locksley Close & south of Camp Road/ Queens Road, Freshwater (Area 4 on plan).

Status

Currently not suitable

FRE025

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

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

Agricultural Land Classification:

The site is classified as urban.

Landscape Impact: A large section to the south is within a SINC and a small section at northern tip is with the Coastal Change Management Area so both areas are not suitable. The site is a valuable ecological connection between environmental designations off-site to the north and south.

There are long views to the south-west and north-east. There is a public footpath running through the site. Landscape value and sensitivity is medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: 2.4ha of the site in the south-east is located within a SINC (Fort Warden Hills) and is also classed as Lowland Meadows S41 Priority Habitat. To the North the site abuts the Colwell Bay SSSI and Martime Cliffs and Slope S41 Priority Habitat. It is close to 'The Needles Marine Conservation Zone' and SPA boundary about 40m distant. The site is quite scrubby with some hedges and trees and is likely that biodiversity studies will be required. There are TPOs at the south-east boundary. There are records of bats in the vicinity.
DONE

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No FZ2/3. Patches of surface water flood risk on SE side.

Proximity to Key Services

Access to Public Transport: The nearest bus stop is some distance away. Totland is served by Route 7 which serves Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links: There is a public right of way that cuts through the site (T1). There are cycle links in the wider area but the immediate roads do not benefit from footpaths.

Access to Services and Facilities: Totland has a number of services and facilities.

Access to Open Space and Recreation: West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. The site is in part public open space and the site is close to other options including the coast.

Highways Factors

Highway Access: Access to the site is via a number of narrow roads with traffic calming measures. However there is no suitable vehicle access of the required standard width available to access the site.

SHLAA Conclusion

Currently not suitable.
There is a legal agreement relating to an area of open space being gifted to the Council and the remaining area being open/green space relating to the development. In addition, there are concerns over land instability and landscape impact from development in this sensitive location. Furthermore, a large section to the south is within a SINC and a small section at northern tip is with the Coastal Change Management Area so both areas are not suitable. The site is a valuable ecological connection between environmental designations off-site to the north and south. Finally, there is no suitable vehicle access of the required standard width available to access the site.

Status Currently not suitable

FRE027

Land to the rear of Lanes End, Totland

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site but there are larger trees at boundaries so root protection areas will be a consideration. There are also scrubby areas across the site that may contain biodiversity interest and may need to be assessed.

Biodiversity Net Gain Scope: Limited scope. Green roofs or buffer enhancements in root protection areas at northern edge are a possibility, although the north side offers the best location for dwellings to avoid impacts on neighbouring amenities. House Martin (local priority species) boxes could be installed on dwellings as there are records of the species in the area.

Flood Risk

Flood Risk (including Surface Water): No flood risk identified on site. Surface water risk on Lanes End off site to the south.

Proximity to Key Services

Access to Public Transport: The bus stop is along the nearby main road. Route 7 serves Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links: The site has a public rights of way to 3 sides being routes T1 and T2. There are no dedicated cycle paths but the roads have pavements.

Access to Services and Facilities: Totland has a range of services in line with it being a smaller regeneration area.

Access to Open Space and Recreation: West Wight exhibits surpluses of all open space types except Parks & Gardens and Allotments. The site abuts One Horse Field accessible natural greenspace to the north and Totland Recreation Ground to the east, which contains a childrens play area and outdoors port pitches. It is also within the walking accessibility threshold of existing amenity greenspace.

Highways Factors

Highway Access: The site has three accesses onto Lanes End. The widest and most direct access is to the west. The approach from the south is slightly layout by an unusual road configuraion staggered around the amenity open space and this may benefit from realignment alongside development. The other two southern access points are narrow and would be single vehicle access - impacts on neighbouring amenities would require careful consideration as well and these points may be better suited to pedestrian access if utilised.

SHLAA Conclusion

Currently not suitable
Access, neighbouring amenities and on-site ecology all require careful consideration . Access from the west may be preferable in respect of neighbouring amenities, but this would benefit from off-site highway layout reconfigutration in respect of the negotiation of a more direct route around the nearby amenity open space. Land ownership issues.
Touches upon Coastal Change Management Area.

Status Currently not suitable

FRE033

Land at Brambles Farm, Freshwater

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is beyond the built up area and located in the wider rural area

Local Policy Context (Including Neighbourhood Plan: The site is located outside but immediately adjacent to the settlement boundary

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors:

Settled Farmland (Freshwater Isle)

Key Characteristics

- Gently rolling landscape underlain by Clay, Silt and Sand geology with some areas of Limestone
- Undulating topography allows views within the area, to the downs to the south and to the sea giving variety to the landscape
- Outside settlements a predominantly pastoral landscape of irregular medium scale fields with some larger arable fields to the north plus horse paddocks associated with settlement
- Fields bounded by thick hedges with frequent hedgerow trees giving a semi-enclosed, wooded ambiance particularly to the central and southern sections of the area
- Mature coniferous shelter belts and garden trees form a distinctive feature particularly to the south of Freshwater
- Intricate network of rural lanes, some sunken with fewer roads to the north and western margins
- Settlement pattern varies, based around farmsteads and hamlets to the south with suburban style dwellings spreading along the lanes, with more sparse scattered farms and nucleated villages to the north
- The influence of the large village of Freshwater is muted due to the enclosed and rolling character of the area and the tree cover which continues into the settlement and helps to integrate it with the rural areas
- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today

FRE033

Land at Brambles Farm, Freshwater

- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

Agricultural Land Classification:

Grade 3

Landscape Impact: The site is a featureless field that enjoys far reaching views across the Solent to the mainland. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. The track at the north east boundary is a registered Public Right of Way.

It is not far from the Coastal Change Management Area. Development here would be somewhat inconsistent with the existing settlement pattern. Landscape value is medium and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in any environmental designations. There is a hedgerow along the eastern boundary.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No FZ2/3. Thin band of surface water flood risk flow path in north field.

Proximity to Key Services

Access to Public Transport: There is a bus stop (Brambles Corner) adjacent to the site.

Access to Pedestrian Cycle Links: Public Right of Way at north-east boundary. Colwell Road has pedestrian footways.

Access to Services and Facilities: Both Totland and Freshwater do have services and facilities.

Access to Open Space and Recreation: West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young people's provision. However it has deficits of allotments and parks/gardens.

Highways Factors

Highway Access: Adjacent to Colwell Road, although position of bus stop/lane limits access options. North-east road is sub-standard width and would require upgrading. Loss of hedgerow (S41 habitat) will be necessary with either option.

SHLAA Conclusion

Note: This submission did not accurately delineate a site boundary as required, so an estimated site boundary was drawn by local planning dept. Currently not suitable. Landscape, visual impacts and inconsistent with existing settlement form.

Status Currently not suitable

FSH002

Land at Kite Hill Farm, Firestone Copse Road, Kite Hill PO33 4LE

Key Details

Settlement: Fishbourne Settlement Tier: 5 Parish: Fishbourne Site Area (0.24 2018 SHLAA_Ref_No: IPS179 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: The site is located outside the settlement boundary.

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

Site Description: Kite Hill Farm Barns is located within a former farm complex on Kite Hill. The site is a collection of buildings with access onto Firestone Copse Hill.

Planning History: Proposed change of use and conversion of agricultural barns to one dwelling house and associated games room, barn, shed and garages, barns at Kite Hill Farm, Firestone Copse Road, Wootton, refused 28 November 2017 (TCP/33239 - P/00843/17)

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is located in the AONB, on its boundary. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.

Landscape Character Area Key Factors: Settlement

Agricultural Land Classification: The classification is Grade 3

Landscape Impact: Thid AONB site is situated on a slope which continues to drop down to the River Medina to the west. As such the site is visible to and from the west for some distance. The farm buildings form a locally distinct edge to the boundary of Fishbourne where the land transitions to a more rural context, and the site has some heritage value. Overall landscape value and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area but there are listed buildings on site (Grade II Threshing barn in NE corner, Grade II Stable in NW corner, Grade II cart shed central on site, Grade II

FSH002

Land at Kite Hill Farm, Firestone Copse Road, Kite Hill PO33 4LE

Granary on east side). There is a listed building offsite to the north (Grade II Kitehall Farmhouse).

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation but touches upon the boundary of the North Eastern Woods Local Ecological Network. The SPA (Solent and Southampton Water) boundary is only 40m distant to the south-west.

The site is within the 3km radius of Briddlesford Copse SAC/SSSI. There is a hedgerow and some trees to the site. As there are a number of traditional and other barns, bats surveys may be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

No risks identified.

Proximity to Key Services

Access to Public Transport:

There is a bus stop within walking distance to the main road. This is Route 9 - Newport | Fairlee/Staplers | Wootton | Binstead | Ryde and runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to Pedestrian Cycle Links:

There are network of public rights of way adjacent to the area. There are no dedicated cycle paths in close proximity.

Access to Services and Facilities:

Whilst the site is outside the settlement area there are services close by in Wootton.

Access to Open Space and Recreation:

Bembridge sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitative shortages of amenity greenspace and parks and gardens and a small deficiency in allotment space.

There is limited public open space provision nearby but good links to the wider countryside.

Highways Factors

Highway Access:

The site can be accessed from Firestone Copse Road

SHLAA Conclusion

Currently not suitable. Heritage and landscape concerns with this site which is located in a settlement with very limited service provision.

Conclusion 2022:

Status

Currently not suitable

HAV001

Coppid Hall Farm, Main Road, Havenstreet, Isle of Wight, PO33 4DH

Key Details

Settlement: Havenstreet Settlement Tier: 4 Parish: Havenstreet and Ashey Site Area (2 2018 SHLAA_Ref_No: IPS060 2nd Reg18 ISP Housing Allocation Ref: N/a

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: Havenstreet does not have a settlement boundary.

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

Site Description: The site is a fairly level site and is a current farm with farm gate sales of milk. The site includes a collection of farm buildings including open sided barns. The site is bounded by hedges to fields and fences to yard and farm area.

Planning History: Prior approval for alterations and conversion of barn to residential unit, Coppid Hall Farm, Main Road, Havenstreet, conditional approval 24 August 2015 (TCP/06142/G/P/00799/15)

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area. Southern half is Strategic Gap.

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

Landscape Impacts

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

Landscape Character Area Key Factors: Partial settlement, partial 'Traditional Enclosed Pasture Land (Northern Clay Pasture Land)' Key Characteristics Rolling pastoral landscape with small copses, hedgerows and hedgerow trees Field trees are a feature of the east of the area around Hardingshute, Nunwell and Upton Historic farmsteads are located throughout the area The designed landscape and historic buildings at Nunwell contribute strongly to the character of that part of the area Ancient woodland areas Nature conservation value of woodland and grassland areas within the area and wetland areas on its edges Scheduled monuments a number of which are currently at risk

Agricultural Land Classification: The classification is Grade 3

HAV001

Coppid Hall Farm, Main Road, Havenstreet, Isle of Wight, PO33 4DH

Landscape Impact: The site is visually exposed and sits on a high point in the surrounding landscape. There are views to the south and east in particular; and to the west from the northern section of the site. Southern half is Strategic Gap. The existing farm structures are consistent with the rural character. There are public footpaths off-site to the north and south giving this site some further visual sensitivity. Value is medium and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area there is the Grade II listed war memorial to the north east. As such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Site contains historic buildings which are included on the HER. Historic building recording should be undertaken prior to development.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no tree preservation orders or larger trees within the site. There are a number of hedgerows and barns on the site and biodiversity studies may be required. Bats are likely to be present. Land north of the site is the North Eastern Woods Local Ecological Network and Firestone Copse SIN is 120m north. The highway edge off-site to the north is marked by a number of TPOs.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No risks identified.

Proximity to Key Services

Access to Public Transport: Whilst there is a bus stop close by, Southern Vectis are no longer running this service.

Access to Pedestrian Cycle Links: The area has access to public rights of way but no dedicated cycle ways and the immediate road does not have a pavement.

Access to Services and Facilities: Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.

Access to Open Space and Recreation: For quantitative standard analysis, Havenstreet forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. There is a recreation ground to the south of the site.

Highways Factors

Highway Access: The site has an existing access onto the main road in close proximity to a split junction.

SHLAA Conclusion

Currently not suitable. Working farm in visually exposed landscape and an area of rural character. Settlement has little in the way of services. Southern half is Strategic Gap.

Conclusion 2022:

Status Currently not suitable

HAV002b F H WINTER AND SONS LTD (South-west side)

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

The site is located in FZ1 and is not class 1 or 2 agricultural land. However, given the character of the area it is considered to small to accommodate 5 dwellings and therefore falls below the minimum size threshold.

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

HAV002b F H WINTER AND SONS LTD (South-west side)

Biodiversity / Ecological Impacts

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

Biodiversity Net Gain Scope: Green roofs.

Flood Risk

Flood Risk (including Surface Water): No risks identified.

Proximity to Key Services

Access to Public Transport: Whilst there is a bus stop close by, Southern Vectis are no longer running this service.

Access to Pedestrian Cycle Links: The area has access to public rights of way but no dedicated cycle ways and the immediate road does not have a pavement.

Access to Services and Facilities: Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.

Access to Open Space and Recreation: For quantitative standard analysis, Havenstreet forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. The site is within the walking access threshold for amenity greenspace, children/young people's provision and natural/semi-natural greenspace.

Highways Factors

Highway Access: The site has current road frontage, but no footways.

SHLAA Conclusion

Currently not suitable.
Given the character of the area it is considered to small to accommodate 5 dwellings and therefore falls below the minimum size threshold.

Status: Currently not suitable

HAV003

Land at Woodfords Dairy (1), Pondcast Lane, Havenstreet

Key Details

Settlement: Havenstreet Settlement Tier: 4 Parish: Havenstreet and Ashey Site Area (0.2 2018 SHLAA_Ref_No: IPS180a 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: The site is located outside the settlement boundary and is located in the wider rural area.

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

Site Description: The site is a thin strip of land behind a barn with access. There are trees and scrubby area to the east boundary and residential to the north.

Planning History: No recent planning history.

Suitability Assessment Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B 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 Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is beyond the built up area and located in the wider rural area.

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB. There are long views to the south, including to/from the AONB which would be difficult to mitigate. Therefore it has an impact upon the AONB setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: Primarily settlement. Partial overlap with 'Traditional Enclosed Pasture Land (Northern Clay Pasture Land)' Key Characteristics Rolling pastoral landscape with small copses, hedgerows and hedgerow trees Field trees are a feature of the east of the area around Hardingshute, Nunwell and Upton Historic farmsteads are located throughout the area The designed landscape and historic buildings at Nunwell contribute strongly to the character of that part of the area Ancient woodland areas Nature conservation value of woodland and grassland areas within the area and wetland areas on its edges Scheduled monuments a number of which are currently at risk.

Agricultural Land Classification: The classification is Grade 4

HAV003

Land at Woodfords Dairy (1), Pondcast Lane, Havenstreet

Landscape Impact: It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. It is situated on a slope and there are long views to the south, including to/from the AONB which would be difficult to mitigate. Therefore it has an impact upon the AONB setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. The site contains characteristics typical of the Traditional Enclosed Pasture Land. It feels like an extension into the rural area and is slightly inconsistent with the settlement form

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

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

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No risks identified.

Proximity to Key Services

Access to Public Transport: Whilst there is a bus stop close by, Southern Vectis are no longer running this service.

Access to Pedestrian Cycle Links: There is a public right of way to the east of the site (R10) but no dedicated cycle ways and the immediate road does not have a pavement.

Access to Services and Facilities: Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.

Access to Open Space and Recreation: For quantitative standard analysis, Havenstreet forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. There is a recreation ground to the east

Highways Factors

Highway Access: Access is off Pondcast Lane through the adjacent site also in the same landownership, Pondcast Lane is narrow and development is likely to require highway improvements.

SHLAA Conclusion

Currently not suitable.

It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. It is situated on a slope and there are long views to the south. The site contains characteristics typical of the Traditional Enclosed Pasture Land. The access road is narrow, suitable for single vehicles only and lacks pedestrian footways - so would discourage car dependency, particularly in a location which already lacks basic services. Concern over highways issues and exposed landscape from Rowlands Lane mean the site cannot be considered suitable.

Status Currently not suitable

HAV004

Land to south east of Pondcast Lane, Havenstreet

Key Details

Settlement: Havenstreet Settlement Tier: 4 Parish: Havenstreet and Ashey Site Area (2.78 2018 SHLAA_Ref_No: IPS180b 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: The site is located outside the settlement boundary and is located in the wider rural area.

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

Site Description: The site is a series of fields with stables and barns and some fruit trees. The site slopes to the south and is bounded by hedgerows to all boundaries with large trees to the south.

Planning History: No recent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

0.7ha of the site is located in a SINC and has been removed from the assessment. The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is beyond the built up area and located in the wider rural area.

Local Policy Context (Including Neighbourhood Plan: The site is located outside the settlement boundary and in the wider rural area

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB. There are long views to the south, including to/from the AONB which would be difficult to mitigate. Therefore it has an impact upon the AONB setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: 'Traditional Enclosed Pasture Land (Northern Clay Pasture Land)' Key Characteristics Rolling pastoral landscape with small copses, hedgerows and hedgerow trees Field trees are a feature of the east of the area around Hardingshute, Nunwell and Upton Historic farmsteads are located throughout the area The designed landscape and historic buildings at Nunwell contribute strongly to the character of that part of the area Ancient woodland areas Nature conservation value of woodland and grassland areas within the area and wetland areas on its edges Scheduled monuments a number of which are currently at risk.

Agricultural Land Classification: The classification is Grade 3 to the south and Grade 4 to the north

HAV004

Land to south east of Pondcast Lane, Havenstreet

Landscape Impact: It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. The site slopes to the south with far reaching views across the countryside. There are long views to the south, including to/from the AONB which would be difficult to mitigate. Therefore it has an impact upon the AONB setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. Development of this site would mark a departure from the existing settlement form into an area of open countryside with poor highway connections. The area contains many characteristic of traditional enclosed pasture land. There is a Public Right of Way running down the west boundary giving this tranquil site some recreational value. Landscape value and sensitivity are medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. Pondcast Farmhouse which is visible 100m to the south-west is Grade II listed.

Biodiversity / Ecological Impacts

Impact on Biodiversity: 0.7 ha of the south section of the site is located in a SINC (Kittenocks) and this area also forms part of the North Eastern Woods Local Ecological Network. There is also a small Traditional Orchard (S41 habitat) in the north section of the site. The rest of the site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no tree preservation orders within the site but there are a number of larger trees which connect to a larger adjacent ancient woodland to the south. Accessing the site from the highway would likely result in loss of hedgerow (a S41 habitat). Further biodiversity studies are likely to be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): South boundary is marked by FZ2/3. East boundary has surface water flood risk.

Proximity to Key Services

Access to Public Transport: Whilst there is a bus stop close by, Southern Vectis are no longer running this service.

Access to Pedestrian Cycle Links: There is a public right of way through the site to the west (R10) and across the south west of the site (R8) but no dedicated cycle ways and the immediate road does not have a pavement.

Access to Services and Facilities: Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.

Access to Open Space and Recreation: For quantitative standard analysis, Havenstreet forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. There is a recreation ground to the east.

Highways Factors

Highway Access: Access is onto Pondcast Lane which is narrow single track with no footways. Development of any significant scale would likely require highway improvements.

SHLAA Conclusion

Currently not suitable. The road network to the site is very narrow and there are also concerns over landscape and visual impact due to topography, as well as the general area appearing to have some ecological sensitivity.

Conclusion 2022:

Status: Currently not suitable

HAV007

Land at Coppid Hall Farm, Havenstreet

Key Details

Settlement: Havenstreet Settlement Tier: 4 Parish: Havenstreet and Ashey Site Area (1.1 2018 SHLAA_Ref_No: IPS254 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: The site is located outside the settlement boundary and is located in the wider rural area.

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

Site Description: The site is part of an agricultural field with two roadside boundaries. The site slopes from east to west and is bounded to three sides by hedges and the west boundary is open.

Planning History: No apparent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB. There are views to the west to/from the AONB. Therefore it has an impact upon the AONB setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: 'Traditional Enclosed Pasture Land (Northern Clay Pasture Land)' Key Characteristics Rolling pastoral landscape with small copses, hedgerows and hedgerow trees Field trees are a feature of the east of the area around Hardingshute, Nunwell and Upton Historic farmsteads are located throughout the area The designed landscape and historic buildings at Nunwell contribute strongly to the character of that part of the area Ancient woodland areas Nature conservation value of woodland and grassland areas within the area and wetland areas on its edges Scheduled monuments a number of which are currently at risk.

Agricultural Land Classification: The classification is Grade 3

HAV007

Land at Coppid Hall Farm, Havenstreet

Landscape Impact: It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. The site slopes to the west with far reaching views across the countryside. There are long views to the south-west, and views to/from the AONB to the west. Therefore it has an impact upon the AONB setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. Development of this site would mark a departure from the existing settlement form into an area of open countryside with poor highway connections. The area contains many characteristic of traditional enclosed pasture land. Landscape value is medium and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area there is the Grade II listed war memorial to the north east. As such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no tree preservation orders or larger trees within the site but there are some interspersed within the hedges. The site overlaps slightly with the North Eastern Woods Local Ecological Network on it's northern border.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No risks identified.

Proximity to Key Services

Access to Public Transport: Whilst there is a bus stop close by, Southern Vectis are no longer running this service.

Access to Pedestrian Cycle Links: The area has access to public rights of way but no dedicated cycle ways and the immediate road does not have a pavement.

Access to Services and Facilities: Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.

Access to Open Space and Recreation: For quantitative standard analysis, Havenstreet forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. There is a recreation ground to the south of the site.

Highways Factors

Highway Access: The site would require a new access, it has roadside hedges (s41 habitat) to two boundaries and is located close to and on an existing junction that may impact visibility. There are no pedestrian footways.

SHLAA Conclusion

Currently not suitable. Landscape, heritage and highway concerns. Would represent a developmen inconsistent with the form of a settlement that lacks many basic services. Lack of footways and local services suggest this would inevitably encourage car dependency.

Status Currently not suitable

HAV008

Land south of Coppid Hall Farm, Havenstreet

Key Details

Settlement: Havenstreet Settlement Tier: 4 Parish: Havenstreet and Ashey Site Area (3.68 2018 SHLAA_Ref_No: IPS255 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: Havenstreet does not benefit from a settlement boundary and is therefore considered to be in the wider rural area.

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

Site Description: The site is currently a series of fields that is bounded by a hedges with trees interspersed. The land slopes gradually from north west to south west.

Planning History: No recent planning history.

Suitability Assessment Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B It 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 Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area. Eastern section is Strategic Gap.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB. There are long views to the south, including to/from the AONB which would be difficult to mitigate. Therefore it has an impact upon the AONB setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: 'Traditional Enclosed Pasture Land (Northern Clay Pasture Land)' Key Characteristics Rolling pastoral landscape with small copses, hedgerows and hedgerow trees Field trees are a feature of the east of the area around Hardingshute, Nunwell and Upton Historic farmsteads are located throughout the area The designed landscape and historic buildings at Nunwell contribute strongly to the character of that part of the area Ancient woodland areas Nature conservation value of woodland and grassland areas within the area and wetland areas on its edges Scheduled monuments a number of which are currently at risk.

Agricultural Land Classification: The classification is Grade 4

HAV008

Land south of Coppid Hall Farm, Havenstreet

Landscape Impact: The site is rough pasture land that is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. It is situated on land that slopes down to the south with far reaching views across the countryside. There are long views to the south, including to/from the AONB which would be difficult to mitigate. Therefore it has an impact upon the AONB setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. Development of this site would mark a departure from the existing settlement form into an area of open countryside with poor highway connections. Eastern section is Strategic Gap. The area contains many characteristic of traditional enclosed pasture land. Landscape value is medium and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are some more substantial hedgerows that may have biodiversity benefits and require further investigation.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No risks identified.

Proximity to Key Services

Access to Public Transport: The area is no longer served by public transport.

Access to Pedestrian Cycle Links: There is a public right of way to the north of the site and crosses the north east corner. (R7)

Access to Services and Facilities: Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.

Access to Open Space and Recreation: For quantitative standard analysis, Havenstreet forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. There is a children's recreation ground to the north of the site.

Highways Factors

Highway Access: Potentially accessible onto Pondcast Lane to the south of the site, to the north access only via the footpath.

SHLAA Conclusion

Currently not suitable. Landscape and highway concerns. Would represent a development inconsistent with the form of a settlement that lacks many basic services. Lack of footways and local services suggest this would inevitably encourage car dependency.

Status Currently not suitable

LAK002

Merrie Gardens and Black Pan Farm/Scotchells Brook off Newport Road , Lake

Key Details

Settlement: The Bay (Lake) Settlement Tier: 1 Parish: Lake Site Area (10 2018 SHLAA_Ref_No: IPS303, IPS292 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018: The developed area of the site is within the settlement boundary and the remainder of the site is outside and immediately adjacent to it.

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

Site Description: The south part of the site has been redeveloped and includes the Premier Inn, Marston's and KFC and car parking/service areas. The remainder of the site is scrub land and grass land. Although the site has been put forward as 10 hectares the developable area has been submitted as 7.5 hectares.

Planning History: South Settlement boundary section only P/01919/07 (Granted) Outline for industrial/business and residential development and alterations to vehicular access to include provision of a roundabout at Newport Road junction (additional information) (readvertised application)

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B There is an area to the north west of the site approximately 2.0 hectares that is located in FZ2 and 3. This area has been removed from the developable area. The resultant area is assessed below. The site is not class 1 or 2 agricultural land.

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing commercial uses, some with 24 hour opening hours. The site is close to existing residential, no compatibility issues are envisaged

Local Policy Context (Including Neighbourhood Plan: The developed area of the site is within the settlement boundary and the remainder of the site is outside and immediately adjacent to it.

Mineral Resources: The top north section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Changed Countryside - Leisure. Key Characteristics Use for formal sporting and leisure activities Mosaic of habitats of potential benefit to wildlife (particularly the golf courses) Smallbrook stadium sees occasional activities with high noise and traffic having temporary impact on the tranquillity of the area

Agricultural Land Classification: The classification is predominately Grade 4 with a section to the site of Grade 3.

LAK002

Merrie Gardens and Black Pan Farm/Scotchells Brook off Newport Road , Lake

Landscape Impact: The southernmost point of the site is urbanised by relatively recent development and in the settlement boundary. The site becomes steadily more rural, and of higher landscape quality and sensitivity , as it extends northward. The north section gently slopes down to the brook to the north east, and comprises rough grassland and shrubby bushes. It is of medium high landscape value and sensitivity. The intervening section is low quality scrubby grassland enclosed by trees to the north, but enjoying very long views to the south and south-west as far as the AONB ridges, albeit with built up areas on intervening land.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area but there is a listed building to the south-east corner (Merrie Gardens Farmhouse Grade II). Should the site be acceptable, consideration will need to be given to the special character features of the asset as well as the setting of the building.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. Scotchells Brook runs along the northwest boundary and may need further investigation/consideration in terms of biodiversity.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): North west boundary is a river valley with associated flood risks overlapping the site. There are also some patches of surface water risk in the southern developed section.

Proximity to Key Services

Access to Public Transport: Sandown is well served by public transport including Southern Vectis routes, 2, 3 and 8.

Access to Pedestrian Cycle Links: There are network of public rights of way close to the site and SS25 crosses the site. There are no dedicated cycle paths in close proximity. The wider area has cycle links to Newport.

Access to Services and Facilities: The sites partially s in the settlement boundary of Sandown where there are a range of services and facilities.

Access to Open Space and Recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards..

Highways Factors

Highway Access: Access to the site is via mini roundabout off the A3056.

SHLAA Conclusion

Currently not suitable.
The remaining undeveloped southern section is more suited too commercial/retail and there would be compatibility issues for residential development. May be some scope for further employment uses.
Northern section unsuitable for landscape reasons.

Status Currently not suitable

LAK006

Land adj. Lake Common Road and Lake Common, Lake

Key Details

Settlement: The Bay (Lake) Settlement Tier: 1 Parish: Lake Site Area (7 2018 SHLAA_Ref_No: N/a 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

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

Site Description: The south tail (and direct highway access) of the site is Lake Common Open Space. The larger and wider northern section is a green field bordered by deciduous woodland, the eastern section of which is a SINC.

Planning History: No relevant applications

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

The majority 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. However, a small section to the north-east is 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 majority of the site is not located within any environmental designations including heritage coast, historic park or garden, open space. However th south tail comprising approximately one third of the site is designated open space.

Envonmental Discounts_Stage B(i)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is on the edge of the urban area.

Local Policy Context (Including Neighbourhood Plan): The developed area of the site is within the settlement boundary and the remainder of the site is outside and immediately adjacent to it.

Mineral Resources: Part of the north-west of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Changed Countryside - Leisure. Key Characteristics: Use for formal sporting and leisure activities, Mosaic of habitats of potential benefit to wildlife (particularly the golf courses), Smallbrook stadium sees occasional activities with high noise and traffic having temporary impact on the tranquillity of the area

Agricultural Land Classification: The classification is Grade 4/urban

Landscape Impact: The site forma an intervening section of land between the urbanised built-up area and a golf course. The south section is designated open space, has a smattering of deciduous trees and is of good quality, whilst being contained from wider views by trees and development. The north field is basin like in topography form, but has longer views to the north.

LAK006

Land adj. Lake Common Road and Lake Common, Lake

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is adjacent to a river/stream on the east boundary. The site is bordered by, and partially overlaps Sandown Golf Course SINC and the Local Ecological Network. The combination of these factors and the need for buffers suggests a site with not insignificant ecological value.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): River, with associated surface water flood risk extending the length of the entire east boundary, including across access point.

Proximity to Key Services

Access to Public Transport: Lake is served by bus routes 22, 24, 68 and 71.

Access to Pedestrian Cycle Links: There are network of public rights of way close to the site and a public bridleway running across the site. Adjacent highway has pedestrian footways albeit on the other side of the road.

Access to Services and Facilities: Lake is a tier 1 settlement with a good range of services.

Access to Open Space and Recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards.

Highways Factors

Highway Access: The southern section abuts Fairview Crescent. However this section is public open space so not a suitable access point under the criteria of the SHLAA methodology.

SHLAA Conclusion

Currently not suitable.
No highway access. Minerals notification area. Landscape impact and not insignificant ecological impact.
The southern section abuts Fairview Crescent. However this section is public open space so not a suitable access point under the criteria of the SHLAA methodology.

Status: Currently not suitable

MER003

Cheeks Farm, Merstone Lane, Merstone, Newport, PO30 3DE

Key Details

Settlement: Merstone Settlement Tier: 5 Parish: Arreton Site Area (0.6 2018 SHLAA_Ref_No: IPS075a 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: The site is located outside the settlement boundary and is located in the wider rural area

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

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

Planning History: Various relating to conversions and alterations of buildings to residential and new units.

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B The site is located in FZ1. The site is on Grade 2 agricultural land. This is high grade agricultural land that should be protected. Sites located on Grade 2 are discounted at Stage B. However, as the site is part brownfield and incorporates a number of rural businesses and has been assessed as a reviewed site.

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: Existing employment uses will need to be considered if residential is incorporated.

Local Policy Context (Including Neighbourhood Plan: The site is located outside the settlement boundary and in the wider rural area, is brownfield and includes employment uses. Grade 2 Agricultural land.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: East Yar Pasture Land Key Characteristics Enclosed pastoral landscape in close proximity to valley floor and arable Ancient woodland areas Hedgerows and some hedgerow trees Historic farmsteads dispersed throughout the areas

Agricultural Land Classification: The classification is Grade 2

MER003

Cheeks Farm, Merstone Lane, Merstone, Newport, PO30 3DE

Landscape Impact: It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. It is relatively contained in the wider landscape by landscape and vegetation. The western half of the site is already developed.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. May require historic building recording prior to development.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site has a number of empty building and barn that may require bat surveys.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No on-site flood risk identified.

Proximity to Key Services

Access to Public Transport: There is a bus stop close by. This is along Route 2 serving Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes.

Access to Pedestrian Cycle Links: There is a public right of way to the south (A1) and there is a cycle track near by. The immediate roads do not benefit from pavements

Access to Services and Facilities: Merstone has no services or facilities, there is some rural employment.

Access to Open Space and Recreation: In the Open Space Assessment Newport sub-area exhibits quantitative deficits of all types of open space except accessible natural greenspace. There is limited public open space facilities but the site has good access to the countryside.

Highways Factors

Highway Access: There is access of Merstone Lane, the access has been improved but visibility is still restricted and the lane is quite narrow

SHLAA Conclusion

Currently not suitable.
The site is located outside the Settlement boundary with no meaningful relationship to it. Merstone lacks basic services and this site does not relate well to the settlement core. The access road, Merstone Lane, is below standard width and lacks pedestrian footways, residential development would be highly car-dependent.

Status Currently not suitable

NBR001

Land to south & west of Lower Calbourne Mill, Newbridge

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer)
 The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B
 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is beyond the built up area and located in the wider rural area.

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

NBR001

Land to south & west of Lower Calbourne Mill, Newbridge

Impact on Biodiversity:

The site is not located in an environmental designation. There are two traditional orchard (S41 Priority Habitat) at boundaries, one at the north-west and one at the south-east. There are no TPOs on the site but there are a number of larger trees at boundaries that need to be considered. The North Eastern Woods Local ecological Network is located off-site a short distance to the east.

Biodiversity Net Gain Scope:

Connect priority habitats

Flood Risk

Flood Risk (including Surface Water):

No flood risks on-site identified. There is a river valley off-site to the east.

Proximity to Key Services

Access to Public Transport:

The site is close to a bus stop which is along Route 7 that serves Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay. This runs Mon - Sat up to every 30 minutes | Sundays up to every 30

Access to Pedestrian Cycle Links:

There is a public right of way to the east of the site. There is no cycle link.

Access to Services and Facilities:

Newbridge has very limited services. The near by campsite does have a shop.

Access to Open Space and Recreation:

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. There is limited public open space provision near. The site is within the walking distance threshold for children/young people and outdoor sports but outside it for all other open space typologies.

Highways Factors

Highway Access:

The site can be accessed from the road but is on a bend and hill. The access is narrow between two houses, the east side one being a Grade II listed building. The adjacent road has no pedestrian footways.

SHLAA Conclusion

Currently not suitable.

It is located in the wider rural area on the edge of an area with no services. There is concern about access into the site, and impact upon the heritage setting of the listed property, the curtilage of which is adjacent to the proposed access. The site is also elevated and there are concerns over landscape impact

Status

Currently not suitable

NCH001

Langbridge Business Centre, Newchurch

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. Adjacent, so partially within the 5m buffer of Newchurch Marshes 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 or open space.

Environmental Discounts Stage B(i)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

NCH001

Langbridge Business Centre, Newchurch

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not within a conservation area. There is a locally listed building (Langbridge Chapel) to the south east as such consideration must be given to its conservation including its setting. Further south still, but on the access road is Grade II listed Spicers Bridge.

Biodiversity / Ecological Impacts

Impact on Biodiversity: There are no tree preservation orders or larger trees within the site. The western boundary is immediately adjacent to a SINC (Newchurch Marshes) and the boundary forms part of the buffer. There is a Traditional Orchard (S41 Priority habitat) recorded on the eastern boundary. Coastal Floodplain and Grazing Marsh (S41 Priority Habitat) is situated 40m south of the boundary. The site is in a Local ecological Network (Eastern Yar Valley) and the northern half is located in the Briddlesford Copse 3m radius.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Adjacent to FZ2/3 in SW corner.

Proximity to Key Services

Access to Public Transport: The nearest bus stop is some distance away (approx. 2km), located at Winford Cross. This is served by Route 8 - Newport to Ryde service

Access to Pedestrian Cycle Links: NC9 public right of way is to the south of the site, this is also the location of the main dedicated cycle route from Sandown to Newport.

Access to Services and Facilities: Newchurch has a primary school, Peddlers cafe and a pub.

Access to Open Space and Recreation: There are some open space provisions within Newchurch including the Field of Hope Nature Reserve. However this site is outside the walking threshold for all open space types except natural greenspace.

Highways Factors

Highway Access: The site has an existing access onto the main road. However, there are no pedestrian footways and the site is Langbridge and somewhat separated from Newchurch.

SHLAA Conclusion

Currently not suitable.
Loss of employment in a location remote from services, lacking pedestrian footways and likely to be highly car dependent.

Status: Currently not suitable

NCH002

Popes Farm, High Street, Newchurch

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

The site is located in FZ1. The Western portion of the site which is predominately built on is located within Grade 2. The eastern half of the site is located on Grade 3.

Whilst land that is Grade 2 is generally discounted, this area is built on with a series of barns and outbuildings. It has therefore been included in the following assessment.

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential and a school, no compatibility issues are envisaged

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB. However there are views to/from the AONB in westerly directions and the site has an impact upon it's setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: East Yar Pasture Land
Key Characteristics
 Enclosed pastoral landscape in close proximity to valley floor and arable areas
 Ancient woodland areas
 Hedgerows and some hedgerow trees
 Historic farmsteads dispersed throughout the areas

Agricultural Land Classification: The Western portion of the site which is predominately built on is located within Grade 2. The eastern half of the site is located on Grade 3.

NCH002

Popes Farm, High Street, Newchurch

Landscape Impact: It is located in the wider rural area but close to the existing built up area. There is little development along Palmers Lane so development would have a visual impact from the lane and from Skinners Lane. There is a public right of way off site 50m to the east, from which the site is visible. Value and sensitivity is medium and capacity for change is medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. There is a listed building to the west as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Site contains historic building which would require recording prior to any development (IWHER 13053)

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. Furthermore there are a number of outbuildings that may require additional biodiversity studies. Pond (S41 habitat) on site.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Southern boundary road is flood risk.
Whole site is within Drinking Water Protected Areas (Surface Water) (England).

Proximity to Key Services

Access to Public Transport: The nearest bus stop is some distance away (approx. 2km), located at Winford Cross. This is served by Route 8 - Newport to Ryde service

Access to Pedestrian Cycle Links: NC9 public right of way is to the north of the site, this is also the location of the main dedicated cycle route from Sandown to Newport. There are a number of other public rights of way to the area. There are pavements but these are sporadic and do not run the length of the road.

Access to Services and Facilities: Newchurch has a primary school, Peddlers cafe and a pub.

Access to Open Space and Recreation: There are some open space provisions within Newchurch including Field of Hope Nature Reserve.
However this site is outside the walking threshold for all open space types except natural greenspace.

Highways Factors

Highway Access: There is an existing access onto the High Street. Palmers Lane to the south is single track, has limited visibility and is bounded by hedges.

SHLAA Conclusion

Currently not suitable for development of sufficient scale. The majority eastern side is of too rural character and would represent an extension out of keeping with the village form. However it could be suitable for open space provision to serve the village adjacent to the primary school. There has been recent residential development to the west and there may be some limited scope for more, although probably not at the SHLAA minimum size threshold scale.

Status Currently not suitable

NET002

Land known as 'Seaview Meadows', on the south side of Priory Drive/Gully Road, Seaview.

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

NET002

Land known as 'Seaview Meadows', on the south side of Priory Drive/Gully Road, Seaview.

Landscape Impact: The site is Agricultural Land Quality Grade 3 which is on the outskirts of the area where the land is becoming more rural/agricultural. It is typical of the North East Pasture Land LCA. The site gently slopes from the south-east down to the north-west. Priory Drive is a Public Bridleway so the site has some recreational value, and an inherent scenic quality/remoteness. The site provides a rural setting to the settlement and Priory Drive is a natural settlement edge precluding extensive and in-depth development to the south. Strategic Gap. Landscape value is medium and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

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

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Surface water flow path which touches across north-west corner.

Proximity to Key Services

Access to Public Transport: There is a bus stop in close proximity. This is along Route 8 - Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links: There is a public right of way to the south and east of the site. There is no dedicated cycle link and the immediate roads do not benefit from pavements.

Access to Services and Facilities: There are some services in Seaview but it is not a rural service centre

Access to Open Space and Recreation: Nettlestone sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitative shortages of amenity greenspace and parks and gardens and a small deficiency in allotment space. There is limited public open space provision nearby, and the site only falls within the walking access standard for children/young people and accessible natural greenspace. However, the coastal footpath and coast is closely located to the east.

Highways Factors

Highway Access: The access would need reconfiguring and relocating but still would be on a Priory Drive, which is a narrow lane lacking pedestrian footway. Visibility splays are poor, hindered by both vegetation and the width of Priory Lane.

SHLAA Conclusion

Currently not suitable. The site is in the Strategic Gap and on the outskirts of the area where the land is becoming more rural/agricultural. It is typical of the North East Pasture Land LCA. Priory Drive is a Public Bridleway so the site has some recreational value, and an inherent scenic quality/remoteness. The site provides a rural setting to the settlement and Priory Drive is a natural settlement edge precluding extensive and in-depth development further to the south. The access would need reconfiguring and relocating but still would be on Priory Drive, which is a narrow land lacking pedestrian footway. Even if a safe access could be achieved this would likely be a car-dependent development.

Status Currently not suitable

NET005

Kenneth House, Eddington Road, Nettlestone, PO34 5BU

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

NET005

Kenneth House, Eddington Road, Nettlestone, PO34 5BU

development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Biodiversity / Ecological Impacts

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

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

Proximity to Key Services

Access to Public Transport: This is along Route 8 - Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links: There are three public footpaths within the site, R80 & 81 cross the site diagonally and R83 crosses the site north to site. Given the location of these rights of way, if the site is deemed suitable they will need to be taken into account in any layout design.

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

Access to Open Space and Recreation: There is limited public open space provision nearby

Highways Factors

Highway Access: The site can be accessed from Eddington Road

SHLAA Conclusion

Currently not suitable. Located outside the Settlement boundary with no meaningful relationship to it. Concerns over the location, too remote, too rural and too isolated with poor connections. Further concerns over the impact on the church and footpath. Strategic Gap.

Status Currently not suitable

NET006

Land at Priory Drive, PO34 5BU

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Discounted by a Factor in Stage A (5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).
 The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental Discounts (Stage A No buffer) Discounted by a Factor in Stage A (No Buffer)
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i) Discounted by a Factor in Stage B
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii) Discounted by a Factor in Stage B(ii)
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

NET006

Land at Priory Drive, PO34 5BU

Landscape Impact: The site is Agricultural Land Quality Grade 3 which is on the outskirts of the area where the land is becoming more rural/agricultural. It is typical of the North East Pasture Land LCA. It is relatively flat and although there is no natural southern boundary it is contained from long views by topography and vegetation. There are Public Rights of Way down the east and north boundary giving the site some recreational value. It would represent an inconstant extension from the settlement form. Strategic Gap. Value and sensitivity are medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, although there are a number just of site to the north-east. There are mature hedgerows and appropriate surveys may be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risks identified.

Proximity to Key Services

Access to Public Transport: There is a bus stop along Caws Avenue. This is along Route 8 - Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links: There is a public right of way to the east of the site (R83, R74) and is fairly close to the coastal footpath. There is no dedicated cycle path.

Access to Services and Facilities: There are some services in Seaview but it is not a rural service centre

Access to Open Space and Recreation: Nettlestone sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitative shortages of amenity greenspace and parks and gardens and a small deficiency in allotment space. There is limited public open space provision nearby, and the site only falls with in the walking access standard for accessible natural greenspace, while being on the fringes of the catchment for children/young people. However, the coastal footpath and coast is closely located to the east.

Highways Factors

Highway Access: An access would need to be located onto Priory Drive, which is non-standard width single track with few passing places and bounded by hedgerows. Access would require some hedgerow (a S41 priority habitat) removal.

SHLAA Conclusion

Currently not suitable. The site is in the Strategic Gap and on the outskirts of the area where the land is becoming more rural/agricultural. It is typical of the North East Pasture Land LCA. There are Public Rights of Way on two sides so the site has some recreational value, and an inherent scenic quality/remoteness. The site provides a rural setting to the settlement and Priory Drive is a natural settlement edge precluding extensive and in-depth development further to the south. Priory Drive is an unsuitable access at this point, being narrow, single track and with few passing points. Bringing access to an acceptable standard would necessitate both loss of rural character and removal of hedgerows (S41 priority habitat).

Status Currently not suitable

NET007

Land west of Eddington Road Nettlestone (See Attached Planning Statement)

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer)
 0.15ha to the north of the site is located within an ancient woodland buffer and has been removed from the assessment.
 The remainder of site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B
 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

NET007

Land west of Eddington Road Nettlestone (See Attached Planning Statement)

Landscape Impact: The site situated beyond the settlement confines in an area where the land is becoming more rural and more agricultural. Landscape quality is good, it is Agricultural Land Quality Grade 3 and bounded on two sides by Public Rights of Way. Strategic Gap. Development here would be inconsistent with the settlement pattern. Value and sensitivity is medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: 0.15ha to the north of the site is located within an ancient woodland buffer and has been removed from the assessment. There are no other designations or TPOs on the site, although there is a TPO on the boundary in the NE corner and others further off-site to the north-east. There are trees and hedges at most other boundary sections.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Small area of surface water risk in far south-west corner.

Proximity to Key Services

Access to Public Transport: There are bus stops close to the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links: There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.

Access to Services and Facilities: Nettlestone is not a rural service centre but does have a convenience store and a primary school

Access to Open Space and Recreation: Nettlestone sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitative shortages of amenity greenspace and parks and gardens and a small deficiency in allotment space. There is limited public open space provision nearby, and the site only falls within the walking access standard for children/young people and accessible natural greenspace.

Highways Factors

Highway Access: There is currently no vehicular access to the site from Eddington Road but this could be achieved, albeit necessitating loss of hedgerow (a S41 priority habitat). There is a narrow access onto Park Lane.

SHLAA Conclusion

Currently not suitable. The site is within the Settlement Gap and situated beyond the settlement confines in an area where the land is becoming more rural and it is bounded on two sides by Public Rights of Way. Strategic Gap. Development here would be inconsistent with the prevailing settlement pattern, remote from services and likely be car-dependent.

Status Currently not suitable

NET008

Land at The Meadows, Priory Drive Seaview

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan: The site is located outside the settlement boundary and in the wider rural area. Strategic Gap. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets outs the need for a residential nursing home, sheltered accommodation and affordable housing.

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

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact: The site is Agricultural Land Quality Grade 3 which is on the outskirts of the area where the land is becoming more rural/agricultural. The site gently slopes from the south down to the north. Priory Drive is a Public Bridleway so the site has some recreational value. The north of the site has seen ad-hoc development/extension, but the south has some rural scenic quality. The site provides a rural setting to the settlement and Priory Drive is a natural settlement edge precluding extensive and in-depth development to the south. Strategic Gap. Landscape value and sensitivity is medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There is a tree preservation order to the front of the site TPO/2013/05 and a number of others to the boundary. A buffer will be required to the TPO.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Surface water flow path runs south to north across site.

Proximity to Key Services

Access to Public Transport: There is a bus stop in close proximity. This is along Route 8 - Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links: There is a public right of way to the south and east of the site. There is no dedicated cycle link and the immediate roads do not benefit from pavements.

Access to Services and Facilities: There are some services in Seaview but it is not a rural service centre

Access to Open Space and Recreation: Nettleson sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitative shortages of amenity greenspace and parks and gardens and a small deficiency in allotment space. There is limited public open space provision nearby, and the site only falls within the walking access standard for children/young people and accessible natural greenspace.

Highways Factors

Highway Access: There is a current access to Priory Drive, which is currently used to access a private residence. Visibility splays are poor, hindered by both vegetation and the width of Priory Lane. Priory Lane is a narrow country lane lacking pedestrian footways.

SHLAA Conclusion

Currently not suitable. The site is within the Settlement Gap and on the outskirts of the area where the land is becoming more rural/agricultural. The site gently slopes from the south down to the north. The north of the site has seen ad-hoc development/extension, but the south has some rural scenic quality. The site provides a rural setting to the settlement and Priory Drive is a natural settlement edge precluding extensive and in-depth development to the south. Strategic Gap. Landscape value and sensitivity is medium.

Priory Lane is a narrow country lane lacking pedestrian footways. Even if a safe access could be achieved this would likely be a car-dependent development.

Status Currently not suitable

NET009

Land West of Nettlestone and South of Nettlestone Hill

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact: It is outside a settlement boundary and whilst close to residential is more rural countryside interspersed by hedgerows and typical of the North East Pasture Land. The site is gently sloping from east to west is prominent from the Wishing Well public house, as well as having long views in/out from the south across countryside of inherent quality crossed by a Public Right of Way. The site forms part of a Strategic Gap and would represent a very significant intrusion into the gap between Nettlestone and Pondwell. Value is Medium but Sensitivity is High.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. There is a listed building to the east, The Old Manor. As the site is near to a listed building any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, there are a row of character cottages to the east.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The western boundary is adjacent to Nettlestone SINC. The remainder of the site is not located within any environmental designations. There are boundary hedges but there are no TPOs within the site. There is a further SINC (Longlands Copse) 60m to the south and the intervening land abutting the south boundary of the site comprises Lowland Meadow S41 priority habitat. There are records of Water Vole in the vicinity. Given the proximity of the SINC relevant surveys may be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Small area of surface water risk central and at south boundary.

Proximity to Key Services

Access to Public Transport: There are bus stops close to the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links: There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.

Access to Services and Facilities: Nettlestone is not a rural service centre but does have a convenience store and a primary school

Access to Open Space and Recreation: Nettlestone sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitative shortages of amenity greenspace and parks and gardens and a small deficiency in allotment space. There is limited public open space provision nearby

Highways Factors

Highway Access: The site can be accessed from Nettlestone Hill, although sight lines may be restricted by vegetation and prevailing speeds are high, so would need confirmation from a safety perspective.

SHLAA Conclusion

Currently not suitable. It is outside a settlement boundary and whilst close to residential is more rural countryside interspersed by hedgerows and typical of the North East Pasture Land. The site enjoys long views in/out from the south across countryside of inherent quality crossed by a Public Right of Way and would not be suitable from a landscape perspective. The site forms part of a Strategic Gap and would represent a very significant intrusion into the gap between Nettlestone and Pondwell.

Status Currently not suitable

NEW004

Land at Staplers Heath, off Staplers Road, Newport

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeology comments: Currently no known archaeological implications.
CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders on the site but there are a number of trees to the northern edge, and several TPOs just outside the western boundary. There is a long hedgerow that appears substantial to Landscape Road. All boundaries have hedgerows and there are several large ponds (S41 Priority Habitat) off-site to the east. Further investigation in terms of ecological assessments may be required. The site is also in the 3km radius of Briddlesford Copse area.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: There is a bus stop close by along Route 9 - Newport | Fairlee/Staplers | Wootton | Binstead | Ryde. This runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to Pedestrian Cycle Links: There is a public right of way (N119) to the north west of the site. There are no dedicated cycle paths in close proximity. There are also no pedestrian footways on Staplers Road on the same side as the site, and none at all on landscape Lane.

Access to Services and Facilities: Newport being the county town has access to a full range of services and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are no specific recreation or open space provisions close by but there are public rights of way in the vicinity

Highways Factors

Highway Access: The site has a current access of Staplers Road in the north east corner. However this is just outside the 30mph zone and may require significant loss of hedgerow to achieve sight-lines. There are also no pedestrian footways on the highway on the same side as the site.

SHLAA Conclusion

Currently not suitable.
Development here would be visually intrusive in the landscape and out of keeping with the established pattern of development and prevailing rural character. There are also concerns about access (both vehicular and pedestrian), which even can be addressed are likely to involve significant loss of hedgerow (S41 priority habitat) and further erosion of rural character.

Status: Currently not suitable

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Unknown archaeological potential. On site of military camps. Early consultation with IWCAHES recommended. CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity: Dodnor Creek SINC partially extends into the site from the east, which S41 Priority Habitat 'Lowland Mixed Deciduous Woodland'. The site is located in the Medina Estuary Local Ecological Network. Whilst there are no TPOs on the site there are a number of trees and hedges. The site abuts the Ramsar (Solent & southampton Water) and Medina Esturay SSSI to the east and south, as well as a host of other designations/habitats including Dodnor Creek and Dicksons Copse LNR and Country Park, Dicksons Copse Ancient Woodland, Lowland Fens (S41 Priority habitats) and Parkhurst stream. Given the location further biodiversity studies may be required. CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Two bands of surface water flood risk run across the site from flowing down towards the River Medina to the east. One band is central and one band is near the south boundary.

Proximity to Key Services

Access to Public Transport: There is a bus stop in close proximity and is along Route 1 - Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes. This runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle Links: Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public footways and paths to the local road network.

Access to Services and Facilities: Newport has a full range of services and facilities

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.

Highways Factors

Highway Access: The site is accessed via Horsebridge Hill, however any development would require an upgrading to the existing highway entrance. Possible access issues in relation to the position of bus stops and junction, as well as overall capacity. The site could also be accessed from Stag Lane. The strategic road network is located along Horsebridge Hill.

SHLAA Conclusion

Currently not suitable
Landscape impact and Strategic Gap. Although developed areas of Newport actually extend further north than this site, these areas comprise incongruous ribbon development, so development of this site would still be inconsistent with the existing settlement form, as well as representing a significant intrusion into the settlement gap between Newport and Cowes/East Cowes. There are long views across the east over the Medina Valley particularly from the higher sections to the north-west. There are also long views to/from the south from northern sections of the site. The site is sensitive from a landscape perspective.

Status: Currently not suitable

NEW015

Land at Buckbury Farm, Buckbury Lane, Newport

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

NEW015

Land at Buckbury Farm, Buckbury Lane, Newport

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of larger trees individual and groupings to the hedgerow boundaries that may need to be considered. The site is also immediately adjacent to a wooded area to the south west, which contains a stream.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: The nearest bus stop is along Long Lane. This is Route 8 which serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links: There is a public right of way to the south west. The wider area has cycle links to Newport.

Access to Services and Facilities: Newport has a full range of services and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.

Highways Factors

Highway Access: There is a field gate to the site with access on Buckbury Lane. Due to the slope of the site, the roadside boundary hedging will need to be removed to provide an appropriate vehicular access and visibility splay. Buckbury Lane is unmade and below standard width, although slightly wider than a single track/lane.

SHLAA Conclusion

Currently not suitable.

Access and pattern of development issues. The development east of Newport down Long Lane is already a somewhat inconsistent off-shoot from Newport's prevailing development, and this site would exacerbate this further since development has not extended south of the rural track Buckberry Lane. Buckbury Lane is unmade and below standard width. There are also multiple ownership aspects.

Status Currently not suitable

NEW020a Land at New Fairlee Farm, Newport

Key Details

Settlement:	Newport	Settlement Tier:	1	Parish:	Newport	Site Area (30.35	2018 SHLAA_Ref_No:	IPS359	2nd Reg18 ISP Housing Allocation Ref:	N/a
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):	Immediately adjacent to the Settlement Boundary										
Location in Relation to Settlement Boundary 2018:	The site is located outside but immediately adjacent to the current settlement boundary. Newport has a full range of services being the county town. Residential development is located to the south and west with fields to the north and east.										
Brownfield or Greenfield:	Greenfield	Brownfield Register (If applicable):									
Site Description:	The site forms a large site encompassing 30.35 hectares and is currently a farm with associated agricultural buildings. It is located on the eastern edge of Newport.										
Planning History:	No apparent planning history. (Checked June 2022)										

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:	The site is adjacent to existing residential so unlikely to be any compatibility issues.
Local Policy Context (Including Neighbourhood Plan):	The site is located outside but immediately adjacent to the settlement boundary of the main county town where there are a full range of services and facilities. Strategic Gap.
Mineral Resources:	The site is not located in a mineral or mineral safeguarding area.

Landscape Impacts

Impact upon and Relationship to the AONB:	The site is not located in an AONB.
Landscape Character Area Key Factors:	Traditional Enclosed Pasture land
Agricultural Land Classification:	The land is classified as Grade 3.
Landscape Impact:	It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. The site is surrounded by open fields, residential, school playing field and a nursing home. The site is undulating and slopes from south east down to the north west. Southern sections of the site are highly visually exposed to views to/from across the whole island to the north and north-west. It is crossed and bounded by Public Rights of Way giving it significant recreational value. Strategic Gap.

Heritage Impacts

Impact on Historic Environment and Heritage Assets:	The site is not located in a conservation area and there are no listed buildings close by. Unknown archaeological potential. Early consultation with IWCAHES recommended.
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NEW020a Land at New Fairlee Farm, Newport

CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity:

There is a pond near the farm buildings that will need to be considered
Numerous TPOs along west boundaries and several within site, particularly the central west section.
There are hedgerows at field boundaries. A tertiary river forms a small section of the west boundary, and another partially crosses the site. There are ponds around the southern boundary. An Phase 1 Habitat survey has been submitted that indicates no direct impacts.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

Surface water flood risk along southern boundary.

Proximity to Key Services

Access to Public Transport:

Bus stops are located just beyond the site on Staplers Road to the south of the site and along Fairlee Road to the north.

Access to Pedestrian Cycle Links:

There are public footpaths N117 across the centre, N119 across the eastern part of the site, N118 along the eastern boundary and N208 along the western boundary. There is a cycle link to the western boundary along Fairlee Road.

Access to Services and Facilities:

Newport has a full range of services and facilities.

Access to Open Space and Recreation:

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.
Medina Leisure centre is located to the north west of the site

Highways Factors

Highway Access: Access to site can be achieved from a number of areas. The submission includes a full traffic and transport assessment. Access from Fairlee Road would need additional land within the council's ownership.

SHLAA Conclusion

Currently not suitable.

It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. Strategic Gap. The site is undulating and slopes from south east to north west. Southern sections of the site are highly visually exposed to views to/from across the whole island to the north and north-west. It is crossed and bounded by Public Rights of Way giving it significant recreational value.

North-west sections of the site may have more scope that is less negatively impactful. Other sites in Newport are much preferable in terms of sustainability and should be prioritised.

Western sections offer scope to provide allotments.

Status

Currently not suitable

NEW021

Land at Hunters Way (2), off Staplers Road, Newport

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B 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 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

NEW021

Land at Hunters Way (2), off Staplers Road, Newport

CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are two TPOs at the south-west boundary, plus a number of trees and mature hedgerows along the boundaries. There is a tertiary river at the north-east corner. Further biodiversity studies may be required.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

No flood risk identified.

Proximity to Key Services

Access to Public Transport:

There are bus stops close by along Staplers Road, this is along Route 9 - Newport | Fairlee/Staplers | Wootton | Binstead | Ryde. This runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes. T

Access to Pedestrian Cycle Links:

There is a public right of way close by to the west, there is no dedicated cycle link close by. The immediate road does not have a pavement.

Access to Services and Facilities:

Newport has a full range of services and facilities.

Access to Open Space and Recreation:

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are a number of public open space facilities nearby in Newport.

Highways Factors

Highway Access:

The current access is off Mews Lane, but should development be considered appropriate it is likely that a new junction or improved access would be required. Mews Lane is an unadopted track of below standard width, and improvements would impact upon rural character.

SHLAA Conclusion

Currently not suitable.

It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. It is on a relative high point in the topography and there appears to be the potential for very long seasonal views to/from the site from the west and north-west. Development here would be inconsistent with the settlement form and have a negative impact upon landscape and prevailing rural character.

Status

Currently not suitable

NEW023b Site off East Pan Lane, east of St. Georges Way and directly south of Asda, Newport, Isle Of Wight

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

NEW023b Site off East Pan Lane, east of St. Georges Way and directly south of Asda, Newport, Isle Of Wight

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.
CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. The south western side of the site is located in an area TPO - reference TPO/1951/3. There are mature trees at north boundaries, hedgerows at other boundaries. Relevant studies may be required.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No on-site flood risk identified. However main access roads to the west are covered by FZ2/3.

Proximity to Key Services

Access to Public Transport: St Georges Way, the main road to the west is served by bus routes 2, 3 and 39 that have regular services to Newport, Sandown and Ventnor.

Access to Pedestrian Cycle Links: There are public rights of way to the south, west and east with the west linking to the cycle path and the wider area. The immediate roads do not benefit from footpaths.

Access to Services and Facilities: Nearby Newport has a full range of services and facilities and Asda is just to the north of the site

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.

Highways Factors

Highway Access: Access to the site is from Pan Lane. The current access is on a corner and may result in some visibility issues. Pan Lane is below standard width and lacks pedestrian footways which may present an obstacle to development of a more significant scale.

SHLAA Conclusion

Currently not suitable
Landscap and highways concerns.

Status: Currently not suitable

NEW024

Land at Worsley Road, Newport

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)Environmental Discounts (Stage A No buffer):
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)Environmental Discounts Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage BEnvironmental Discounts Stage B(ii):
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. However, there is a SINC with 5m buffer to the west, consequently appropriate ecological survey may be required. There is a TPO on site and several along the south boundary. However, there are hedges with trees interspersed, and areas of scrub to the south. The Gunville Stream is along the south boundary.
CHECKED JUNE 2022

Biodiversity Net Gain Scope: Strategic opportunity for large scale biodiversity net gain.

Flood Risk

Flood Risk (including Surface Water): FZ2/3 across southern boundary.

Proximity to Key Services

Access to Public Transport: The area to the north east of the site is well served by buses.

Access to Pedestrian Cycle Links: There is a public right of way to the south of the site. The area to the north east is served by public foot ways and paths to the local road network. The wider area has cycle links within Newport,

Access to Services and Facilities: The site is predominately in the settlement boundary of Newport where there is a full range of services and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is within the walking threshold for amenity open space and accessible natural greenspace. The site is partially within the walking threshold for outdoor sport (the north-west is beyond the catchment). The site is beyond within the walking threshold for parks/gardens, children and young people and allotments.

Highways Factors

Highway Access: The site can be accessed from Worsley Road. This road accesses Hunny Hill Road

SHLAA Conclusion

Currently not suitable.

The site is highly visible in the wider landscape. This is exacerbated as the site is steeply sloping. It is also considered that the green gap is important to the area. Access from Worsley Road is not suitable for development of any significant scale. The entire site represents an opportunity for creation of a strategic scale open space/countryside park incorporating biodiversity net gain to serve the town. The site already includes Worsley road Amenity Green Space on its north side, which may benefit from including a children's play area to address a deficit in the area.

Status Currently not suitable

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there are a trees within the hedgerows and a few larger trees and groupings that may need to be considered. There is a tertiary river/stream that follows the north and north-east boundary and crosses a section of the site itself to the south, following an internal hedge/tree line.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Patches of surface water flood risk central on site.

Proximity to Key Services

Access to Public Transport: The site is a regular bus service, serving Newport, East Cowes and Ryde. Routes 5 and 9 with buses running between 10-30 minutes depending on the route. There is a bus shelter on the site side of the road to the north.

Access to Pedestrian Cycle Links: There is a public right of way to the north east and there are cycle links along the dismantled railway. There is a pavement on the site side of the road.

Access to Services and Facilities: Newport has a full range of services and facilities but these are not likely to be in walking distance

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There is a green corridor running through the site. Newport has a range of open space facilities but these are not likely to be in walking distance.

Highways Factors

Highway Access: There is access to Fairlee Road which is along the strategic road network.

SHLAA Conclusion

Currently not suitable.
It would represent an extension inconsistent with the settlement pattern and a significant intrusion into the Strategic Gap between East Cowes/Wootton Bridge and Newport.
Furthermore the western section of the site is elevated from the road and there are concerns over visual prominence with houses sitting above the road.
The northern half does not appear to be available since it is occupied by a solar farm. The southern section comprises three vacant green fields. The entire site rises from Fairlee Road up to the East. It is bounded by trees and hedgerows to the east but is visible in the wider landscape to the west and north.
The site has ecological and heritage value to a degree and also recreational value is derived from a public right of way along the south boundary and another off-site on the high ground to the east.

Status Currently not suitable

NEW026

Land off Gunville Road, (east) Newport

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

 Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

 Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site. However there are hedgerows (S41 Priority Habitat) at all boundaries.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No on-site flood risk identified. However main access road to the west are covered by FZ2/3 further south from the site.

Proximity to Key Services

Access to Public Transport: There are bus stops along Gunville Road which are within walking distance.

Access to Pedestrian Cycle Links: There are a number of public rights of way in the area, there is a pavement/footpath that runs along the site into Gunville. There are no direct cycle links paths close by.

Access to Services and Facilities: Gunville has access to a number of facilities and services and Newport town centre is accessible by bus

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The open space audit indicated playing fields to the south east, these are connected to the school

Highways Factors

Highway Access: The site can be accessed directly from Gunville Road. However the national speed limit applies and some hedgerow may need to be removed to ensure visibility splays.

SHLAA Conclusion

Currently not suitable.
This site feels beyond the natural boundary of the settlement in an area that is rural in character and far removed from services. Although partially screened by hedges it is visually exposed in the landscape to long views. The site is separated from the main settlement by water-course, SINC, flood zone 2/3, as well as rising topography.

Status Currently not suitable

NEW027a Land to the Rear of Bank Cottage, Dodnor Lane, Newport

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

The northern boundary is located in a SINC buffer. It is not anticipated that this will impact on the developable area.

Environmental 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

NEW027a Land to the Rear of Bank Cottage, Dodnor Lane, Newport

Biodiversity / Ecological Impacts

Impact on Biodiversity: The northern boundary is located in a SINC (Dodnor Creek) buffer. It is not anticipated that this will impact on the developable area. There is a large tree adjacent to the highway. The whole site is located within a local ecological network (Medina Estuary) and is predominately scrub. There is a stream along the northern boundary which provides ecological value, together with its adjacent supporting habitat.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Surface water flood risk across north boundary.

Proximity to Key Services

Access to Public Transport: The site is not close to nearby bus stops but these are located within the nearby employment area.

Access to Pedestrian Cycle Links: The main Cowes to Newport cycle and public right of way is located to the east.

Access to Services and Facilities: Newport has access to a full range of services and facilities. There is an employment area of the south

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The wider area has access to public open space provisions.

Highways Factors

Highway Access: The site has potential access onto Dodnor Lane via NEW027b, but this will be dependent on the layout of any development that takes place on NEW027b (it has an outline residential permission and another pending application). The width of the road is not quite wide enough for two cars. Limited road traffic due to it being a no through road but is the access to the cycle and footpath into Newport and Cowes.

SHLAA Conclusion

Currently not suitable
Landscape impact and possible access issues. Strategic Gap.
Development of site NEW027a which extends away from the road frontage would represent a development highly inconsistent with the existing settlement pattern.

Status Currently not suitable

NEW028

Land adjacent 80 Watergate Road, Newport

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

NEW028

Land adjacent 80 Watergate Road, Newport

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders. North, east and south boundaries have hedges with small trees.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: The nearest bus stop is at some distance from the site.

Access to Pedestrian Cycle Links: There is a public right of way to the north, and there are wider cycle routes in the area. The immediate roads do not have pavements

Access to Services and Facilities: Newport has a full range of services and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.
Newport has a range of public open space provisions.

Highways Factors

Highway Access: The access gate is set back from the road and access is onto Watergate Lane, this section is narrow (below standard width), with restricted visibility in places and lacking any pedestrian footways. The speed limit changes at this point.

SHLAA Conclusion

Currently not suitable
Access concerns. The site is beyond the settlement boundary and too far out with poor and narrow approach roads, lacking pedestrian footways. There is further concern over landscape impact and topography issues.

Status: Currently not suitable

NEW029

Land north of 155a-165 Staplers Road, Newport

Key DetailsSettlement: Settlement Tier: Parish: Site Area () 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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)Environmental Discounts (Stage A No buffer):
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)Environmental Discounts Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage BEnvironmental Discounts Stage B(ii):
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

NEW029

Land north of 155a-165 Staplers Road, Newport

CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The rough grassland site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse
There are 5 trees with TPOs along the western and northern boundaries. There is also a small area of protected woodland in the north west corner of the site and a group TPO on the western fringe. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. Should development be considered suitable then a buffer to protect them will need to be included.
A tertiary river connects to the north-west corner. There are hedgerows at northern and western boundaries. Further biodiversity studies may be required.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: There are bus stops close by along Staplers Road, this is along Route 9 - Newport | Fairlee/Staplers | Wootton | Binstead | Ryde. This runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes.

Access to Pedestrian Cycle Links: There is a public right of way in close proximity, but there are no footpaths or cycle way along the main road.

Access to Services and Facilities: Newport town centre has access to a full range of services and facilities

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.
The site has access to the countryside via a PROW but there are no play areas etc. in close proximity.

Highways Factors

Highway Access: The site is currently accessed via an unadopted lane between 165 and 171 Staplers Road. This access lane is in third party ownership and well below standard width, with adjoining curtilages in separate ownerships being an obstacle to widening, not least in terms of viability.. According to the submission there are proposals to widen the lane (TCP/06320/C, P/00887/17). Staplers Road is a main road that has bus stops just beyond the access lane.

SHLAA Conclusion

Currently not suitable.
Access and landscape issues.

Status: Currently not suitable

NEW030 Old Marl Pit & land adjacent, Watergate Road, Newport PO30 1XP (Riverview Stables, 82 Watergate

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Environmental Discounts Stage B(ii)
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

NEW030 Old Marl Pit & land adjacent, Watergate Road, Newport PO30 1XP (Riverview Stables, 82 Watergate

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site. A south parts of the site are heavily treed and scrubby with a number of trees. There are also some larger across boundaries and the site abuts two separate TPO groups to the east. Appropriate studies are likely to be required.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: The nearest bus stop is at some distance from the site.

Access to Pedestrian Cycle Links: There is a public right of way to the north, and there are wider cycle routes in the area. The immediate roads do not have pavements

Access to Services and Facilities: Newport has a full range of services and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. Newport has a range of public open space provisions

Highways Factors

Highway Access: The site has two accesses, a narrow green lane that serves the pit and northern grazing land and a separate access that serves the southern parcel. Both access are onto Watergate Road and set back from the road. To northern lane has restricted visibility and the road becomes narrower where the speed limit changes.

SHLAA Conclusion

Currently not suitable
Access concerns. Accessed via NEW028 where there is a poor and narrow access road, lacking pedestrian footways. There is further concern over landscape impact and topography issues.

Status Currently not suitable

NEW031

Land off Forest Road, Newport

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts**Impact on Biodiversity:**

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There is a water course that transects the site. There are also some substantial hedges that in various places are interspersed with trees.
 There are records of bats in the area.
 There is a large SINC (Parkhurst Forest) a short distance north of NEW031.
 A river fork, with surrounding vegetation, traverses the site and there is another river across the south boundary. There is a TPO at the south boundary. The northern section of the site overlaps with North Western Woods Local Ecological Network.
 CHECKED JUNE 2022

Biodiversity Net Gain Scope:**Flood Risk****Flood Risk (including Surface Water):**

Band of surface water flood risk diagonally across the site.

Proximity to Key Services**Access to Public Transport:**

There are bus stops along Gunville Road and Forest Road which are within walking distance.

Access to Pedestrian Cycle Links:

There are a number of public rights of way in the area, there is a pavement/footpath that runs along the site into Gunville. There are no direct cycle links paths close by.

Access to Services and Facilities:

Gunville has access to a number of facilities and services and Newport town centre is accessible by bus

Access to Open Space and Recreation:

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.
 There are a number of public open space facilities nearby.

Highways Factors**Highway Access:**

The site can be accessed from Forest Road. The eastern fields can also be accessed from Gunville Road. The public footpaths on west boundary and centrally across the site both connect to Forest Road and offer potential access points, although these would result in the loss of the public footpath and their passive recreational value.

SHLAA Conclusion**Currently not suitable**

This is a large site outside the settlement boundary. The connection to existing built form of Newport is tenuous and this would be a development inconsistent with the existing settlement pattern. There are landscape impacts, the site has recreational and ecological value and virtually all sections of the site are visually exposed in the landscape to long views.

Status

Currently not suitable

NEW032

Land off Staplers Road & Mayfield Drive, Newport

Key DetailsSettlement: Settlement Tier: Parish: Site Area () 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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)Environmental Discounts (Stage A No buffer):
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)Environmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage BEnvironmental Discounts Stage B(ii):
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

NEW032

Land off Staplers Road & Mayfield Drive, Newport

CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse
There are 5 trees with TPOs along the eastern and northern boundaries. There is also a small area of protected woodland in the north east corner of the site. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. Should development be considered suitable then a buffer to protect them will need to be included. There is a small area of woodland at the west boundary and hedgerows at other boundaries. There is a tertiary river across the south-west boundary.
Further biodiversity studies may be required.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: There are bus stops close by along Staplers Road, this is along Route 9 - Newport | Fairlee/Staplers | Wootton | Binstead | Ryde. This runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes.

Access to Pedestrian Cycle Links: There is a public right of way in close proximity to the east, but there are no footpaths or cycle way along the main road

Access to Services and Facilities: Newport town centre has access to a full range of services and facilities

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.
The site has access to the countryside via a PROW but there are no play areas etc. in close proximity.

Highways Factors

Highway Access: There is a current access on to Staplers Road, it is likely this will need upgrading.
Site has an internal pinch point of 4.2m between two residential curtilages, which is also close to built properties.

SHLAA Conclusion

Currently not suitable.
Access and landscape issues.

Status Currently not suitable

NEW035

Land east of Gunville Road

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

The site is not located in the following designations; ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SPA, SSSI, scheduled ancient monument or RIGG. Over half the site to the north east is located within a SINC. This area along with a 5m buffer has been removed from the following assessment. The resultant area outside the SINC is approximately 1.2 hectares.

Environmental 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

0.4 ha of the site including the access to it is located in FZ 2 and 3. The remainder of the site is located in FZ1 and is not in class 1 or 2 Agricultural land. The site has been assessed on this basis.

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

NEW035

Land east of Gunville Road

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeological comments have noted that, the site lies within an area in which the Medieval Leper Hospital of St. Augustine's is thought to lie. Appropriate investigation will need to be undertaken.
CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity: Over half the site is within a SINC (Kitbridge Farm). There is a watercourse (Gunville Stream) running to the north of the site and the location of this may impact on the location of any access. There is a tree with a TPO to the western boundary. There are other trees within the site that will need to be considered.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Large band of FZ2/3 traverses the site, but takes up much less than half the site area so site not discounted.

Proximity to Key Services

Access to Public Transport: There are bus stops along Gunville Road within walking distance.

Access to Pedestrian Cycle Links: There is a public right of way to the north of the site that follows the watercourse, there are no cycle links near the site, however the nearby roads have footpaths running along both sides.

Access to Services and Facilities: Gunville has access to a number of facilities and services and Newport town centre is accessible by bus

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The open space audit indicated playing fields to the east, these those are connected to the school

Highways Factors

Highway Access: Further consideration will need to be given as to how access can be achieved as there is a water course and public right of way at the point the site meets Gunville Road. Access is in FZ2/3.

SHLAA Conclusion

Currently not suitable.
Unsuitable from an ecological, flood risk, and public amenity/landscape perspective.
More than two-thirds of the site is SINC, and the site is traversed by a water-course (Gunville Stream) and a Public Right of Way.
Flood zone 2/3 associated with the Gunville Stream traverses the site and covers most of the potential access point.
Sections of the west end may have scope for open space and /or biodiversity net gain enhancement to serve neighbouring allocated land.

Status Currently not suitable

NEW037

Land between Buckbury Lane and Long Lane, Newport

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)Environmental Discounts (Stage A No buffer):
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)Environmental Discounts Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage BEnvironmental Discounts Stage B(ii):
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts**Impact on Biodiversity:**

This scrubby site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is also a TPO group to the north and west of the site (TPO/1988/21). Habitat likely to have reptile potential. Appropriate studies are likely to be required.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:**Flood Risk****Flood Risk (including Surface Water):**

No flood risk identified.

Proximity to Key Services**Access to Public Transport:**

The nearest bus stop is along Long Lane. This is Route 8 which serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links:

There is a bridleway to the west and a public right of way to the south. The wider area has cycle links to Newport and surrounding area.

Access to Services and Facilities:

Newport has a full range of services and facilities but these are not likely to be in walking distance.

Access to Open Space and Recreation:

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. Newport has a range of open space facilities but these are not likely to be in walking distance.

Highways Factors**Highway Access:**

The site can be accessed off Buckbury Lane, but the site has road frontage to Long Lane but would need removal of a section of high hedge. Accessing onto Long lane may be problematic. The section of Long Lane in front of the site sees a transition to the national speed limit.

SHLAA Conclusion

Currently not suitable.

Landscape and pattern of development issues.

The area is on raised topography and exposed in the wider landscape to long views. Long Lane is already a somewhat inconsistent offshoot from Newport's prevailing development, and this site would exacerbate this further by extending still further to the south-east. And away from the centre of Newport.

There are also access concerns relating to the ability to achieve access onto Long Lane.

Status

Currently not suitable

NEW038

Land adjacent to Dodnor Farm, Dodnor Lane, Newport

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B 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 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

NEW038

Land adjacent to Dodnor Farm, Dodnor Lane, Newport

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The northern boundary is located adjacent to a SINC 9 (Dodnor creek) which is Lowland Mixed Deciduous Woodland (S41 Priority Habitat). The site has a number of farm style buildings and may require further biodiversity studies. The whole site is in the Medina Estuary Local Ecological Network. There is a hedgerow at the southern boundary.

CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

Surface water risk touches upon north boundary.

Proximity to Key Services

Access to Public Transport:

The site is not close to nearby bus stops but these are located within the nearby employment area.

Access to Pedestrian Cycle Links:

The main Cowes to Newport cycle and public right of way is located to the east.

Access to Services and Facilities:

Newport has access to a full range of services and facilities. There is an employment area of the south.

Access to Open Space and Recreation:

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The wider area has access to public open space provisions.

Highways Factors

Highway Access:

The site has access onto Dodnor Lane. The width of the road is below standard with not quite wide enough for two cars. There are no pedestrian footways, and little scope to address the above two issues without loss of hedgerow (S41 habitat).

Limited road traffic due to it being a no through road but is the access to the cycle and footpath into Newport and Cowes.

SHLAA Conclusion

Currently not suitable

Ecological and access concerns. Strategic Gap.

Status

Currently not suitable

NEW039

Land south of Dodnor Farm, Dodnor Lane, Newport

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

 Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

 Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

NEW039

Land south of Dodnor Farm, Dodnor Lane, Newport

CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of trees individual and groupings that need to be considered. The eastern boundary abuts a SINC (Newport-Cowes cycle track)
The site has a watercourse running along the western boundary. The south west corner of the site is immediately adjacent to a RAMSAR, SPA and SSSI, and the designations are about 30-60m away from the south and east boundaries at other sections. Further biodiversity studies are likely to be required. The whole site is located within a Medina Estuary Local Ecological Network.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

No flood risk identified.

Proximity to Key Services

Access to Public Transport:

The site has access onto Dodnor Lane. The width of the road is not quite wide enough for two cars. Limited road traffic due to it being a no through road but is the access to the cycle and footpath into Newport and Cowes.

Access to Pedestrian Cycle Links:

The main Cowes to Newport cycle and public right of way is located to the east.

Access to Services and Facilities:

Newport has access to a full range of services and facilities. There is an employment area of the south.

Access to Open Space and Recreation:

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The wider area has access to public open space provisions.

Highways Factors

Highway Access:

The site has access onto Dodnor Lane. The width of the road is below standard with not quite wide enough for two cars. There are no pedestrian footways, and little scope to address the above tow issues without loss of hedgerow (S41 habitat).
Limited road traffic due to it being a no through road but is the access to the cycle and footpath into Newport and Cowes.

SHLAA Conclusion

Currently not suitable
Ecological and access concerns. Strategic Gap.
May offer scope as a Biodiversity Net Gain opportunity to serve developments elsewhere.

Status

Currently not suitable

NEW040

Land to the north east of Newport, off Fairlee Road.

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B 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 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

NEW040

Land to the north east of Newport, off Fairlee Road.

CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There is a TPO woodland to the north and western boundaries that extends into the site (TPO/2013/56). There are also a number of large trees individual and groupings that need to be considered. The site is also quite close to the SPA and appropriate biodiversity studies are likely to be required.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Patches of surface water risk in NE corner and at north boundary.

Proximity to Key Services

Access to Public Transport: The site is a regular bus service, serving Newport, East Cowes and Ryde. Routes 5 and 9 with buses running between 10-30 minutes depending on the route. There is a bus stop on the site side

Access to Pedestrian Cycle Links: There is a public right of way to the north east some distance away and there are cycle links along the dismantled railway. There is a pavement on the opposite side of the road.

Access to Services and Facilities: Newport has a full range of services and facilities but these are not likely to be in walking distance

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There is a green corridor located close by that runs along the dismantled railway. Newport has a range of open space facilities but these are not likely to be in walking distance.

Highways Factors

Highway Access: The site is accessed via a slipway onto the main road. It is unclear who has control of the slipway. Fairlee Road is along the strategic road network

SHLAA Conclusion

Currently not suitable.
The site is a too remote from Newport and beyond large scale development. The site is not infill as there is only one dwelling to the north of the site and increasing development in this area would elongate ribbon development. Furthermore there are concerns over the impact on trees and the adjacent listed building. Strategic Gap.

Status Currently not suitable

NEW041

Isle of Wight Pet Centre, Watergate Road Newport PO30 1XP

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

NEW041

Isle of Wight Pet Centre, Watergate Road Newport PO30 1XP

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.
CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site. The site is bounded by some hedgerows with trees interspersed. It abuts the Medina Valley Local Ecological Network to the east.
The River Medina/Shide Backwater Local Ecological Network is located off site and adjacent to the east.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: The nearest bus stop is at some distance from the site.

Access to Pedestrian Cycle Links: There is a public right of way to the north, and there are wider cycle routes in the area. The immediate roads do not have pavements

Access to Services and Facilities: Newport has a full range of services and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.
Newport has a range of public open space provisions

Highways Factors

Highway Access: Access is onto Watergate Lane, the current access has restricted visibility and is where the road is narrower.
Achieving visibility splays will be difficult without considerable works and loss of vegetation.
Watergatte Lane is well below standard width at just 4m and lacks pedestrian footways.

SHLAA Conclusion

Currently not suitable

The site is beyond the settlement boundary and too far from services with poor access. There is also concern over landscape impact, topography and loss of employment.

It is exposed in the wider landscape with long views to/from the south and south-east and mid-distance views to/from the AONB Hills to the east, all landscapes of inherent quality.

Although there are buildings on site, these relate to a rural business and are not incongruous in the landscape. However, residential development would be inconsistent with the prevailing settlement pattern of development.

Access is onto Watergate Lane, the current access has restricted visibility and is where the road is narrower.

Achieving visibility splays will be difficult without considerable works and loss of vegetation.

Watergatte Lane is well below standard width at just 4m and lacks pedestrian footways.

Status: Currently not suitable

NEW042

Land rear of 139, 141 and 143 Staplers Road

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

NEW042

Land rear of 139, 141 and 143 Staplers Road

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs but there are some larger trees within the site and boundaries. There is a tertiary river across the north boundary.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: There are bus stops close by along Staplers Road, this is along Route 9 - Newport | Fairlee/Staplers | Wootton | Binstead | Ryde. This runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes.

Access to Pedestrian Cycle Links: There is a public right of way in close proximity to the east, but there are no footpaths or cycle way along the main road

Access to Services and Facilities: Newport has a full range of services and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.
The site has access to the countryside via a PROW but there are no play areas etc. in close proximity.

Highways Factors

Highway Access: Access will required the demolition of a double garage to enable access onto Staplers Road.

SHLAA Conclusion

Currently not suitable.
The site is considered back land development and there are concerns about how the layout can be accommodated whilst retaining sufficient amenity area appropriate for the size of the properties to the road frontage. Furthermore, there are concerns over access and whether this can be achieved. The rear hedge to the north of the site is also a strong boundary to the site.

Status: Currently not suitable

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact: The site is located on the outskirts of the area but is still fairly built up so any impact on landscape character will be reduced. Consideration will need to be given to the trees and river.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. The site affects or is near to a Grade II listed building (Great Pan Farmhouse) which is just south of the site boundary, and some of the outillage is actually within the site boundary. As such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in any environmental designations. There are a number of trees with TPOs along the east. There is also a large portion of the site that is a TPO woodland. These TPOs and woodland will need to be taken into account on determining the final developable area of the site if applicable. There is also a stream running across the north of the site and a number of barns and buildings that may house bats. Relevant biodiversity studies will be required. CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Large band of FZ2/3 across north one-third of site. Small patch of surface water risk on south-east boundary.

Proximity to Key Services

Access to Public Transport: There is a bus stop close by and this serves Newport and the immediate area.

Access to Pedestrian Cycle Links: There is a public right of way to the west of the site, located on the boundary. The area has cycle link and most roads have pavements

Access to Services and Facilities: Newport has access to a full range of services and facilities

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are a number of public open space facilities nearby.

Highways Factors

Highway Access: Access is currently onto Pan Lane, which lacks pedestrian footways.

SHLAA Conclusion

Currently not suitable
More suited to employment uses given character of the area, although there have been one or two residential permissions.
There is a large band of FZ2/3 across north one-third of site, which also suggests that the site is more suited to less vulnerable uses such as employment/commercial..
There is also concern over the potential impact on the adjacent listed building and its setting, potential access issues and that once constraints are removed whether the site could achieve residential development given the context and layout.

Status Currently not suitable

NEW046a Land at 233 Fairlee Road, Newport

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

NEW046a Land at 233 Fairlee Road, Newport

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. There is a Grade II listed building (The Round House) within the site boundary as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. A culverted watercourse forms the south boundary. The site is also quite close to the SPA and appropriate biodiversity studies are likely to be required.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Small patches of surface water risk at south of site.

Proximity to Key Services

Access to Public Transport: The site is a regular bus service, serving Newport, East Cowes and Ryde. Routes 5 and 9 with buses running between 10-30 minutes depending on the route. There is a bus stop on the site side.

Access to Pedestrian Cycle Links: There is a public right of way to the north east some distance away and there are cycle links along the dismantled railway. There is a pavement on the opposite side of the road.

Access to Services and Facilities: Newport has a full range of services and facilities but these are not likely to be in walking distance

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There is a green corridor located close by that runs along the dismantled railway. Newport has a range of open space facilities but these are not likely to be in walking distance.

Highways Factors

Highway Access: The site is accessed via a slipway onto the main road. It is unclear who has control of the slipway. Fairlee Road is along the strategic road network

SHLAA Conclusion

Currently not suitable
Heritage and ecological impact. Well treed site containing a listed building. Strategic Gap.

Status: Currently not suitable

NEW047

Fields to the north-west of Mountbatten Drive, Newport (East of Gunville Road).

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

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

 Discounted by a Factor in Stage A (5m buffer) The site is not located in an ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SPA, SSSI, scheduled ancient monument or RIGG.

However, Over half of the site is located in a SINC. This section of the site has been removed from the following assessment. The remainder of the area just over 2.5ha to the west is outside the SINC.

Environmental 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B 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

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: The site is outside the settlement boundary beyond the built up area.Local Policy Context (Including Neighbourhood Plan: The site is outside and not immediately adjacent to the settlement boundary.Mineral Resources: The site is not located in a mineral or mineral safeguarding area**Landscape Impacts**Impact upon and Relationship to the AONB: The site is not located in an AONB.Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**

NEW047

Fields to the north-west of Mountbatten Drive, Newport (East of Gunville Road).

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.
CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity: Over half of the site is located in a SINC (Kitbridge Farm). The remainder of the site, the area to assess, being the west portion of approximately 2.5 hectares is adjacent to the SINC along its south and east boundaries. Given the nature of the area, it is likely that additional biodiversity surveys are required. There is a watercourse that runs north east to south west through the SINC part of the site. There is a tree belt at the south-wets boundary and hedges at other boundaries, including internal field boundaries.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): FZ2/3 across south boundary, and water flow path from north to south across centre of the site.

Proximity to Key Services

Access to Public Transport: Buses run along Forest Road and Gunville Road.

Access to Pedestrian Cycle Links: There are network of public rights of way within the wider site but there are no dedicated cycle paths in close proximity.

Access to Services and Facilities: The site is located just outside of the main country town of Newport which has access to a full range of service and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are a number of public open space facilities nearby.

Highways Factors

Highway Access: The wider site is currently accessed from Forest Road which is a narrow farm lane that is also a public right of way. The remainder of the site would have to be accessed through the SINC or via other fields outside of the landowner's ownership.

SHLAA Conclusion

Currently not suitable
It is not directly connected to the settlement boundary and would represent a development inconsistent with the settlement form into an area which has recreational value, flood risk and ecological value - with over half of the site is located in a SINC (Kitbridge Farm). There are concerns over the ability to achieve access to the site without the need of third party land or accessing through the SINC.

Status: Currently not suitable

NEW048 Land on the south-west side of Buckbury Lane opposite Powell Close and Buckbury Close, Newport.

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Environmental Discounts Stage B(ii)
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there is an area TPO abutting the north boundary and there are a number of large trees individual and groupings within the site that need to be considered. There is also a water course (Pan Stream) to the north boundary of the site. Relevant biodiversity/arboricultural studies are likely to be required.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): FZ2/3 across west section, covering just under half the site.

Proximity to Key Services

Access to Public Transport: The nearest bus stop is along Long Lane. This is Route 8 which serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links: There is a public right of way to the south west. The wider area has cycle links to Newport.

Access to Services and Facilities: Newport has a full range of services and facilities

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are a number of public open space facilities nearby.

Highways Factors

Highway Access: Access is would need to be onto Buckbury Lane which is unmade and below standard width, although slightly wider than a single track/lane. The submitted forms set out that an access could be achieved similar to that of the adjacent site to the north west under P/01141/15.

SHLAA Conclusion

Currently not suitable.
Access, landscape and pattern of development issues.
The site is visually exposed in the wider landscape with long views to/from west round southerly aspects to the south-east.
The development east of Newport down Long Lane is already a somewhat inconsistent off-shoot from Newport's prevailing development, and this site would exacerbate this further since development has not extended south of the rural track Buckberry Lane. Buckbury Lane is unmade and below standard width. Significant sections of the site are within flood zone 2/3.

Status Currently not suitable

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

 Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

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

 Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan: Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area but there is a Granary at Werrar Farm that is a Grade II listed building, which is the northern section of the site. There is a locally listed building (former Medina Cement Mills) adjacent to the south-east corner.
CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity: Approximately 22.5ha is located in a SINC (Great Werrar Wood, Stag Copse) and Ancient Woodland and the entire site is within the Medina Valley Local Ecological Network. With the exception of the ancient woodland there are no TPOs on the site but there are a number of trees across the area along with mature hedgerows. There is also tertiary watercourse within the site. Given the proximity to the adjacent RAMSAR, SPA, SSSI, SAC biodiversity studies will be required.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): FZ2/3 across far east section. Surface water flow paths at north and centre.

Proximity to Key Services

Access to Public Transport: There are bus stops along the main strategic road network. This is along Route 1 - Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle Links: The main Cowes to Newport multi user track is to the east of the site and runs along side the eastern boundary.

Access to Services and Facilities: The site is located between Cowes and Newport that have a full range of facilities but given the size of the site put forward, if development is acceptable it would need to provide some facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are open space provisions in both Cowes and Newport but given the size of the site put forward, if development is acceptable it would need to provide some play/open space.

Highways Factors

Highway Access: The site can be accessed from Stag Lane

SHLAA Conclusion

Currently not suitable.
Strategic Gap. There are concerns over settlement coalescence, the significant landscape impact from East Cowes and the valley, ecological impacts given the designations within and adjacent to the site and the impact on the setting of Werrar Farm and the listed building. There are also concerns over access onto Stag Lane. An additional concern is potential compatibility issues to the south of the site with the existing AD Plant.
The site is ecologically rich both by virtue of proximity to international habitats, but also because it has pockets and sections of ancient woodland and SINC located within it. The site is predominately bounded by hedges interspersed with trees in places. It is considered that the site is too far from both Cowes and Newport and doesn't relate to either. Development here would further coalescence of Cowes and Newport, and it feels inconsistent with the prevailing settlement patterns, relating poorly to existing development boundaries and centres.

Status Currently not suitable

NEW056**Land Adjoining Ash Lane Gunville Newport****Key Details**Settlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

 Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

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

 Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site, although there are trees interspersed within the west boundary hedgerow. There are hedgerows at south, east and north boundaries. There is a stream to the western boundary that may have biodiversity interest so biodiversity/ecological studies may be required.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: The nearest bus stop is along Gunville Road.

Access to Pedestrian Cycle Links: There are a number of footpath (N151/N67) close to the site with one located on the eastern boundary. Should the site come forward as a wider area the footpath will need to be incorporated or diverted. The dismantled railway is to the south of the site.

Access to Services and Facilities: Gunville has a number of services and facilities but the site is also on the outskirts of Newport.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is not located close to any recognised open/recreation space but could incorporate appropriate areas within the site.

Highways Factors

Highway Access: Currently the site can only be accessed if the adjoining site comes forward.

SHLAA Conclusion

Currently not suitable
It is outside the settlement boundary where the land is becoming more rural and more agricultural. Were this field to be developed it would represent the furthest westward extent of Newport/Gunville, remote from central services. Although partially screened by vegetation, it is still exposed to views, particularly from the hills of the AONB to the south. AONB settings are a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. Public footpaths extend along the north and east boundaries giving the site recreational value.

Status Currently not suitable

NEW057

Land off Alvington Road, Newport, Isle of Wight, PO30 5SR

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

NEW057

Land off Alvington Road, Newport, Isle of Wight, PO30 5SR

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site though there are some trees within the boundaries. There is a lake just north of the site so the site may fall within the habita range of amphibians, inlcuing protected species. The site abuts TPO woodland to the north.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: The nearest bus stop is along Gunville Road approximately 120m away along the public rights of way.

Access to Pedestrian Cycle Links: There are network of public rights of way immediatly adjacent to the site but there are no dedicated cycle paths in close proximity

Access to Services and Facilities: Gunville has a number of services and facilities but the site is also on the outskirts of Newport.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace. The site is within the walking access threshold for outdoor sport and accessible natural greenspace But outside it for all open space typologies. It is not located close to any recognised open/recreation space but has access to the wider countryside via a network of public rights of way.

Highways Factors

Highway Access: The site is located at the end of Alvington Road at the beginning of the farm track and the public right of way. Upgrades would be required. It appears to be unmade in sections, below standard width and lacking pedestrian footways at it's western end. The proximity of adjacent residential curtilages may prohibit addressing width and footway issues.

SHLAA Conclusion

Currently not suitable.
There are concerns about the suitability of the access in terms of width, standard and pedestrian footways - as well as the ability of thses matter sto be resolved due to land ownership patterns. Both parts o fteh site have a pleasing rural chacater and are Grade 3 agricultural land. The south section has a landscape impact in partiucular and its development would open up no natural limit to ongoing westward expanion into the open countryside valley. The north field appears to have some ecological value by virtue of its proximity to TPO and the lake.
The development would be an expansion some considerable distance from Newport Town Centre into open arable countryside and somewhat inconsitent with the existing settlement form/pattern and natural growth patterns.

Status Currently not suitable

NEW058

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

NEW058

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

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site though there are some trees within the boundaries, including a woodland at the north boundary.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: The nearest bus stop is along Gunville Road over 350m away along the network of public rights of way or through the adjacent site once developed.

Access to Pedestrian Cycle Links: There are network of public rights of way immediately adjacent to the site but there are no dedicated cycle paths in close proximity

Access to Services and Facilities: Gunville has a number of services and facilities but the site is also on the outskirts of Newport.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.
The site is not located close to any recognised open/recreation space

Highways Factors

Highway Access: The site can only be accessed via the farm track that is also public footpaths N82 and N151 or potentially through the adjacent site that has planning permission although the layouts do not appear to facilitate this.

SHLAA Conclusion

Currently not suitable
Whilst the settlement boundary is located in close proximity, it is not clear whether the adjacent development layout would enable access and Alvington Manor View cannot take any more traffic. Using Manor Farm Lane would require additional traffic through the farm and via a track and public right of way which is not considered suitable. Furthermore the site does not relate well to the nearby pattern of development, and is not without landscape impact.

Status: Currently not suitable

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment Site suitable if ticked**Discounting Factors**

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

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

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

Environmental Discounts Stage B(ii):
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site is within a Medina Estuary Local Ecological Network. There are hedgerow at northern and western boundaries.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: The site is located along the Cowes to Newport service that runs every 10 minutes

Access to Pedestrian Cycle Links: There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. There is a pavement alongside the road.

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

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There is limited public open space provision nearby

Highways Factors

Highway Access: The site has access onto Newport Road the strategic road network and has good visibility in both directions.

SHLAA Conclusion

Currently not suitable.
Development here would further ribbon development and infill a key gap within the land between Cowes and Newport, further exacerbating the sense of increasing settlement coalescence and loss of intervening rural character. The view of the agricultural showground is key in maintaining the sense of separation of the two settlements. Strategic Gap.

Status Currently not suitable

NEW061

117 Medina Avenue, Newport

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

The eastern edge boundary is located within the 5m buffer of a SINC. It is not considered that this affects the developable area.

Environmental 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

The site is located in FZ1 and is not class 1 or 2 agricultural land.
The eastern edge boundary is located within the FZ 2 and 3. It is not considered that this affects the developable area.

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

NEW061

117 Medina Avenue, Newport

May be the site of a WWII aircraft crash (IWHER 4612). Further investigation required.
CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site, however there are trees to the eastern boundary. This boundary also form part of a SINC buffer and is located along a green corridor. Appropriate surveys may be required.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): FZ2/3 across east and south boundaries.

Proximity to Key Services

Access to Public Transport: The site is located in close proximity to a bus stop. This is along Route 38 Newport | Gunville | Carisbrooke | Whitepit Lane | Newport. This runs Mon to Sat up to every 30 mins | Sundays up to every 30 mins

Access to Pedestrian Cycle Links: There is a public right of way to the east and south of the site. There is a pavement running alongside the road and the wider area and cycle paths.

Access to Services and Facilities: Newport has a full range of services and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.
There are a number of public open space facilities nearby.

Highways Factors

Highway Access: There is an existing access onto Medina Avenue.

SHLAA Conclusion

Currently not suitable
The site is currently in employment use and it is more suited to remain in employment use. It's loss would be contrary to planning policy, economic aims and good planning.

Status Currently not suitable

NEW064

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

NEW064

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

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders although there are trees at all boundaries and a small woodland adjacent to the NW. Appropriate biodiversity studies may be required including consideration of the site's location within the 3km radius of Briddlesford Copse.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: The nearest bus stop is along Long Lane. This is Route 8 which serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links: There is a public right of way to the south west. The wider area has cycle links to Newport.

Access to Services and Facilities: Newport has a full range of services and facilities

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are a number of public open space facilities nearby.

Highways Factors

Highway Access: The site is sloping and does have access via a gate onto Buckbury Lane. This is likely to need upgrading and may require hedgerow removal. Buckbury Lane is unmade and below standard width, although slightly wider than a single track/lane.

SHLAA Conclusion

Currently not suitable.
Access, landscape and pattern of development issues. The development east of Newport down Long Lane is already a somewhat inconsistent off-shoot from Newport's prevailing development, and this site would exacerbate this further since development has not extended south of the rural track Buckberry Lane. Buckbury Lane is unmade and below standard width. There are landscape considerations and the site has loong views to/from it.

Status Currently not suitable

NEW066

Barton School Site, Green Street, Royal Exchange, Newport

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

NEW066**Barton School Site, Green Street, Royal Exchange, Newport***Heritage Impacts*

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Historic school building should be recorded prior to development.
CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders, there are though a couple of larger trees within the site. The east section is a Traditional Orchard (S41 Priority Habitat).
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: Newport has a range of bus services serving the town and there are bus stops close by.

Access to Pedestrian Cycle Links: There are pavements to the local roads, cycle paths and public rights of way to the wider area.

Access to Services and Facilities: Newport has a full range of services and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are a number of public open space facilities nearby.

Highways Factors

Highway Access: There are a number of accesses to the site including Royal Exchange.

SHLAA Conclusion

Currently not suitable
Assumed to be no longer available since gaining permission for change of use to a homeless shelter.

Status: Currently not suitable

NEW067

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

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)Environmental Discounts (Stage A No buffer):
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)Environmental Discounts Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage BEnvironmental Discounts Stage B(ii):
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site has a number of farm style buildings and may require further biodiversity studies. The whole site is located within a Medina Estuary Local Ecological Network. The eastern boundary is 30M from a SINC (Newport-Cowes cycle track) and 160m away from a RAMSAR, SPA and SSSI.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

No flood risk identified.

Proximity to Key Services

Access to Public Transport:

The site is not close to nearby bus stops but these are located within the nearby employment area.

Access to Pedestrian Cycle Links:

The main Cowes to Newport cycle and public right of way is located to the east.

Access to Services and Facilities:

Newport has access to a full range of services and facilities. There is an employment area of the south.

Access to Open Space and Recreation:

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The wider area has access to public open space provisions.

Highways Factors

Highway Access:

The site has access onto Dodnor Lane. The width of the road is below standard with not quite wide enough for two cars. There are no pedestrian footways, and little scope to address the above tow issues without loss of hedgerow (S41 habitat).
Limited road traffic due to it being a no through road but is the access to the cycle and footpath into Newport and Cowes.

SHLAA Conclusion

Currently not suitable.

Concerns over the location, the site is too far out for further residential development and becoming rural in character. There are also access issues relating to the standard of Dodnor Lane. Although the site has existing buildings, these are still of rural charcater, including stable blocks, etc so residential redevelopment may still feel inconsitent with te settlement pattern at this location.

Status

Currently not suitable

Key Details

Settlement:	Newport	Settlement Tier:	1	Parish:	Newport	Site Area (4.5	2018 SHLAA_Ref_No:	IPS335	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):	Located outside the Settlement boundary, but reasonably related to it to the extent that an extension could be at least be considered further										
Location in Relation to Settlement Boundary 2018:	The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north west, in close proximity, approximately 80m away.										
Brownfield or Greenfield:	Greenfield	Brownfield Register (If applicable):									
Site Description:	The site is on the outskirts of Newport and is a larger site that has employment uses to the northern edge. The site is undulating with distant views over to Portsmouth. It is bounded by hedgerows and has some wooded areas within and adjacent to it.										
Planning History:	Change of use of land for the siting of two holiday caravans, Long Lane Farm, Long Lane, Newport, conditional approval 27 November 2014 (TCP/30045/G/P/01242/14) (Checked June 2022)										

Suitability Assessment Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B

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

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:	The site is outside the settlement boundary on the edge of the area. It is close to rural employment and tourism uses. There is some existing residential on site
Local Policy Context (Including Neighbourhood Plan):	The site is located outside the settlement boundary.
Mineral Resources:	The north western section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate

Landscape Impacts

Impact upon and Relationship to the AONB:	The site is not located in an AONB.
Landscape Character Area Key Factors:	Landscape Improvement Area
Agricultural Land Classification:	The classification is Grade 3
Landscape Impact:	It is beyond the settlement boundary where the land is becoming more rural and more agricultural. It is visually exposed. The site is undulating with distant views across the countryside towards and including Portsmouth and the Spinnaker Tower. Development here would be inconsistent with the existing settlement form.

Heritage Impacts

Impact on Historic Environment and Heritage Assets:	The site is not located in a conservation area and there are no listed buildings close by.
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CHECKED JUNE 2022

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is also a pond, wooded areas and mature hedges. Relevant biodiversity studies are likely to be required.
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: The nearest bus stop is along Long Lane. This is Route 8 which serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links: There is a bridleway to the west. The wider area has access to public rights of way and cycle links to Newport and surrounding area. The road does not benefit from pavement in this area.

Access to Services and Facilities: Newport has a full range of services and facilities but these are not likely to be in walking distance

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. Newport has a range of open space facilities but these are not likely to be in walking distance.

Highways Factors

Highway Access: The site has an existing commercial and separate residential access to the site. However national speed limits applies necessitating long visibility splays. Additional scale of development would require further consideration.

SHLAA Conclusion

Currently not suitable
Development here would be inconsistent with the existing settlement form.
The site is beyond the settlement boundary and would extend residential too far. There is also concern over the impact on landscape character from this visually prominent site. Additionally there are concerns over compatibility with the existing onsite and adjacent employment uses.

Status Currently not suitable

NIT001

Ladyacre Farm, Pan Lane, Niton

Key Details

Settlement: Niton Settlement Tier: 3 Parish: Niton and Whitwell Site Area (3.9 2018 SHLAA_Ref_No: IPS329 2nd Reg18 ISP Housing Allocation Ref: N/a

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: The site is located outside but immediately adjacent to the current settlement boundary which is along the south and part along the east and west boundaries

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

Site Description: The site is a larger site on the edge of Niton. The site has a number of barns and structures located on it and is currently accessed off Pan Lane. The site is fairly flat and rise to north east and has hedges to all sides.

Planning History: Proposed bungalow, Spring Cottage, Pan Lane, Niton, Ventnor, pending (TCP/11606/B/P/01530/17).

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan: The site is located outside but immediately adjacent to the current settlement boundary of the RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB/Dark Skies Park but immediately adjacent to it. However it is visible from the AONB (to both west and east) and has an impact upon it's setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: SCH1 'Chalk Downs' St Catherine's and Head Southern Downs Key Characteristics Open and exposed landscape with few hedgerows Panoramic views of the Island's landscape, south west coastline, the Undercliff and out to sea Stone walls are used as a means of enclosure on the southern slopes of the downland in this area Woodland is found at the base of the northern slopes of the downland in the north of the area with the rest of the area being un wooded with any individual trees being stunted and bent by the prevailing wind St Catherine's Oratory and Hoy's Monument are key landmarks visible from many parts of the East Wight and West Wight areas Chalk grassland and the slopes and exposed rock of the inland Upper Greensand Cliffs are important habitats Scattered farmsteads at the base of the downland Mix of rolling open downland and large open arable fields The overall condition of the features of this character area is judged to be good and the character of the area is judged to be strong.

NIT001

Ladyacre Farm, Pan Lane, Niton

Agricultural Land Classification:

The classification is Grade 4

Landscape Impact:

The site is outside the settlement boundary where the area is more rural and more agricultural. The site is situated on a consistent and gentle slope which slopes down from NW to the SE. The site has far reaching views of surrounding countryside with little scope for mitigation. The site is directly abutting the Dark Skies Park and has a public footpath on its north-western boundary. The site has medium value and medium/high sensitivity and the overall capacity for change is low.

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site is not located in a conservation area and there are no listed buildings onsite or immediately adjacent, although there are some 50m south on the other side of Pan Lane.

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site has hedges (a NERC Act S41 priority habitat) to all boundaries and there are a number of barns/structures on site that may house bats. Appropriate surveys may be required. Within 2km zone of SAC (South Wight Maritime). Identified as an area for Grey Partridge - key farmland bird species

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

No significant flood risk. Minor surface water on southern fringes.

Proximity to Key Services

Access to Public Transport:

There are bus stops within the village of Niton. This is Route 6 - Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor and runs Mon - Sat 5 journeys | Sundays 3 journeys

Access to Pedestrian Cycle Links:

There is a public right of way to the north (NT54) and within the village and wider area. There are no dedicated cycle links.

Access to Services and Facilities:

Niton has a range of facilities in line with it being a RSC.

Access to Open Space and Recreation:

There are some open space provisions within Niton and there is access to the wider countryside.

Highways Factors

Highway Access:

The site can be accessed from Pan Lane. This is a narrow country lane with some passing places, but clearly not designed to serve development of any significance. It does not have pedestrian footways, and falls short of acceptable access.

SHLAA Conclusion

Not suitable - rural character site that lacks pedestrian access, or vehicular access suitable for development of any scale without significant detrimental impacts on congestion and village character. Landscape visual impact and impact upon AONB setting, in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Status

Currently not suitable

NIT002b

Land off Chatfeild Road, Niton

Key Details

Settlement: Niton Settlement Tier: 3 Parish: Niton and Whitwell Site Area (0.96 2018 SHLAA_Ref_No: IPS197 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary, but reasonably related to it to the extent that an extension could be at least be considered further

Location in Relation to Settlement Boundary 2018: The site is located outside but immediately adjacent to the current settlement boundary which is along the south western and part of the south eastern boundaries.

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

Site Description: The land is currently used as grazing paddocks. It has a current access on to Chatfeild Road which has a strong boundary hedge. The site is fairly level towards the road before rising to the west. The other boundaries to the site are hedges interspersed with trees.

Planning History: None

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer)
The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B
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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan): The site is located outside but immediately adjacent to the settlement boundary of Niton which is a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB. However it is visible from the AONB and has an impact upon it's setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: CC3 Equestrian in East Wight Landscape Character Assessment
Key Characteristics
 Pastoral fields often sub-divided with highly visible paddock tape
 Presence of field shelters, stables, manure piles, hard standings, and other equestrian paraphernalia
 Can appear cluttered and urbanising in the landscape
 The areas have the ability to contribute to grassland management for the benefit of grassland species

Agricultural Land Classification: The classification is Grade 4

NIT002b

Land off Chatfeild Road, Niton

Landscape Impact: The site is outside the settlement boundary and there is a sense of departure from the village at this point and intrusion into rural countryside. The site consists of rugged rural pasture bounded by hedges, shrubs and a handful of larger trees. The AONB Downs loom over the site to the south and east. The site has medium value and medium/high sensitivity and the overall capacity for change is low.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Previous Historical archaeological comments have noted that an earthwork HER 4841 potentially lies within part of the proposed area.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The hedges (a NERC Act S41 priority habitat) are substantial and some have trees interspersed and therefore there may be some biodiversity interests to consider. It would be difficult to envisage development of the site not resulting in hedgerow loss. There is a watercourse through the site. Within 2km zone of SAC (South Wight Maritime). No NERC Act S41 priority habitats on magic mapping.

Biodiversity Net Gain Scope: New Tree/hedge buffer along SW frontage connecting western tree line with eastern hedge into a more coherent ecological network, enhanced by wild flower meadow habitat buffers. Enhanced hedgerows and buffers at other boundaries. Enhanced wetland feature as multi-functional SUDs.

Flood Risk

Flood Risk (including Surface Water): No flood zones, but surface water line traverses site and scattered patches of surface water risk at northern edges of site.

Proximity to Key Services

Access to Public Transport: There are bus stops within the village of Niton

Access to Pedestrian Cycle Links: There are no public footpaths in the immediate vicinity. Parts of Chatfeild Road towards Rectory Road has a footpath to the road.

Access to Services and Facilities: Niton has a range of facilities in line with it being a RSC.

Access to Open Space and Recreation: There are some open space provisions within Niton and there is access to the wider countryside.

Highways Factors

Highway Access: The site can be accessed off Chatfeild Road, the entrance will need to be upgraded and may require some hedgerow removal.

SHLAA Conclusion

Currently not suitable
Impact upon AONB setting and rural landscape, in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. Encroachment into area with high quality rural character. Loss of hedgerows (Section 71 NERC Act habitat).

Status Currently not suitable

NIT005

Spouts Field , Niton, PO38 2DT

Key Details

Settlement: Niton Settlement Tier: 3 Parish: Niton and Whitwell Site Area (0 2018 SHLAA_Ref_No: IPS018 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: The site is located outside but immediately adjacent to the current settlement boundary which is along the west boundary.

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

Site Description: The site is gently sloping to the south/east and is mainly used as paddocks and grazing. There are some scrubby areas to the south east corner and a listed building off-site but immediately adjacent to the east. The site is bounded by a mix of post and wire fencing and mature hedges interspersed with trees.

Planning History: No recent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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. The site is identified on the council's open space audit but is not public open space.

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

Discounted by a Factor in Stage B The site is in FZ1. It 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan: The site is located outside but immediately adjacent to the current settlement boundary. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site ius partially within the AONB on th east (re-confirmed by original designation mapping), so forms a closely related part of its setting. If the site is considered acceptable, any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable. Areas outside the AONB but having an impact upon its setting also require very careful consideration in accordace with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: Settlement. But abutting SCH2 'Chalk Downs' Week and Stenbury Southern Downs Key Characteristics Open landscape often with an exposed feel Long distance panoramic views across the Island's landscape and out to the English Channel A chalk landscape largely grazed on the downlands and with large arable fields in the south of the area at the base of the Week Down and above the inland cliff top Important historic parkland at Appuldurcombe with prominent outer park wall skirting the base of the main downland slope below Appuldurcombe Down and rising up over the downland ridge Landmark features of Freemantle Gate and the Worsley Obelisk on Appuldurcombe Down

- ☑ Large stone wall enclosing the outer park at Appuldurcombe
 - ☑ Hanger woodlands on the eastern downland slope some of which are ancient woodland
 - ☑ Important chalk grassland areas in close proximity to acidic grasslands on drift geology gravel and clay with flint deposits
 - ☑ Hedgerows are present off of the downland but tend to be small except where demarcating tracks
- The overall condition of the features of this character area is judged to be good and the character of the area is judged to be good.

Agricultural Land Classification:

The classification is Grade 4.

Landscape Impact:

The site has a pleasing aspect consisting of equestrian paddocks that are enjoyed as a recreational amenity via adjacent footpaths. The site also forms part of the setting of the adjacent listed thatched cottage, as well as the setting of the adjacent AONB. The value is high and the sensitivity is medium, with the overall capacity for change is considered to be negligible/low.

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site is not in a conservation area but there is a listed thatched cottages adjacent to the site just outside the eastern boundary. As the site affects a listed building, any development must have special regard to the desirability of preserving the buildings or their settings or any features of special architectural or historic interest which they possess.

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders within the site. There are some scrubby areas and some more substantial hedgerows that may have biodiversity interests and require further investigation.

Biodiversity Net Gain Scope:

Pond (S71 NERC Act Priority Habitat) off-site to north. Newt surveys would be required. Site may benefit from amphibian habitat creation. Enhanced hedgerows and buffers at boundaries.

Flood Risk

Flood Risk (including Surface Water):

Scattered areas of surface water risk at eastern edge.

Proximity to Key Services

Access to Public Transport:

There are bus stops within the village of Niton. This is Route 6 - Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor and runs Mon - Sat 5 journeys | Sundays 3 journeys

Access to Pedestrian Cycle Links:

There are public rights of way to the north, east (NT21) and south (NT24) of the site that extend into the wider countryside and AONB.

Access to Services and Facilities:

Niton has a range of facilities in line with it being a RSC.

Access to Open Space and Recreation:

There are some open space provisions within Niton and there is access to the wider countryside.

Highways Factors

Highway Access:

The submitted form advises that the site can be accessed from Allotment Road. This would impart be accessed off a narrow, unmade class 4 road which lacks pedestrian footways.

SHLAA Conclusion

Currently not suitable. Unacceptable landscape and heritage impact upon AONB countryside and setting of adjacent listed building. Inadequate access.

Conclusion 2022:

Status

Currently not suitable

PND001

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

PND001

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

Landscape Impact: It is outside the settlement boundary in the wider rural area where the land is becoming rural and more agricultural. Strategic Gap. The site slopes down from west to east and is exposed to wider views across the landscape. The site is already fairly cluttered with built structures, notably a pub/restaurant at the north end, together with a car park. There is a public footpath that crosses the north end of the site, and another from which the site is visible to the east

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders on site, but the site abuts an Area TPO to the NW. There are protected species in the area, associated with the nearby tertiary river watercourse and a SINC (Nettlestone Marshes) in the opposite side of the road. There are hedgerows and trees at the southern boundary.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Small area of surface water flood risk in SE corner and across adjacent Nettlestone Hill.

Proximity to Key Services

Access to Public Transport: There are bus stops close to the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links: There is a public right of way to the west R59 and R114 to the south east of the site. There are no cycle links close by and the immediate roads do not benefit from footpaths.

Access to Services and Facilities: The site includes the wishing well pub. Ryde and Seaview have access to services and facilities but there are none close by

Access to Open Space and Recreation: There are no public open space facilities close by but the site has good access to the countryside. The site is outside the walking distance threshold of all open space typologies except accessible natural greenspace.

Highways Factors

Highway Access: The site has a current access on to the adjacent road, this is at the junction of Pondwell Hill.

SHLAA Conclusion

Currently not suitable
The site is beyond the settlement boundary in the wider rural area and is too far out and disconnected from services and facilities. Strategic Gap. There is also concern over the landscape and visual impact that residential development could have in this area. It is acknowledged that there has been permission granted for tourism use, but this is low key, towards and screened by the hedge and tourism only.

Status Currently not suitable

REW001

Land north of Brambles, Rew Street, Gurnard

Key Details

Settlement: Rew Street Settlement Tier: 5 Parish: Gurnard Site Area (1.81 2018 SHLAA_Ref_No: IPS280 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: The site is located outside the settlement boundary and is located in the wider rural area.

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

Site Description: The site is located in the hamlet of Rew and comprises of grazing and horticultural areas. The land near the road is divided by fencing and there is a swathe of mature trees to the west and hedging though the middle of the site. The land is gently sloping down in a north and easterly direction.

Planning History: No recent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, whilst no compatibility issues are envisaged, the site is a large site in a small hamlet on the edge of the area where the context of the area is more rural

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and is located in the wider rural area. Gurnard has an adopted neighbourhood plan. It sets out that Gurnard Parish is to remain a separate and distinct village and that housing development will generally be small scale to meet the identified housing needs of residents and their families. The Housing Needs Survey estimates a small additional housing requirement (19 additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health. The Plan also set out the need to safeguard and enhance Gurnard’s valued landscape, open spaces and biodiversity for the benefit of the local community and visitors. In particular it noted that the Jordan Valley (LCA 7) plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an ‘important high quality landscape’. The Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Traditional Enclosed Pasture Land

Agricultural Land Classification: The classification is Grade 3

Landscape Impact: It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. The topography slopes down to the north and to the east. The site appears to be on relatively raised topography relative to the surrounding area, and the west side of the side is exposed to visual impacts form the west. There is no public access. Value and sensitivity are medium

REW001

Land north of Brambles, Rew Street, Gurnard

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area but there are a number of listed buildings to the east. These are in a group setting, as such any development must have special regard to the desirability of preserving the buildings or their setting or any features of special architectural or historic interest which they possess.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. It is located in the North Western Woods Local Ecological Network. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is a TPO just off-site to the south-east. Cats Copse SINC, comprising S41 Priority Habitat 'Lowland Mixed Deciduous Woodland' is located 80m off-site to the west. There are also patches of non-designated woodland abutting to the north.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No FZ2/3, but small area of surface water flood risk at eastern boundary.

Proximity to Key Services

Access to Public Transport: There is a bus stop in close proximity, however, this is along Route 32 that serves Cowes | Gurnard | Northwood | Cowes. The bus only runs in the morning from Tuesday to Saturday only. The Cowes service to Newport is a regular service

Access to Pedestrian Cycle Links: There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.

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

Access to Open Space and Recreation: There are no public open spaces in close proximity.

Highways Factors

Highway Access: The site has an existing access onto Rew Street, although there is a pond close to the access. There is a second potential access off Westview Road.

SHLAA Conclusion

Currently not suitable.
The site is beyond the settlement boundary in the wider rural area. The site is too remote and isolated from services and facilities and represents an unsustainable location.

Status: Currently not suitable

REW002

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Discounted by a Factor in Stage A (5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).
 The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG

Environmental Discounts (Stage A No buffer) Discounted by a Factor in Stage A (No Buffer)
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i) Discounted by a Factor in Stage B
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii) Discounted by a Factor in Stage B(ii)
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

REW002

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

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation It is located in the North Western Woods Local Ecological Network. There are no tree preservation orders or larger trees within the site. There are a number of buildings and barns that may house bats and swallows as such relevant biodiversity studies may be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No FZ2/3, but small area of surface water flood risk at north boundary

Proximity to Key Services

Access to Public Transport: There is a bus stop in close proximity, however, this is along Route 32 that serves Cowes | Gurnard | Northwood | Cowes. The bus only runs in the morning from Tuesday to Saturday only. The Cowes service to Newport is a regular service

Access to Pedestrian Cycle Links: The nearest public rights of way are to the south approximately 330m away. There are no cycle links close by and the immediate roads do not benefit from footpaths.

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

Access to Open Space and Recreation: There are no public open spaces in close proximity.

Highways Factors

Highway Access: The site has a current access onto the adjacent road (Rew Street)

SHLAA Conclusion

Currently not suitable.
The farm is still a working farm. Furthermore, the site is too isolated, and would be a development inconsistent with the existing settlement form. There are no nearby services and there are no pavement connections to Northwood.

Status: Currently not suitable

RYD004

St Thomas Street Car Park, Ryde

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer)
 The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B
 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan): The site is within the settlement boundary. Need to consider loss of parking provision.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

RYD004

St Thomas Street Car Park, Ryde

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders onsite, although there are three just south of the SW corner and a number of area TPOs off-site to the north and west. There are shrubs and small trees at the boundaries.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

No flood risk identified on site.

Proximity to Key Services

Access to Public Transport:

There are bus stops in close proximity and Ryde is well served by public transport as well as ferries.

Access to Pedestrian Cycle Links:

There are no public rights of way or cycle paths in close proximity, but the area is well served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.

Access to Services and Facilities:

The site is in the settlement boundary of Ryde where there are a range of services and facilities

Access to Open Space and Recreation:

There are a number of public open space facilities nearby as well as the seafront

Highways Factors

Highway Access:

The site is accessed from St Thomas car park entrance along St Thomas Street

SHLAA Conclusion

Currently not suitable. Whilst the site has scope for residential conversion, the question of the appropriateness of losing a car parking site remains to be satisfied. It would need to be demonstrated that the facility is no longer needed for its original purpose, and require corporate approval. It is not possible to demonstrate this through the SHLAA so the site cannot reasonably be considered part of the Council's sites that are suitable for residential. Should the site gain corporate approval and come through the Development Management process, it may come forward as a windfall scheme.

Status

Currently not suitable

RYD008

Land rear of the Old Rectory, off Pitts Lane, Binstead, Ryde

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

0.13ha along the eastern boundary is located in FZ 2 & 3 and has been removed from the assessment.

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

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors: Former designed landscapes which retain elements of their earlier origins but which have changed their use
 Coastal aspect taking advantage of views of the Solent or English Channel"/>

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

RYD008

Land rear of the Old Rectory, off Pitts Lane, Binstead, Ryde

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. There are a couple of listed buildings off-site to the west. There are also a number of character dwellings and consideration should be given to design principles.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is also a watercourse that runs along the eastern boundary that may have biodiversity elements.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): FZ2/3 across eastern boundary.

Proximity to Key Services

Access to Public Transport: There is a bus stop within walking distance. Ryde has good access to bus services to the wider area along with ferries links.

Access to Pedestrian Cycle Links: There are network of public rights of way in the area, with dedicated cycle paths in the wider area. The immediate roads do not have footpaths.

Access to Services and Facilities: The site is partly in the settlement boundary of Ryde where there are a range of services and facilities.

Access to Open Space and Recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment.

Highways Factors

Highway Access: The site is accessed via a public right of way from Paddock Chase which is very narrow in places. Access will need to be widened. Pitts Lane, which connects Paddock Chase to the wider highway network, is also non standard width in places but offers little scope for widening.

SHLAA Conclusion

Currently not suitable.

The current access is narrow with a steep slope to one side with a number of levels. Given the site constraints, it is considered that there are too many issues for the site to be considered appropriate in isolation. If it came forward with the adjacent site and issues could be overcome, then there may be potential for a low number of low density dwellings (in keeping with prevailing character). This would be dependent on Highways advice of the adjacent non-standard width network to accommodate more development.

Status Currently not suitable

RYD009

Land east of Stone Cottage, Pitts Lane, Binstead

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

RYD009

Land east of Stone Cottage, Pitts Lane, Binstead

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not in a conservation area but there is a listed building to the north. As such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. The west part of the site has an area TPO located on it (TPO/1749/1). This area TPO extends beyond the site to the north. There are further individual TPOs to the south west boundary. There are also a number of other larger trees throughout the site. Trees around the access may be problematic. Further biodiversity studies are likely to be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): FZ2/3 across full length of eastern boundary. Surface water risk on site.

Proximity to Key Services

Access to Public Transport: There is a bus stop within walking distance. Ryde has good access to bus services to the wider area along with ferries links.

Access to Pedestrian Cycle Links: There are network of public rights of way in the area, with dedicated cycle paths in the wider area. The immediate roads do not have footpaths.

Access to Services and Facilities: The site is immediately adjacent to the settlement boundary of Ryde where there are a range of services and facilities.

Access to Open Space and Recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment.

Highways Factors

Highway Access: Access is from Stone Cottage between the two houses to the rear of the site. Trees around the access may be problematic. Pitts Lane, which connects to the wider highway network, is non standard width in places but offers little scope for widening.

SHLAA Conclusion

Currently not suitable
There are a number of level changes to the rear that may impact access options. It may also require removal of a property or tree. Given the site constraints, it is considered that there are too many issues for the site to be appropriate at this point. If the constraints can be overcome then there may be potential. There may be potential for a low number of low density dwellings (in keeping with prevailing character). This would be dependent on Highways advice of the adjacent non-standard width network to accommodate more development.

Status: Currently not suitable

RYD010

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:
Key Characteristics
 Former designed landscapes which retain elements of their earlier origins but which have changed their use.
 Coastal aspect taking advantage of views of the Solent or English Channel.

Agricultural Land Classification:

Landscape Impact:

RYD010

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

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. Ryde House is a Grade II listed building. Any development within the grounds or to the building through conversion would need to consider the design and impacts on character and context of the building.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is part located within a SINC (Ryde House Grounds), therefore this area along with a 5m buffer has been removed for the purposes of this assessment. This effects the developable land and potentially the yield. The site is also located in close proximity to an ancient woodland but is beyond the buffer due to the location of the SINC. The north one-third is within Coastal Change Management Area, while a section of the south-east is ancient woodland, so these areas are not suitable to be included. There is also an area TPO woodland, an area TPO and several individual trees with TPOs. This amounts to approximately 0.45ha with the buffer and has also been removed from the developable site area. The TPO references is TPO1977/8. Further biodiversity investigation may be required.

Biodiversity Net Gain Scope: Ponds, wildflower/woodland fringe habitats - buffers to SINCS, ancient woodland and TPOs.

Flood Risk

Flood Risk (including Surface Water): No flood risk identified on site.

Proximity to Key Services

Access to Public Transport: There are bus stops to the south east along the strategic road network.

Access to Pedestrian Cycle Links: There is a cycle route and public right of way to the south of the entrance of the site.

Access to Services and Facilities: Ryde has a number of local facilities.

Access to Open Space and Recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. The site is located adjacent to Ryde Golf course. It is outside the walking access threshold for all open space typologies.

Highways Factors

Highway Access: The site can be accessed from Binstead Road but the junction may need upgrading. Binstead Road is non-standard width and lacks pedestrian footways. However it may be capable of accommodating a small amount of residential development. The strategic road network is to the south of the site's access.

SHLAA Conclusion

Currently not suitable. The north one-third is within Coastal Change Management Area and the north half is SINC, while a section of the south-east is ancient woodland, so these areas are automatically not suitable to be included. Given the ecological and heritage setting constraints, scope is limited to conversion and re-use of existing buildings, subject to design and listed building considerations. However given these are already occupied by 10 bedroom homes for persons with learning disabilities, it is difficult to see how any net gain could be achieved across the site. There are concerns about the standard of the highway access, although the current use generates not insignificant movements.

Status: Currently not suitable

RYD012

Land to east of Quarry Road, Ryde

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

RYD012

Land to east of Quarry Road, Ryde

Impact on Biodiversity:

Rough scrubby land beside the railway line. Adjacent to Swanmore Meadows SINC (Lowland Meadow S41 Priority habitat) and within its buffer zone. Ancient woodland is present on the other side of the railway line. Proximity of habitats suggests this site may also have some related ecological value.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

East boundary slightly overlaps with FZ2. West boundary slightly overlaps with surface water flood zone.

Proximity to Key Services

Access to Public Transport:

The nearest bus stop is towards the top end of Quarry Lane or along Longmead Road. The railway line runs along the eastern boundary with St Johns Station to the north.

Access to Pedestrian Cycle Links:

There is a public right of way (R103) to the east of the site. This could be affected by any vehicle access to the site.

Access to Services and Facilities:

Ryde town centre is within walking distance.

Access to Open Space and Recreation:

Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment.

Highways Factors

Highway Access:

The site is accessed off Quarry Lane. The relevant section is unmade, narrow and forms part of a public right of way. Any development of the site would require the PROW to be redirected or be incorporated along a new access road. The GIS identifies a pond to the north east of the site, although this could not be verified on site. The location of the pond will need to be considered as close to the proposed access. It is unclear whether there is any potential to consider access to the west although this would require third party land.

SHLAA Conclusion

Currently not suitable.

The railway line runs along the eastern boundary, so consideration needs to be given to noise and impacts on the railway operations. It is also unacceptable from a landscape and public amenity perspective as this small site is dominated by two footpaths running across the site in both N/S and W/E axes.

Status

Currently not suitable

RYD014

Ryde Youth Centre, 97 High Street Ryde, Isle of Wight, PO332SZ

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan): The site is situated within the settlement boundary, the town centre boundary and is a confirmed brownfield site.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. The site is a non-designated heritage asset as such consideration must be given to its conservation including its setting.

RYD014

Ryde Youth Centre, 97 High Street Ryde, Isle of Wight, PO332SZ

Biodiversity / Ecological Impacts

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

Biodiversity Net Gain Scope: Difficult to achieve on site with character building. Bird boxes (House Sparrow, Starling, Swift, House Martin).

Flood Risk

Flood Risk (including Surface Water): No flood risk identified on site.

Proximity to Key Services

Access to Public Transport: Ryde has a number of transport options and the site is located within the town centre boundary.

Access to Pedestrian Cycle Links: Ryde has a number of public rights of way to the wider area and dedicated cycle links to Newport. The near by roads also benefit from pavements.

Access to Services and Facilities: Ryde has a wide range of services and facilities

Access to Open Space and Recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. Ryde has access to a wide range of public open space provisions as well as the coast.

Highways Factors

Highway Access: The site has a small vehicular access to the rear. There is on street parking.

SHLAA Conclusion

Currently not suitable. Whilst the building has scope for residential conversion, the question of the appropriateness of losing a site last in community use remains to be satisfied. It would need to be demonstrated that the facility is no longer needed for its original purpose, or viable for another community use. It is not possible to demonstrate this through the SHLAA so the site cannot reasonably be considered part of the Council's sites that are suitable for residential. Should the site demonstrate these criteria through the Development Management process, it may come forward as a windfall scheme.

Status: Currently not suitable

RYD016 Land Adjoining Puckpool Hill (The Archery Field) Ryde (Appley Butts, Appley Playing Field)

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer)
0.1ha is located in a SINC or ancient woodland buffer and has as such 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.
The site is an open space facility but is not readily accessible to the public without booking or membership so is not discounted at this point.

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

Discounted by a Factor in Stage B
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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors: Public parks on former private designed landscapes
 Historic designed landscape features still in evidence such as promenades, perambulation walks, Appley Tower and tree planting (particularly at Appley Park)
 Popular sites for visitors and for access to the sandy beaches
 The Puckpool Mortar Battery scheduled monument"/>

Agricultural Land Classification:

RYD016

Land Adjoining Puckpool Hill (The Archery Field) Ryde (Appley Butts, Appley Playing Field)

Landscape Impact: Minimal landscape impact given the site is a featureless grass field that effectively enclosed on most sides by built development.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area, it is though near to a listed building, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Archeologist comments "WWII aircraft crash site. Unsure whether the plane was removed".

Biodiversity / Ecological Impacts

Impact on Biodiversity: Just north of the site boundary is Appley Park SINC and Ancient Woodland.sl 0.1ha to the north is located in a SINC or ancient woodland buffer. There are also a number of TPO trees just outside the boundary to the west, and a tree line along the west boundary and part of the south boundary. There are hedges along eastern and north-eastern boundaries.

Biodiversity Net Gain Scope: Extend tree lines along boundaries.

Flood Risk

Flood Risk (including Surface Water):

Proximity to Key Services

Access to Public Transport: There are bus stops close to the site and Ryde has a number of buses that serve the wider area

Access to Pedestrian Cycle Links: There is a public right of way to the east and the wider area has cycle links.

Access to Services and Facilities: Ryde has a wide range of services and facilities

Access to Open Space and Recreation: Proposed Local Green Space. The site is an existing archery field. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. In terms of accessibility, the site is within the walking threshold of children's/young persons provision (west end only), accessible natural greenspace, parks/gardens but outside the walking distance threshold for outdoor sport, allotments and amenity green space.

Highways Factors

Highway Access: The site can be accessed from Appley Road

SHLAA Conclusion

Currently not suitable
The site appears to be better suited to remain as open space, ideally to address deficits of typologies in the area (outdoor sport, allotments and amenity green space). It is proposed Local Green Space.

Status Currently not suitable

RYD019

Land at Millhouse Farm, Upton Road, Ryde

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer)
 The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B
 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors: Pastoral fields often sub-divided with highly visible paddock tape
 Presence of field shelters, stables, manure piles, hard standings, and other equestrian paraphernalia
 Can appear cluttered and urbanising in the landscape
 The areas have the ability to contribute to grassland management for the benefit of grassland species"/>

Agricultural Land Classification:

Landscape Impact:

RYD019

Land at Millhouse Farm, Upton Road, Ryde

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Unknown archaeological potential. Early consultation with IWCAHES recommended.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. The site is within the Briddlesford Copse range. There are hedgerows (S41 priority habitat) across all boundaries of the three fields that comprise the site.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No FZ2/3 on site. Small area of surface water flood risk in NW corner.

Proximity to Key Services

Access to Public Transport: There is a bus stop to the north about 100m from the north edge of the site. This is Route 37 and serves Ryde | Haylands | Binstead | Ryde and runs Mon to Sat up to every 60 mins.

Access to Pedestrian Cycle Links: There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.

Access to Services and Facilities: Whilst Ryde has a wide range of facilities and services the site is outside of the settlement area with no footpaths to nearby Haylands.

Access to Open Space and Recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. There are some public open space facilities on the edge of Ryde in the Haylands area but there are no footpaths to them

Highways Factors

Highway Access: The site can be accessed from Upton Road. It is away from the strategic road network. Upton Road lacks pedestrian footways and development here would encourage car dependency.

SHLAA Conclusion

Currently not suitable.
Unacceptable landscape impact. Strategic Gap. In addition, it is away from the strategic road network. Upton Road lacks pedestrian footways and development here would encourage car dependency.

Status: Currently not suitable

RYD022

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

RYD022

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

Landscape Impact: It is outside the settlement boundary with views back towards Ryde and to the surrounding countryside. Strategic Gap. The Site slopes steeply down from west to east. It is characteristic of the Northern Clay Pasture Land LCA with a rolling pastoral landscape with small copses, hedgerows and hedgerow trees. Development here would be highly inconsistent with the settlement form. Value is medium and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees to the boundaries that need to be considered as well as a pond. There are hedgerows (S41 habitat) at all boundaries and also at internal field boundaries and a small woodland at the north boundary. Appropriate biodiversity studies are likely to be required including consideration of the site's proximity within the 3km radius of Briddlesford Copse.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified on-site.

Proximity to Key Services

Access to Public Transport: There is a bus stop to the north and south but both are over 200m from the site. This is Route 37 and serves Ryde | Haylands | Binstead | Ryde and runs Mon to Sat up to every 60 mins.

Access to Pedestrian Cycle Links: There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.

Access to Services and Facilities: Whilst Ryde has a wide range of facilities and services the site is outside of the settlement area with no footpaths to nearby Haylands.

Access to Open Space and Recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. There are some public open space facilities on the edge of Ryde in the Haylands area but there are no footpaths to them

Highways Factors

Highway Access: A new access onto Upton Road would have to be formed, this would require some hedgerow removal. The site is not near to the strategic road network

SHLAA Conclusion

Currently not suitable.
It is outside the settlement boundary with views back towards Ryde and to the surrounding countryside. Strategic Gap. Development here would be remote from services and highly inconsistent with the settlement form.

Status Currently not suitable

RYD023

Bettesworth Lodge, Lower Bettesworth Road, Ryde, Isle of Wight Po33 3EL

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

RYD023

Bettesworth Lodge, Lower Bettesworth Road, Ryde, Isle of Wight Po33 3EL

Landscape Impact: The land gently slopes to the south of the site. There are residential properties to the west of the site but the site is on the edge of the settlement with a semi-rural feel having lots of trees and greenery in the vicinity. Strategic Gap.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders on the site but it is well treed and it is within the 3km radius of Briddlesford Copse. Further studies may be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified on-site.

Proximity to Key Services

Access to Public Transport: There are bus stops located close by. This is along Route 2 Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde. This runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links: The wider area is served by public rights of way and cycle links. The immediate area does not benefit from pavements.

Access to Services and Facilities: Ryde has a full range of services and facilities

Access to Open Space and Recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. Oakwood recreation area is immediately to the south of the site.

Highways Factors

Highway Access: Lower Bettesworth Road is an unmade road and improvements would be required. Furthermore the house would have to be demolished to gain access. The permeability of the surrounding highway network is severely limited by the lack of access between Lower Bettesworth Road and Grevill Drive to the west. As such, this site is much less accessible than it initially appears when viewed on a 2D plan.

SHLAA Conclusion

Currently not suitable
There are concerns over whether appropriate access can be achieved. Furthermore the site is constrained due to its shape and location and may not be appropriate in design terms.
The permeability of the surrounding highway network is severely limited by the lack of access between Lower Bettesworth Road and Grevill Drive to the west. As such, this site is much less accessible than it initially appears when viewed on a 2D plan.
Strategic Gap.
May be suitable for open space, to be incorporated into Oakwood recreation area, and/or as a biodiversity net gain project.

Status Currently not suitable

RYD026

Land adjacent Trotters Riding Stables, Asheys Road, Ryde

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

There is a section to the south that is located within the Ancient Woodland buffer and an area to the south east that is part of a larger SINC

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 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 B

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

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

Discounted by a Factor in Stage B(ii)

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

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

RYD026

Land adjacent Trotters Riding Stables, Asheby Road, Ryde

Landscape Impact: It is outside the settlement boundary on the outskirts of the area where the land is more agricultural and it is Grade 3 agricultural land. It is set in a scenic, rolling pastoral landscape with small copses, hedgerows and hedgerow trees which is typical of the Northern Clay Pasture Land LCA. The higher and more exposed south section affords long views back across Ryde settlement, the site is also highly visible from Upton Road to the west, which is on higher ground. Strategic Gap.
Two tertiary river streams cross the site on a west/east axis. There is little in the way of public access and no Public Rights of Way. Development would currently be highly inconsistent with the settlement form - connections to the edge of Ryde from the north are weak and fragmented, while central and southern sections would extend beyond the current southern limits of Ryde, although the extent to which this is true will lessen with the implementation of permissions to the

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site has a number of larger trees, many with TPOs that will need appropriate buffers. There is also a woodland area to the northern half of the site amounting to 4.7ha that has an area TPO across it. There is a small section of a larger SINC to the southern east section and a buffer to an Ancient Woodland to the south, there is also another TPO area adjacent to the Ancient Woodland. There are also a number of hedges to and within the boundaries of the site. Appropriate biodiversity studies are likely to be required including consideration of the site's proximity within the 3km radius of Briddlesford Copse.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No FZ2/3.
Surface water flow path runs horizontally across northern extent of site.

Proximity to Key Services

Access to Public Transport: The closest bus stop is on Bettsworth Road.

Access to Pedestrian Cycle Links: There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.

Access to Services and Facilities: Whilst Ryde has a wide range of facilities and services the site is outside of the settlement area with no footpaths and located in the wider area.

Access to Open Space and Recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment.
There are some public open space facilities on the edge of Ryde.
The site is wholly within the walking access threshold for accessible natural greenspace, and largely within it for amenity greenspace, outdoor sport, but only the west side is within for allotments, and only the northern section for children/young people.

Highways Factors

Highway Access: The site can be accessed from Ashley Road. If large numbers were to be considered road then considerable highway works and junction improvements are likely to be required. Even with investment, access is problematic. Ashley Road is non-standard width in places and third party land ownerships, as well as significant loss of hedgerows (a S41 Priority habitat) would limit scope for expansion. Pedestrian footways are absent or narrow in places, with similar limitations on future provision.

SHLAA Conclusion

Currently not suitable.

The site has a very rural feel to it, whilst the northern tip is immediately adjacent to the settlement boundary, the site is separated by other development by the school playing and amenity grounds. Strategic Gap. This is exacerbated by the shape of the site to the north with the field to the west not forming part of the overall site. Strategic Gap. There would be negative landscape impacts and highways access is problematic.

Status Currently not suitable

RYD027

Land adjacent to "Hideaway", Playstreet Lane, Ryde

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

RYD027

Land adjacent to "Hideaway", Playstreet Lane, Ryde

Landscape Impact: The land generally slopes from east to the west of the site and there is a notable depression running across the northern side of the site. There are residential properties to the north east of the site but the site is on the edge of the settlement with a semi-rural feel having lots of trees and greenery in the vicinity. Strategic Gap. The site is generally a raised area of topography within the surrounding area. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. There is a public right of way extending the length of the west boundary giving the site some recreational value.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeological comments have noted that there are no known archaeological implications.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in any environmental designations. However, there are a number of tall trees and 3 TPOs across the site. TPO/2014/47 Group Tree Preservation Order G2 and Tree Preservation Orders T1-T3 on the northern part of the site, Group Order G1 on the eastern boundary and Group Order G3 on the western boundary. The west, east and north boundary are all well treed. There is also a SINC in close proximity to the western tip.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No FZ2/3 on site. Small area of surface water in NW corner.

Proximity to Key Services

Access to Public Transport: There are bus stops in the vicinity but it is likely these are a 15 minute walk away.

Access to Pedestrian Cycle Links: Bridleway R38 runs along the northern boundary and public footpath R39 runs along the western boundary. There are no cycle links close to the site.

Access to Services and Facilities: Ryde has a full range of services and facilities.

Access to Open Space and Recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. The site is within the access walking threshold for accessible natural greenspace, allotments, outdoor sport. However it is outside the walking threshold for children/young people. There are a number of open space opportunities to the west including Dame Anthony's Common

Highways Factors

Highway Access: Access onto site is from Playstreet Lane from main road. Playstreet Lane runs into Play Lane. Play Lane is a narrow and unmade road, with little ability to widen road. Playstreet Lane is better quality but still non-standard width and lacking pedestrian footways. Widening and upgrading would, at minimum, result in considerable loss of rural character and hedgerows (S41 Priority Habitat). Access from property 'Hide-Away' on to Play Lane. May be further access onto Play Lane north west of the site.

SHLAA Conclusion

Currently not suitable
Whilst the site is located outside but immediately adjacent to the settlement boundary the road network to the site is poor especially Play Street Lane, this being narrow with little ability to widen. There is concern that access can be achieved. There are also landscape concerns given the topography relative to the surrounding area. Strategic Gap.

Status Currently not suitable

RYD033

Land at Binstead, Ryde

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

RYD033

Land at Binstead, Ryde

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. However, there is a SINC that abut sthe eastern boundary in two places, with its 5m buffer therefore extending into the site. There are a number of tree preservation orders to the north of the site and particularly along the northern boundary, and also along the south boundary of the eastward section of the site. Relevant buffers and protection measures will be required. (TPO/1993/25 Tree Preservation Orders T1-T9 & T17 & Group Order G1, TPO/1998/8 Woodland Order W1 & TPO/1981/40 Tree Preservation Order T6 on a very small part of the site). Consequently appropriate ecological survey may be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

Surface water flood risk down west boundary.

Proximity to Key Services

Access to Public Transport:

The site is within walking distance of local bus stops

Access to Pedestrian Cycle Links:

A public footpath R40 runs across the northern part of the site and R113 runs along the southern and part of the eastern boundaries.

Access to Services and Facilities:

Ryde/Binstead have a wide range of services and facilities.

Access to Open Space and Recreation:

Dame Anthony's Common is directly to the east and there are a number of footpaths in the area. Binstead Recreation Ground is to the north of the site

Highways Factors

Highway Access:

Existing access onto site from Newnham Road. However, this is not within the site boundary and presently comprises an unmade track. Also the junction with Newnham Road does not appear to have sufficient sight lines/visibility splays and it is unclear whether they could be achieved even if vegetation were to be removed. Newnham Road lacks pedestrian footways. There is an access gate onto Clevers Close on the north of the site. However, accessing through here would result in loss of trees/hedgerows. It would also cross a public right of way and appears to be in third party ownership. At 5.5m, Cleavers Road is below standard width, which may be problematic if it were to be considered for a major access point.

SHLAA Conclusion

Currently not suitable.

Access, landscape and ecological issues.

Status

Currently not suitable

RYD034

Lindfield Stables, Calthorpe Road, Ryde

Key Details

Settlement: Ryde Settlement Tier: 1 Parish: Nettlestone and Seaview Site Area (0.6 2018 SHLAA_Ref_No: IPS348 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: The site is outside and not immediatly adjacent to the settlement boundary. It is just beyond the built up area.

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

Site Description: The site is an equestrian centre that comprises of a number of associated buildings and static caravans. The site is bounded by hedges and trees and is fairly flat across the site.

Planning History: P/02011/02 - Temporary siting of mobile home (Refused)

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer)
The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B
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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan: The site is outside and not immediatly adjacent to the settlement boundary. Strategic Gap.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Settlement

Agricultural Land Classification: The classification is Grade 3

Landscape Impact: The site is on the edge of the area where it becomes more rural in nature.

A locally distinctive site of pleasing equestrian character. Site is very visible as you drive along Calthorpe Road and is in a prominent location on the corner. Strategic Gap.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. It is near to a listed building, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Biodiversity / Ecological Impacts

RYD034

Lindfield Stables, Calthorpe Road, Ryde

Impact on Biodiversity:

The site is not located in an environmental designation. There is an area TPO on the site TPO/1957/1 Area Tree Preservation Order A2. There are substantial hedgerows and a number of substantial trees. Therefore appropriate surveys will be required in relation to the trees and biodiversity impacts.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

No flood risk identified on-site.

Proximity to Key Services

Access to Public Transport:

There are bus stops just outside the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links:

Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network

Access to Services and Facilities:

Ryde has a wide range of services and facilities

Access to Open Space and Recreation:

Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. There are a number of public open space facilities nearby.

Highways Factors

Highway Access:

The site can be accessed from Woodlands Close or Calthorpe Road

SHLAA Conclusion

Currently not suitable.

The site is set away from the settlement boundary and has a strong rural character setting. The equestrian uses on-site are a distinctive local aspect highly visible from the setting of nearby residential development. The site has strong hedgerows and trees including an area TPO. Strategic Gap.

Status

Currently not suitable

SAN005

Land north of Perowne Way and west of Brook Close, Sandown, Isle of Wight.

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:
Key Characteristics
 Enclosed pastoral landscape in close proximity to valley floor and arable areas
 Ancient woodland areas
 Hedgerows and some hedgerow trees
 Historic farmsteads dispersed throughout the areas

Agricultural Land Classification:

SAN005

Land north of Perowne Way and west of Brook Close, Sandown, Isle of Wight.

Landscape Impact: The site slopes down to the north and the River Yar before rising again towards the wider countryside. There is currently development to the east and south but the site is visually exposed to the north for some distance including to/from the AONB. The site appears to comprise ecologically rich tussocky grassland and wetland stream fringes. There is a public footpath on the north boundary, giving the site some recreational value. Strategic Gap. Landscape value and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Potential for prehistoric and Roman archaeology due to location adjacent to water course and vicinity of Brading Roman Villa. Early consultation with IWCAHES recommended.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in any environmental designations. However, it has been recently surveyed and it was noted that there is good quality grassland to the north of the site and it would be preferable to keep this and include a buffer to the watercourse at the north boundary. As this area is in the FZ this could be achievable. There are a number of trees with TPOs along the western and northern boundaries. These TPOs will need to be taken into account on determining the final developable area of the site if applicable.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Some minor overlap with FZ2/3 at northern and boundary.

Proximity to Key Services

Access to Public Transport: There are bus stops along Perowne Way. Sandown is served by buses to Newport and Ryde.

Access to Pedestrian Cycle Links: There is a public right of way (SS38a) that runs along the river on the north of the site and the cycle network is to the west of the site.

Access to Services and Facilities: There is a local shop along Perowne Way and Sandown town centre has a good range of services and facilities.

Access to Open Space and Recreation: The Bay exhibits quality deficits of allotments and a small deficit of children's and young people's provision, but surpluses of other open space typologies. The open space audit identifies a number of recreational facilities close by including Foxes Path and the Ridgeway.

Highways Factors

Highway Access: The strategic road network is along Morton Common to the east. Access could be a single point from the south along Perowne Way and / or Brook Close. There is good visibility at the junction with Perowne Way. The existing access roads are narrow, and are below standard width. The road junction between Perowne Way and Morton Road may need upgrading to increase capacity. There are further access options to the east via Brook Close, which also appears to be below standard width as well as lacking pedestrian footways.

SHLAA Conclusion

Currently not suitable. Landscape and access concerns.

The site slopes down to the north and the River Yar before rising again towards the wider countryside. The site is visually exposed to the north for some distance including to/from the AONB. The site appears to comprise ecologically rich tussocky grassland and wetland stream fringes. There is a public footpath on the north boundary, giving the site some recreational value. Strategic Gap. Landscape value and sensitivity is medium/high. All potential vehicle access points appear to be below standard width, and the eastern option lacks pedestrian footways which would encourage car dependency.

Status Currently not suitable

SAN006

Land adjacent Perowne Way, Sandown

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)Environmental Discounts (Stage A No buffer):
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)Environmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage BEnvironmental Discounts Stage B(ii):
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Enclosed pastoral landscape in close proximity to valley floor and arable areas
 Ancient woodland areas
 Hedgerows and some hedgerow trees
 Historic farmsteads dispersed throughout the areas"/>Agricultural Land Classification:

SAN006

Land adjacent Perowne Way, Sandown

Landscape Impact: The site slopes down to the north and the River Yar before rising again towards the wider countryside. The site is quite uneven and generally visually exposed to the north including to/from the AONB. There are also long views to the west. The site appears to comprise ecologically rich tussocky grassland, wet woodland and coastal floodplain grazing marsh wetland stream fringes. There is a public footpath running through the site, giving the site some recreational value. Strategic Gap. Landscape value and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Currently no known archaeological implications, but potential for prehistoric and Roman activity as IPS135.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The west field contains wet woodland and coastal floodplain grazing marsh (S41 priority habitats). There are also reedbed (s41 priority habitat) off-site to the north. The area to the north off-site is the Eastern Yar Local Ecological Network. There are a number of Tree Preservation Orders T4-T9 on the eastern boundary of the site TPO/2000/26. There may also be biodiversity impacts related to the stream. Overall there is a sense of an ecologically-rich area.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Some minor overlap with FZ2/3 at northern and western boundaries.

Proximity to Key Services

Access to Public Transport: There are a number of bus stops to the south of the site along Perowne Way. Sandown is served by buses to Newport and Ryde.

Access to Pedestrian Cycle Links: There is a public right of way that crosses the site diagonally and a cycle path to the south west of the site.

Access to Services and Facilities: Sandown has access to a good range of services and facilities.

Access to Open Space and Recreation: The Bay exhibits quality deficits of allotments and a small deficit of children's and young people's provision, but surpluses of other open space typologies. Open Space (Amenity Green Space) to south of the site, this may need replacing should this be the only access opportunity.

Highways Factors

Highway Access: Sandham Close is the only currently available access, but this is below standard width. This is a concern given the scale of the site it would access.

SHLAA Conclusion

Currently not suitable. Landscape, ecological and access concerns. Overall there is a sense of an ecologically-rich area, with a number of S41 priority habitats and wetland areas. The site appears to comprise ecologically rich tussocky grassland, wet woodland and coastal floodplain grazing marsh wetland stream fringes. The site is generally visually exposed to the north including to/from the AONB and impacts upon its setting. There are also long views to the west. There is a public footpath running through the site, giving the site some recreational value. Strategic Gap. Landscape value and sensitivity is medium/high. The only available access is below standard width and appears inadequate to serve a development of any significant scale.

Status Currently not suitable

SAN007

Chester Lodge Hotel, 7 Beachfield Road, Sandown

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer)
 The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B
 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is adjacent to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan): The site is within the settlement boundary, potential loss of holiday accommodation.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by

Biodiversity / Ecological Impacts

Impact on Biodiversity:

SAN007

Chester Lodge Hotel, 7 Beachfield Road, Sandown

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risks identified.

Proximity to Key Services

Access to Public Transport: Sandown is served by a number of buses to both Ryde and Newport.

Access to Pedestrian Cycle Links: Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.

Access to Services and Facilities: Sandown has a wide range of services and facilities

Access to Open Space and Recreation: The Bay exhibits quantity deficits of allotments and a small deficit of children's and young people's provision, but surpluses of other open space typologies.

Highways Factors

Highway Access: The site can be accessed from Beachfield Road.

SHLAA Conclusion

Currently not suitable
Loss of hotel may prejudice local tourism accommodation offer, contrary to wider planning aims for the Island.
May be suitable subject to satisfaction of planning policies.
Conversion of existing building preferable.

Status: Currently not suitable

SEA001

Pier View Car Park, Seaview

Key Details

Settlement: Seaview Settlement Tier: 5 Parish: Nettlestone and Seaview Site Area (0.17 2018 SHLAA_Ref_No: IPS374 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: Seaview does not have a settlement boundary.

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

Site Description: The site is an existing car park, is level with mainly open boundaries to the adjacent roads.

Planning History: No recent planning history (checked June 2022).

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is immediately adjacent to other properties which appear to benefit from connections to utility services

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area. Strategic Gap. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Settlement

Agricultural Land Classification: The classification is Grade 3

Landscape Impact: Urban site, so landscape impacts are very limited. Given the location of the site, close to other housing and development any impact on landscape character will be reduced. Impact on seascape and neighbouring amenities will require coinsideration. Strategic Gap.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area but is adjacent to it, if development is considered applicable design considerations will need to be considered. There are no listed buildings close by.

Biodiversity / Ecological Impacts

SEA001

Pier View Car Park, Seaview

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders within the site, there are however a couple of individual amenity trees within the site. There are also streams crossing the site which provide further ecological value.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

No flood risk identified.

Proximity to Key Services

Access to Public Transport:

There is a bus stop in close proximity. This is along Route 8 - Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links:

There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. The pavements are sporadic in this location.

Access to Services and Facilities:

There are a number of services and facilities in Seaview but it is not a rural service centre.

Access to Open Space and Recreation:

Nettlestone sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitative shortages of amenity greenspace and parks and gardens and a small deficiency in allotment space.

Highways Factors

Highway Access:

The site has a current vehicular access onto the adjacent road.

SHLAA Conclusion

Currently not suitable.

There is concern over the loss of a community car parking facility given the lack of parking in the village and the proximity of the site to facilities and the coast. Furthermore, the pattern of development is low density and there is concern over the impact on and ability to provide housing on site whilst retaining parking at ground floor level. Strategic Gap.

Status

Currently not suitable

SEA002

Land to the north western side of Seaview Lane, Seaview

Key Details

Settlement: Seaview Settlement Tier: 3 or 4 (Discrepancy i Parish: Nettlestone and Seaview Site Area (4.94 2018 SHLAA_Ref_No: IPS100 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: Seaview does not have a settlement boundary.

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

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

Planning History: No recent planning history (checked June 2022).

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B 0.5ha of the site is located in flood zones 2 and 3. The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan: The site is located outside the settlement boundary. Strategic Gap. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets outs the need for a residential nursing home, sheltered accommodation and affordable housing.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: North East Pasture land Key Characteristics Hedgerows, hedgerow trees and copses Ancient woodland Rolling pastoral landscape on heavier clay soils Historic farmsteads dispersed throughout the area Historic buildings and designed landscape in the coastal area in the north close to Springvale Grassland areas

Agricultural Land Classification: The classification is Grade 3

SEA002

Land to the north western side of Seaview Lane, Seaview

Landscape Impact: It is outside the settlement boundary on the outskirts of the area on Grade 3 agricultural land. The rolling countryside interspersed by tree belts and streams is of intrinsically high quality and forms a pleasing setting both to the settlement and the Grade II listed Fairy Hill. The site slopes down steeply from the east highway, and more gently down from the south. It is visible in both the seascape and the landscape to the west. There is a Public Right of Way adjacent to the north-east boundary and a bridleway down the west boundary, both providing recreation value. Strategic Gap.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: Site located adjacent to Seaview Conservation Area to the North-East. Overlooked by Grade II listed Fairy Hill to the south, for which it must have special regard in terms of setting.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in any environmental designations. There is a TPO along the northern boundary and there are some trees within the hedge boundaries.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Flood zone 2/3 overlaps with north-west corner.

Proximity to Key Services

Access to Public Transport: There is a bus stop in close proximity. This is along Route 8 - Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins.

Access to Pedestrian Cycle Links: There is a public right of way to the north of the site. There is no dedicated cycle link but the roads to the north do benefit from pavements.

Access to Services and Facilities: There are some services in Seaview but it is not a rural service centre.

Access to Open Space and Recreation: Nettlestone sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitative shortages of amenity greenspace and parks and gardens and a small deficiency in allotment space.

Highways Factors

Highway Access: There is currently no access on to Seaview Lane and consequently a new access is required but should be able to be achieved.

SHLAA Conclusion

Currently not suitable
An important and high quality landscape setting of the valley, forming a natural edge to the settlement and a part of the setting of the Grade II listed Fairy Hill. Strategic Gap.

Status Currently not suitable

SHA001

Land at Warlands, Shalfleet

Key Details

Settlement: Shalfleet Settlement Tier: 4 Parish: Shalfleet Site Area (2.2 2018 SHLAA_Ref_No: IPS400 2nd Reg18 ISP Housing Allocation Ref: N/a

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

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

Site Description: The site is part of an agricultural field bounded by a tree lined hedge to the east and a copse to the south and west. The site is generally level with a slight slope to the north.

Planning History: The area to the north has planning permission for residential development - 24 units - P/00507/14. Approval of reserved matters on P/00761/16 for access, appearance, layout and scale, OS Parcels 5819, 8116 and 8200, land rear of 18 to 34 Fleet Way and adjacent, to Hayfield Cottage, Warlands Lane with access off, Main Road, Shalfleet, Newport, conditional approval 15 March 2018 (P/01431/17/TCP/31860/B)

Suitability Assessment Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)0.09ha of the site to the south is located in a SINC and ancient woodland buffer and has been removed from the assessment.
The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.Environmental 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B

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 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan: The site is located outside but immediately adjacent to the settlement boundary

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB. The AONB boundary is 125m to the north. The site is visible from the AONB and has an impact upon it's setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: Calbourne Rolling Farmland / Traditional Enclosed Pasture Land.
Key Characteristics
• Gently rolling landscape underlain by Hamstead Beds Clay, Silt and Sand geology
• Undulating topography gives varied views with glimpses of the sea and the downs
• Peaceful, highly rural, pastoral landscape of irregular medium scale fields
• Fields bounded by thick hedges with frequent hedgerow trees giving a semi-enclosed, ambiance and providing important corridors for wildlife such as red squirrels and dormice
• Network of copses and woodland including ancient woodland (some maintained as coppice with standards) and wood pasture of high ecological interest
• Isolated areas of acid and unimproved neutral grassland, lowland heath and scrub of high biodiversity value
• Presence of water bodies including streams, springs and drainage ditches
• Fairly sparse network of roads and rural lanes, with little access to some sections, a dismantled railway track traverses the area
• Settlement pattern of scattered farmsteads and a few nucleated settlements with some more recent holiday camps, and linear suburban settlement along unmade roads
• Historic settlements include the abandoned medieval town of Newtown

SHA001

Land at Warlands, Shalfleet

- Building styles vary from traditional stone dwellings in village centres through more modern brick dwellings to bungalow and chalets
- Long history of woodland land cover and traditional management
- High survival of historic features such as estate boundaries, medieval woodlands and historic parkland for instance at Westover and Swainston

Agricultural Land Classification:

The classification is Grade 3

Landscape Impact: The site is Grade 3 agricultural land and outside the settlement boundary on the outskirts of the area where the land is more agricultural.

There are public rights of way along the eastern and southern boundaries, giving the site some recreational value. Whilst there has been some recent development to the north, further extension to the south-west would be inconsistent with the settlement form. Landscape value and sensitivity is medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings immediately close by. Shalfleet does have a number of listed buildings in the wider area.

Biodiversity / Ecological Impacts

Impact on Biodiversity: 0.09ha of the site to the south is located in a SINC and ancient woodland buffer and has been removed from the assessment. There are no TPOs on the remainder of the site but there are a number of large trees individual and groupings that need to be considered within the eastern hedge.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No risks identified.

Proximity to Key Services

Access to Public Transport: There is a bus stop close by. This is route 7 serving Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes, although the service is hourly along the Shalfleet stops.

Access to Pedestrian Cycle Links: There is a public right of way directly to the north of the site (access to the bus stop) and another to the south. There are no dedicated cycle links close by and the immediate roads do not benefit from footpaths.

Access to Services and Facilities: Shalfleet is a Tier 4 settlement. It has some services and facilities but these are focussed relatively far from this site.

Access to Open Space and Recreation: Shalfleet lacks all open space types except Amenity Green Space.

Highways Factors

Highway Access: Access is onto Warlands Lane, some access works are likely to be required to improve visibility. Warlands Lane is a country lane bounded by hedgerows. Another option for access may be via the recent development to the north.

SHLAA Conclusion

Currently not suitable. Whilst there has been some recent development to the north, further extension to the south-west would be inconsistent with the settlement form, where the few basic services are focussed upon the central crossroads to the east. The site has some landscape value and sensitivity.

Status Currently not suitable

SHK002

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

Key Details

Settlement: The Bay (Shanklin) Settlement Tier: 1 Parish: Shanklin Site Area (0.07 2018 SHLAA_Ref_No: IPS033 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018: The site is located in the settlement boundary.

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

Site Description: The site is an existing public house on the main through road in Shanklin. The building is a detached stone built building with road frontage but no onsite parking.

Planning History: No relevant planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan): The site is located in the settlement boundary.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Settlement area

Agricultural Land Classification: The classification is urban

Landscape Impact: Given the location of the site, among other housing any impact on landscape character will be minimal. Impact onto neighbours through overlooking and shading will need to be considered.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

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

SHK002

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

Biodiversity Net Gain Scope: Green roof, green walls. Boxes for Swifts, House Martins, House Sparrows and/or Starlings.

Flood Risk

Flood Risk (including Surface Water): No flood risks identified.

Proximity to Key Services

Access to Public Transport: The site is close to nearby bus stops. Shanklin is served by Routes 2 and 3 that serve Newport to Ryde and run every 30 minutes throughout the week.

Access to Pedestrian Cycle Links: There are network of public rights of way within and adjacent to the area and the local roads have footpaths. There are cycle links to Newport in the wider area.

Access to Services and Facilities: Shanklin has a wide range of services and facilities.

Access to Open Space and Recreation: There are some public open space facilities nearby.

Highways Factors

Highway Access: The site is located on the strategic road network. It has no ability for onsite parking but is located within the town centre boundary.

SHLAA Conclusion

Currently not suitable.
There is concern over the loss of a community/tourism asset and this would need to go through the correct processes. If the loss could be justified then conversion is more appropriate.

Status: Currently not suitable

SHK004**Land to west of Luccombe Road, Shanklin****Key Details**

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment Site suitable if ticked**Discounting Factors**

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

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

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

 Discounted by a Factor in Stage A (No Buffer)

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

 Discounted by a Factor in Stage B

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

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB: Most of the site is located in the AONB
Enhancement and conservation of the natural beauty of the area is a priority. Proposals should take account of topography, local vernacular and distinctiveness, landscape character, the 'visual' settlement envelope (i.e. what it looks like in real life and not on a map) when viewed from both inside and outside the AONB, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable

Landscape Character Area Key Factors:
Key Characteristics
 Sloping, rolling pastoral landscape
 Hedgerows, hedgerow trees and copses
 Ancient woodland
 Historic farmsteads dispersed through the area
 The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown
 The designed landscapes at Wydcombe and the Hermitage

Agricultural Land Classification:

SHK004

Land to west of Luccombe Road, Shanklin

Landscape Impact: This is an exposed AONB site containing sloping, rolling pastoral landscape characteristic of the Southern Downland Edge Pasture Land. The site rises to a peak on the south edge. It contains slopes and is visually exposed. The east boundary is a public Right of Way. It would represent a development highly inconsistent with the existing settlement form. Development outside and not adjacent to a settlement could potentially degrade the landscape character. Landscape quality and sensitivity are high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by

Biodiversity / Ecological Impacts

Impact on Biodiversity: 0.2ha is located within an ancient woodland buffer zone and has been removed from the assessment. There are no TPOs on the site but there are several trees and mature hedgerows. A SINC is located just south-east of the site on the other side of the road (Luccombe Chine: Luccombe Common), part of which is Lowland Meadows (a S41 Priority Habitat). A further SINC (Lynch Copse) is located 40m south-west of the site. A traditional orchard (S41 priority habitat) is located east of the site. The site is within the Southern Uplands Local Ecological Network, which is also classed as Ancient Woodland. Given the proximity of the site to the adjacent SINC and the ancient woodland it is likely that further studies will be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risks identified.

Proximity to Key Services

Access to Public Transport: The bus stop is located on the main road approximately 550m. Route 3 - Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde. This runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links: There is a public right of way within the site to the east boundary (SS2), although this is also the highway access. There are no dedicated cycle paths close by and roads do not have pavements.

Access to Services and Facilities: Shanklin has a wide range of facilities and services.

Access to Open Space and Recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. There is limited public open space provision nearby but the public rights of way join the coastal footpath.

Highways Factors

Highway Access: There is access onto Luccombe Road an unmade road, which is non-standard width and lacks pedestrian footways.

SHLAA Conclusion

Currently not suitable.
This is an exposed AONB site of high landscape quality and sensitivity. Vehicular access is inadequate and it would represent a development highly inconsistent with the existing settlement form.

Status Currently not suitable

SHK006

Holme Farm, Church Road, Shanklin

Key Details

Settlement: The Bay (Shanklin) Settlement Tier: 1 Parish: Shanklin Site Area (0.9 2018 SHLAA_Ref_No: IPS225 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary, but reasonably related to it to the extent that an extension could be at least be considered further

Location in Relation to Settlement Boundary 2018: The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north approximately 150m away.

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

Site Description: The site forms part of the farmyard buildings and contains a number of stone barns and other outbuildings. The site boundaries are a mix of trees and shrubs to the west and east, high amenity trees to the north and trees to the south.

Planning History: Continued use of 2 barns as Class B8 (storage and distribution), Holme Farm, Church Road, Shanklin, conditional approval 26 August 2014 (TCP/21621/D/P/00788/14)

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is beyond the built up area and located in the wider rural area.

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is located in the AONB.

Landscape Character Area Key Factors: Southern Downland Edge Pasture Land. Key Characteristics: Sloping, rolling pastoral landscape; Hedgerows, hedgerow trees and copses; Ancient woodland; Historic farmsteads dispersed through the area; The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown; The designed landscapes at Wydcombe and the Hermitage

Agricultural Land Classification: The classification is Grade 4

SHK006

Holme Farm, Church Road, Shanklin

Landscape Impact: A farmland site within the AONB. It slopes down from the north-west towards the access road. It forms an edge to a row of ribbon development extending out of Shanklin, and marks a transition into rural countryside. It has an inherent rural quality and development here would be inconsistent with the settlement form. Landscape quality and sensitivity are medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in any environmental designations. There are 6 trees with TPOs within the site and a number of area TPO towards along the eastern site. There is also a small area of protected woodland in the north east corner of the site. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. The site has a number of barns and outbuildings. There is a stream to the roadside boundary. These and the trees may require additional surveys.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No FZ2/3 or significant risk on-site. Surface water flood risk along frontage access road.

Proximity to Key Services

Access to Public Transport: The bus stop is located in close proximity. Route 3 - Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde. This runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links: There is a public right of way within to the south of the site (SS8). There are no dedicated cycle paths close by. There is a pavement on the opposite side of the road. No pavement to east of site connecting to Shanklin.

Access to Services and Facilities: Shanklin has a wide range of facilities and services.

Access to Open Space and Recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. The site is within the walking access threshold for parks/gardens, outdoor sport, accessible natural greenspace, allotments but outside the threshold for parks/gardens, children's and young persons provision and amenity greenspace.

Highways Factors

Highway Access: There is an existing access on to Church road located where the speed limit changes from 30 to 60mph. There is good visibility to the west but reduced to the east due to the tree. Church Road is part of the strategic road network. There are no footways on this side of the street connecting to Shanklin.

SHLAA Conclusion

Currently not suitable
AONB site within a mineral safeguarding area. It would represent an extension of ribbon development in an area that has an inherent rural quality. Development here would be inconsistent with the settlement form and have an unacceptable landscape impact. Lack of pedestrian footways connecting to the town on this side of the road would exacerbate car dependency.

Status Currently not suitable

SHK008

Land to south west of Westhill Road, Shanklin

Key Details

Settlement: The Bay (Shanklin) Settlement Tier: 1 Parish: Shanklin Site Area (0.7 2018 SHLAA_Ref_No: IPS246 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: The site is located outside but immediately adjacent to the current settlement boundary which is along north eastern boundary.

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

Site Description: The site is on the edge of Shanklin and incorporates the entrance to the community woodland behind. The site itself is agricultural with large areas of scrub and trees with dense trees and hedgerows to the north east, south west and north boundaries with an open boundary to the south west.

Planning History: 20/00991/FUL - Appeal dismissed. The development proposed is 6 new dwellings with parking, garages, access, landscaping; including permissive footpath to be adopted as a public footpath and extensive new native tree planting scheme.

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

The north west corner is located within the buffer of an ancient woodland and SINC.

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

Environmental 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, whilst there are no compatibility issues envisaged, consideration will need to be given to the proximity to the adjacent woodlands and access to the community woodland.

Local Policy Context (Including Neighbourhood Plan: The site is located outside but immediately adjacent to the current settlement boundary which is along north eastern boundary.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is located in the AONB.

Landscape Character Area Key Factors: Southern Downland Edge Pasture Land Key Characteristics Sloping, rolling pastoral landscape Hedgerows, hedgerow trees and copses Ancient woodland Historic farmsteads dispersed through the area The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown The designed landscapes at Wydcombe and the Hermitage

Agricultural Land Classification: The classification is urban

SHK008

Land to south west of Westhill Road, Shanklin

Landscape Impact: An AONB site comprising sloping, rolling pastoral landscape bordered by hedgerows, hedgerow trees and copses and ancient woodland. The woodland and slope limit wider visual impacts to/from the surrounding countryside. Westhill Road represents the settlement edge and development here would be slightly inconsistent with the settlement form. The site is adjacent to a conservation area and locally listed building, so is not without heritage value or impact upon historical settings.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is adjacent to a conservation area and locally listed building, as such any development will need to consider the impact upon the setting of the conservation area and buildings as appropriate.

Biodiversity / Ecological Impacts

Impact on Biodiversity: With the exception of the top north west corner the site is not in any environmental designations. There are a number of trees within and to the boundary of the site as well as a stream to the north. It abuts Hungerberry Copse Ancient Woodland, which is TPO woodland, and an area of the Southern Uplands Local Ecological Network at the west. There are large area TPOs off-site to the east, so this site forms quite a key ecological gap/potential connection. Given its proximity to the SINC and ancient woodland and trees within the site biodiversity studies are likely to be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No FZ2/3 or risk on-site. Surface water flood risk at east boundary and on access road to the east.

Proximity to Key Services

Access to Public Transport: The bus stop is on the main road to the north. This is Route 2 - Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde. This runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links: There is a public right of way to the east (Manor Walk) but there are no pavements and cycle links close by.

Access to Services and Facilities: Shanklin has a number of local facilities in line with it being classified as a rural service centre.

Access to Open Space and Recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. The site is within the walking access standard for allotments, children & young people, accessible natural greenspace, outdoor sports and parks/gardens; but beyond the standard for amenity green space.

Highways Factors

Highway Access: Trees and vegetation may limit visibility splays - Highways confirmation would be required. The adjacent Westhill Road lacks pedestrian footways which would exacerbate car dependency. Consideration would need to be given to the footpath access to the community woodland.

SHLAA Conclusion

Currently not suitable
AONB site comprising sloping, rolling pastoral landscape bordered by hedgerows, hedgerow trees and copses and ancient woodland. Westhill Road represents the settlement edge and development here would be slightly inconsistent with the settlement form. The site is adjacent to a conservation area and locally listed building, so is not without heritage value or impacts upon historical settings. Possible tree loss to secure safe access.

Status Currently not suitable

SHK009

Land opposite Holme Farm, Church Road, Shanklin

Key Details

Settlement: The Bay (Shanklin) Settlement Tier: 1 Parish: Shanklin Site Area (0.5 2018 SHLAA_Ref_No: IPS247 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary, but reasonably related to it to the extent that an extension could be at least be considered further

Location in Relation to Settlement Boundary 2018: The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north approximately 150m away.

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

Site Description: The site is an agricultural field with a public right of way running alongside the western boundary. The site is undulating and slopes up from the road. There is a low level hedge boundary to the east and trees along all other boundaries with a mix of post and wire fencing.

Planning History: 22/00749/OUT Outline for proposed new dwelling with access, parking and gardens

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is beyond the built up area and located in the wider rural area

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is located in the AONB.

Landscape Character Area Key Factors: Southern Downland Edge Pasture Land. Key Characteristics: Sloping, rolling pastoral landscape Hedgerows, hedgerow trees and copses Ancient woodland Historic farmsteads dispersed through the area The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown The designed landscapes at Wydcombe and the Hermitage

Agricultural Land Classification: The classification is Grade 4

SHK009

Land opposite Holme Farm, Church Road, Shanklin

Landscape Impact: A greenfield site within the AONB. It slopes down from the south towards the access road. There is a public footpath on the west boundary giving the site some recreational value. It forms an edge to a row of ribbon development extending out of Shanklin, and marks a transition into rural countryside. It has an inherent rural quality and development here would be inconsistent with the settlement form. Landscape quality and sensitivity are medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. The Southern Uplands Local Ecological Network is located just south of the southern boundary. Further studies may be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No FZ2/3 or significant risk on-site. Surface water flood risk along frontage access road.

Proximity to Key Services

Access to Public Transport: The bus stop is located in close proximity. Route 3 - Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde. This runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links: There is a public right of way within the site to the west boundary (SS8). There are no dedicated cycle paths close by. There is a pavement to the east but not west of site.

Access to Services and Facilities: Shanklin has a wide range of facilities and services.

Access to Open Space and Recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. The site is within the walking access threshold for parks/gardens, outdoor sport, accessible natural greenspace; but outside the threshold for parks/gardens, children's and young persons provision, allotments and amenity greenspace.

Highways Factors

Highway Access: There is an existing access on to Church road located where the speed limit changes from 30 to 60mph. There is reduced visibility due to the trees. Church Road is part of the strategic road network.

SHLAA Conclusion

Currently not suitable
AONB site within a mineral safeguarding area. It would represent an extension of ribbon development in an area that has an inherent rural quality. Development here would be inconsistent with the settlement form and have an unacceptable landscape impact.

Status Currently not suitable

SHK010**Former Water Reservoir Church Road Shanklin****Key Details**Settlement: Settlement Tier: Parish: Site Area (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: Planning History:
 Change of use of dis-used reservoir to the processing/bottling of spring water; proposed store/bottling shed; alterations to vehicular access; parking/turning area**Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B 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 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Sloping, rolling pastoral landscape
 Hedgerows, hedgerow trees and copses
 Ancient woodland
 Historic farmsteads dispersed through the area
 The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown
 The designed landscapes at Wydcombe and the Hermitage"/>Agricultural Land Classification:

SHK010

Former Water Reservoir Church Road Shanklin

Landscape Impact: Woodland site within the AONB. It slopes down from the south towards the access road. There is a public footpath on the east boundary giving the site some recreational value. It forms an edge to a row of ribbon development extending out of Shanklin, and marks a transition into rural countryside. It has an inherent rural quality and development here would be inconsistent with the settlement form. Landscape quality is high and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. The area has scrubbed over time and appropriate biodiversity studies are likely to be required. The Southern Uplands Local Ecological Network overlaps with the southern and western boundaries.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No FZ2/3 or significant risk on-site. Surface water flood risk along frontage access road.

Proximity to Key Services

Access to Public Transport: The bus stop is located in close proximity. Route 3 - Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde. This runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links: There is a public right of way within the site to the east (SS8). There are no dedicated cycle paths close by. There is a pavement to the east but not west of site.

Access to Services and Facilities: Shanklin has a wide range of facilities and services.

Access to Open Space and Recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. The site is within the walking access threshold for but outside the threshold for parks/gardens, children's, young persons provision, allotments and amenity greenspace.

Highways Factors

Highway Access: The site has access onto Church Road part of the strategic road network.

SHLAA Conclusion

Currently not suitable
AONB site within a mineral safeguarding area. It would represent an extension of ribbon development in an area that has an inherent rural quality. Development here would be inconsistent with the settlement form and have an unacceptable landscape impact. Unacceptable ecological impact from loss of deciduous trees.

Status Currently not suitable

SHK011

Land adjacent to Church Road, Shanklin

Key Details

Settlement: The Bay (Shanklin) Settlement Tier: 1 Parish: Shanklin Site Area (4.9 2018 SHLAA_Ref_No: IPS284 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: The site is located outside but immediatly adjacent to the current settlement boundary which is along the north boundary.

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

Site Description: The site is a large field with high trees to the north boundary as well as trees to all other boundaries. The land slopes down from the south to the north.

Planning History: P/01500/12 (Granted - small section of NW of site): Installation of 2 rows of 8 (16 total) ground mounted solar photovoltaic panels (revised description). P/00563/15 (Withdrawn - small section of NW of site): Proposed construction of 3 holiday lodges with vehicular access, parking and associated landscaping.

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan: The site is located outside but immediatly adjacent to the settlement boundary

Mineral Resources: The southern half of the site is located in a mineral safeguarding area. This will need to be considered further should the site be considered appropriate

Landscape Impacts

Impact upon and Relationship to the AONB: Most of the site is located in the AONB. Enhancement and conservation of the natural beauty of the area is a priority. Proposals should take account of topography, local vernacular and distinctiveness, landscape character, the 'visual' settlement envelope (i.e. what it looks like in real life and not on a map) when viewed from both inside and outside the AONB, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.

Landscape Character Area Key Factors: Southern Downland Edge Pasture Land Key Characteristics Sloping, rolling pastoral landscape Hedgerows, hedgerow trees and copses Ancient woodland Historic farmsteads dispersed through the area The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown The designed landscapes at Wydcombe and the Hermitage

Agricultural Land Classification: The east of the site is urban and the western half is Grade 3

SHK011

Land adjacent to Church Road, Shanklin

Landscape Impact: This is a predominately AONB site containing sloping, rolling pastoral landscape characteristic of the Southern Downland Edge Pasture Land. The north boundary is a public Right of Way. The site generally slopes down from the north, which limits wider visual impacts. It would represent a development highly inconsistent with the existing settlement form. Landscape quality and sensitivity are medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There are individual TPOs adjacent to the north east boundary and an area TPO to the north just beyond the site, and another smaller TPO group abutting the north-west boundary. The Southern Uplands Local Ecological Network abuts the site to the South-West. Further biodiversity studies may be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood zone 2/3. Very small patch of surface water flood risk to the north of the site.

Proximity to Key Services

Access to Public Transport: The bus stop is located on the main road approximately 550m. Route 3 - Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde. This runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links: There is a public right of way to the north boundary (SS2). There are no dedicated cycle paths close by and roads do not have pavements.

Access to Services and Facilities: Shanklin has a wide range of facilities and services.

Access to Open Space and Recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. The site is within the walking access standard for allotments, accessible natural greenspace, outdoor sport, parks & gardens; whilst the northern part if accessible to childrens and young people's provision, the southern half is not. In addition, the public rights of way join the coastal footpath.

Highways Factors

Highway Access: The site is currently accessed via a public right of way. Vaughan Way to the North-East offers a potential vehicle access, although this appears to be both of insufficient width and lack pedestrian footways.

SHLAA Conclusion

Currently not suitable.
Unacceptable landscape impact upon good quality AONB countryside. There are also concerns over the access standard - both vehicular and pedestrian.

Status Currently not suitable

SHK014

Roseglen 12 Palmerston Road Shanklin Isle Of Wight PO37 6AS

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

SHK014

Roseglen 12 Palmerston Road Shanklin Isle Of Wight PO37 6AS

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site appears to have little current biodiversity value.

Biodiversity Net Gain Scope:

Green roof, green walls. Boxes for Swifts, House Martins, House Sparrows and/or Starlings.

Flood Risk

Flood Risk (including Surface Water):

No flood risks identified.

Proximity to Key Services

Access to Public Transport:

The site is close to nearby bus stops. Shanklin is served by Routes 2 and 3 that serve Newport to Ryde and run every 30 minutes throughout the week.

Access to Pedestrian Cycle Links:

There are network of public rights of way within and adjacent to the area and the local roads have footpaths. There are cycle links to Newport in the wider area.

Access to Services and Facilities:

Shanklin has a wide range of services and facilities.

Access to Open Space and Recreation:

The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards.

Highways Factors

Highway Access:

The site has access onto Palmerston Road part of the strategic road network.

SHLAA Conclusion

Currently not suitable.

Loss of hotel would prejudice local tourism accommodation offer, contrray to wider planning aims for the Island.

Status

Currently not suitable

SHK015

Land at Westhill Road, Shanklin, Isle of Wight, PO37 6PT

Key DetailsSettlement: Settlement Tier: Parish: Site Area () 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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

 Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

 Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

SHK015

Land at Westhill Road, Shanklin, Isle of Wight, PO37 6PT

Biodiversity / Ecological Impacts

Impact on Biodiversity: The southern section of the site is currently wooded. There is an existing hedgerow to the western boundary with the cricket club. Part of the adjacent cricket club is shown as a Group TPO.

Biodiversity Net Gain Scope: Pond, wildflower meadow/woodland fringe habitat. Extend tree line to north boundary to improve ecological network connectivity.

Flood Risk

Flood Risk (including Surface Water): No flood risks identified.

Proximity to Key Services

Access to Public Transport: There are bus stops on the main road to the north. This is Route 2 - Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde. This runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes.
There are also bus stops to the south

Access to Pedestrian Cycle Links: The adjacent highway lacks pedestrian footways. There is a public right of way on the south-east boundary.

Access to Services and Facilities: Shanklin has a wide range of facilities and services.

Access to Open Space and Recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards.
The site is within the walking access standard for all open space typologies, except amenity greenspace.
The adjoining Big Meade recreation ground is proposed as Local Green Space and, together with the adjacent cricket club, is registered as Open Space, as is part of the woodland originally within this application

Highways Factors

Highway Access: The site has direct access to Westhill Road, but this is non-standard width and there are no pededtrain footways.

SHLAA Conclusion

Currently not suitable.
Area of recreational character with heritage setting issues. Development would be inconsistent with the settlement form.
Highways issues - The site has direct access to Westhill Road, but this is non-standard width and there are no pededtrain footways.
May be suitable for allotment extension and/or biodiversity net gain projects and/or amenity open space provision.

Status: Currently not suitable

Key Details

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

Planning History:

Suitability Assessment Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer)
 The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B
 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

SHK017

Land adjacent to Winchester House, Lake

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders within the site but there are some larger trees, one in particular to the front of the site. It is also adjacent to a SINC (Lake Cliffs) which overlaps with Maritime Cliffs and Slope S41 priority habitat.

Biodiversity Net Gain Scope:

Tree/hedge buffers. Green roofs and walls.

Flood Risk

Flood Risk (including Surface Water):

No flood risks identified.

Proximity to Key Services

Access to Public Transport:

The site is located in close proximity to a bus stop. This is along Route 3 Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde. The service runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links:

There are a number of public footpaths located immediately adjacent to the site. The wider area has cycle links to Newport. The immediate road has a pavement

Access to Services and Facilities:

The site is in the settlement boundary of Shanklin/Lake and close to Sandown where there are a range of services and facilities.

Access to Open Space and Recreation:

The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. There are a number of public open space facilities nearby.

Highways Factors

Highway Access:

The site is located along the strategic road network and has vehicular access onto it.

SHLAA Conclusion

Currently not suitable.

Release of the car park would require corporate approval, informed by local parking needs, so in the absence of that it is beyond the scope of the SHLAA to define this site as suitable or developable.

However it appears the site could potentially accommodate some residential development, even whilst retaining some public car-parking as part of a more efficient layout. It is debateable whether any residential redevelopment would reach the SHLAA minimum size threshold. Consideration would have to be given to suitable buffers to the SINC and S41 priority habitat, and impact upon seascape.

Status

Currently not suitable

SHK019

Roseberry Hotel, 3 Alexandra Road, Shanklin

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

SHK019

Roseberry Hotel, 3 Alexandra Road, Shanklin

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site but there are some small trees and shrubs.

Biodiversity Net Gain Scope: Tree/hedge buffers. Green roofs and walls.

Flood Risk

Flood Risk (including Surface Water): No flood risks identified.

Proximity to Key Services

Access to Public Transport: The site is close to nearby bus stops. Shanklin is served by Routes 2 and 3 that serve Newport to Ryde and run every 30 minutes throughout the week.

Access to Pedestrian Cycle Links: There are network of public rights of way within and adjacent to the area and the local roads have footpaths. There are cycle links to Newport in the wider area.

Access to Services and Facilities: Shanklin has a wide range of services and facilities.

Access to Open Space and Recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards.

Highways Factors

Highway Access: Frontage to Alexandra Road

SHLAA Conclusion

Currently not suitable
Site will need to be considered against polices relating to tourism, economy and design but cannot be considered suitable at this stage.

Status: Currently not suitable

SHK021

"Curraghmore Hotel, 22 Hope Road

Key Details

Settlement: Shanklin Settlement Tier: 1 Parish: Shanklin Site Area (1.9 2018 SHLAA_Ref_No: N/a 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

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

Site Description: Urban hotel site

Planning History: Granted P/01285/17 Demolition of extensions; refurbishment of the existing premises to provide an 8 bedroom boutique hotel; outline for a 2/3 storey block of 8 apartments with parking. 21/01388/OUT - Withdrawn Demolition of extensions; refurbishment of the existing hotel; Outline for a 2/3 storey block of 8 apartments with parking

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Urban settlement.

Agricultural Land Classification:

Landscape Impact: Urban site. Consideration of impact on neighbouring amenities will be a factor.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

SHK021

"Curraghmore Hotel, 22 Hope Road

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site.

Biodiversity Net Gain Scope: Tree/hedge buffers. Green roofs and walls.

Flood Risk

Flood Risk (including Surface Water): No flood risks identified on-site, but some adjacent surface water risk on Hope Road.

Proximity to Key Services

Access to Public Transport:

Access to Pedestrian Cycle Links:

Access to Services and Facilities:

Access to Open Space and Recreation:

Highways Factors

Highway Access: Frontage to Hope Road and Beartrice Road

SHLAA Conclusion

Currently not suitable
Within the Core Tourist Accommodation Area where loss of tourism accommodation is not generally supported.

Status: Currently not suitable

SHK025

Shanklin Esplanade Car Park, Shanklin

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

SHK025

Shanklin Esplanade Car Park, Shanklin

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site is located close to a cliff and therefore biodiversity surveys may be required in relation to bats/nesting birds etc.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

Proximity to Key Services

Access to Public Transport:

Shanklin is served by Island buses routes 2 and 3 located close to the site.

Access to Pedestrian Cycle Links:

There are public right of ways close by and there are pavements in this area. The wider area has cycle links to Newport.

Access to Services and Facilities:

Shanklin has a wider range of services and facilities

Access to Open Space and Recreation:

There are a number of public open space facilities nearby and the seafront is opposite the site.

Highways Factors

Highway Access:

The site has vehicular access from the Esplanade.

SHLAA Conclusion

Currently not suitable - Operational commercial site. Would need corporate approval

Conclusion 2022:

Status

Currently not suitable

THY001

Land fronting Thorley Street (1), Thorley

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)Environmental Discounts (Stage A No buffer):
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)Environmental Discounts Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage BEnvironmental Discounts Stage B(ii):
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors:

THY001

Land fronting Thorley Street (1), Thorley

Agricultural Land Classification:

The classification is Grade 4 with a part to the south east that is Grade 3.

Landscape

The site is arable farmland that slopes down from south to north to the roadside. The higher southern sections of the site are more visible in the wider landscape. The site has some ecological value, particularly the north-west corner.

Impact:

The site submitted is also part of a larger site and field system. The site is directly opposite a Grade II listed church; as such the site affects or is near to a listed building. There is concern that any development would impact on the setting of the church. Thorley is a settlement that lacks basic services and is essentially a rural hamlet. Value is medium and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site is not in a conservation area. The site is directly opposite a Grade II listed church; as such the site affects or is near to a listed building. Should the site be considered appropriate, any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. There are no TPOs or larger trees on site. Part of the site is an area of scrub with pond and reed beds and biodiversity/ecological surveys are likely to be required. A SINC (Thorley Churchyard) is located on the opposite of the road, which is also Priority Habitat (Lowland Meadows). There are protected species (bats) in the vicinity.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

Surface water flood risk on site in NW corner and on surrounding roads to the east, west and NE. These surface water flows join Thorley Brook 150m to the north.

Proximity to Key Services

Access to Public Transport:

There is a bus stop near by the area is served by Route 7. Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay. The services runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes in general but runs every hour through Wellow.

Access to Pedestrian Cycle Links:

There are network of public rights of way within and adjacent to the area. There are no dedicated cycle paths in close proximity

Access to Services and Facilities:

The site is not well related to services facilities

Access to Open Space and Recreation:

There are no public open space facilities close by but the site has access to the countryside via the network of public rights of way.

Highways Factors

Highway Access:

The site can be accessed from Thorley Street (main road). The field is higher than the road but the pond is lower.

The road is non-standard width that lacks pedestrian footways. Broad Lane to the west is of an even lesser width (single vehicle only) and of very rural character.

SHLAA Conclusion

Currently not suitable.

Heritage, landscape, access, ecology and landscape concerns.

In terms of heritage, the Council's Conservation Officer advised that the significance of the church lies in its architectural form and in particular the presence of the bell-turret with the bells form the medieval church and its rural setting with its relationship with the open land/fields opposite and this has become an important positive contributor to its significance. The notable absence of development reinforces the tranquillity of the church and churchyard and visually links the church and churchyard with its rural setting as well as providing uninterrupted long distance views of the church which appears as the dominant structure (as it should) in this locality.

There are also landscape and ecological impacts in this rural location. The Main Road is non-standard width that lacks pedestrian footways. Broad Lane to the west is of an even lesser width (single vehicle only) and of very rural character.

Status

Currently not suitable

THY002

Land fronting Thorley Street (large site), Thorley

Key Details

Settlement: Thorley Settlement Tier: 5 Parish: Yarmouth Site Area (3.2 2018 SHLAA_Ref_No: IPS300a 2nd Reg18 ISP Housing Allocation Ref: N/a

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: Thorley does not have a settlement boundary

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

Site Description: The site is part of an agricultural field that runs alongside the road between Thorley and Wellow. The boundary to the road is an earth bank and is higher than the road. The field itself is fairly level and extends beyond the submitted site. There are a few trees that bound the western edge of the site.

Planning History: No apparent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is beyond the built up area and located in the wider rural area.

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area. Yarmouth and Thorley have a Community Plan SPD (2009) that considers the need to investigate affordable housing need.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Thorley and Wellow Open Farmland. Rolling Farmland based on clay. Key Characteristics • Elevated, large scale, gently shelving open landscape with wide skies and distant views to the high ground of the downs to the south. • Based on Bembridge Limestone creating an intermediate area between the lower clay lands to the north and west and the high chalk to the south and east. • Mix of arable cultivation and pasture with cows and sheep grazing particularly in the south of the area adjacent to the chalk downs plus some horse paddocks particularly to the south west. • Large irregular fields, bounded by fences and low, gappy hedges. • General lack of tree cover and woodland in the centre of the area combined with elevation creates a windswept and exposed landscape, emphasised by an occasional thorn tree bent by the wind. • Mixed woodland plantations and copses give some enclosure at the western and the eastern margins of the area. • Few roads cross the area and settlement is sparse consisting of scattered farmsteads and a few villages. • Some traditional stone farmhouses and cottages, with large scale industrial style farm buildings highly visible in the open landscape and more modern redbrick dwellings on

THY002

Land fronting Thorley Street (large site), Thorley

the fringes of the villages.

- Disused quarry harbours limestone grassland of high biodiversity interest.
- Large numbers of prehistoric crop marks indicate early clearance of woodland in the area, Roman-British ceramics and Anglo-Saxon grave goods have also been found here.

Agricultural Land Classification:

The classification is Grade 3

Landscape Impact: The site is relatively flat arable farmland that has some visibility in the wider landscape. It is located on the edge of the village with no development to the south and where the land is more rural/agricultural.

The site submitted is also part of a larger site and field system. Thorley is a settlement that lacks basic services and is essentially a rural hamlet. There is some heritage value from the nearby listed cottage and possible archaeological significance in the area.

Value is medium and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. There is a listed cottage to the north of the site as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Ring ditches (Bronze Age burial mounds) and other cropmarks nearby. Early consultation with IWCAHES recommended.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There is a stream that runs north to south through the site. There are some trees along this stream. Relevant surveys may be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Central surface water flow runs across the site south to north. This surface water flow joins Thorley Brook 150m to the north.

Proximity to Key Services

Access to Public Transport: There is a bus stop near by the area is served by Route 7. Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay. The services runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes in general but runs every hour through Wellow.

Access to Pedestrian Cycle Links: There are network of public rights of way within and adjacent to the area. There are no dedicated cycle paths in close proximity

Access to Services and Facilities: The site is not well related to services facilities

Access to Open Space and Recreation: There are no public open space facilities close by but the site has access to the countryside via the network of public rights of way.

Highways Factors

Highway Access: The site can be accessed from the Main Road through Wellow and Thorley. The road is non-standard width that lacks pedestrian footways and is separated from the site by a hedgerow..

SHLAA Conclusion

Currently not suitable
The site is very rural in context, far removed from a development boundary. The adjacent Main Road lacks pedestrian footways and development here would inevitably be highly car dependent. Access would result in loss of hedgerow. There are also landscape and heritage impacts in this rural location.

Status Currently not suitable

VEN001

Depot site at Lowtherville Road, Ventnor, Isle of Wight

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

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

 Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B 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

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: The site is not located in a mineral or mineral safeguarding area**Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

VEN001

Depot site at Lowtherville Road, Ventnor, Isle of Wight

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. Some parts are scrubby.

Biodiversity Net Gain Scope: Green roofs. Tree retention, boundary reinforcement with trees and hedges. Pond/swale as part of multifunctional SuDS. House Sparrow, Swift and House Martin boxes.

Flood Risk

Flood Risk (including Surface Water): No risks identified.

Proximity to Key Services

Access to Public Transport: There are bus stops to the south of the site located on Newport Road. It's along Route 3 Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde. Services are Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links: Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.

Access to Services and Facilities: Ventnor has a number of services and facilities.

Access to Open Space and Recreation: In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision.

Highways Factors

Highway Access: The site is accessed off St Margarets Glade.

SHLAA Conclusion

Currently not suitable.

IWC owned, Ventnor Town Council work showed viability issues for residential, was in IPS as 100% employment allocation. More suited to smaller scale employment uses for local businesses.

Removed from 1st Reg 18 list of allocations.

Status Currently not suitable

VEN002

Land off Chestnut Drive/Willow Close, Ventnor

Key DetailsSettlement: Settlement Tier: Parish: Site Area () 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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

 Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

 Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets: **Biodiversity / Ecological Impacts**

VEN002

Land off Chestnut Drive/Willow Close, Ventnor

Impact on Biodiversity: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of scrubby trees that may have some biodiversity interest. The site is also in a biodiversity enhancement area.

Biodiversity Net Gain Scope: Difficult to achieve an on-site gain given the existing nature of the site.

Flood Risk

Flood Risk (including Surface Water): No risks identified.

Proximity to Key Services

Access to Public Transport: There are bus stops to the south of the site located on Newport Road. It's along Route 3 Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde. Services are Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links: Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.

Access to Services and Facilities: Ventnor has a number of services and facilities

Access to Open Space and Recreation:

Highways Factors

Highway Access: Access to the site is in the corner and through Willow Close. This is very close to existing houses and this will need to be considered along with any right of access aspects.

SHLAA Conclusion

Not currently suitable.

The site forms a high point in the topography of the settlement boundary for North-West Ventnor. It has dense coverage of trees and shrubs which provide a natural barrier and landscape screen to the settlement. The site itself is quite high visually exposed to the west and south-west as an extension beyond the existing settlement form. This small woodland forms a feature of the surrounding chalk downs, as well as providing a visual ecological amenity to residents. Removed from 1st Reg 18 list of allocations.

Yield would likely be below the SHLAA threshold of 10 in any event.

Status Currently not suitable

VEN004

Marine Parade

Key Details

Settlement: Ventnor Settlement Tier: 2 Parish: Ventnor Site Area (0.11 2018 SHLAA_Ref_No: N/a 2nd Reg18 ISP Housing Allocation Ref:

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

Location in Relation to Settlement Boundary 2018:

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

Site Description: Vacant seafront amusement arcade and café.

Planning History: Permission Granted (7) P/01310/14 Demolition of building; proposed three storey building to provide 7 flats with formation of vehicular access, parking area and landscaping (revised plans) (readvertised application). GRANTED Not on small sites 5 year supply, so assumed to be no longer extant P/00442/05 - Demolition of building; outline for 25 flats with restaurant, wine bar/café and underground parking at ground floor level; vehicular access (application to be considered by the Council's Development Control Committee)

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B 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

Discounted by a Factor in Stage B(ii) Ground Stability Area 'Areas likely to be subject to significant constraints on development. Local Plan development proposals should identify and take account of the ground behaviour constraints.'

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

Character and Compatibility of the Surrounding Area: Character is predominantly tourism /commercial related.

Local Policy Context (Including Neighbourhood Plan:

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Settlement.

Agricultural Land Classification: Settlement

Landscape Impact: No landscape impact - existing structures within the settlement. However impacts upon seascape and adjacent amenities will be a consideration.

Heritage Impacts

VEN004

Marine Parade

Impact on Historic Environment and Heritage Assets: The site is within the Conservation Area , but there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. On the opposite side of the road on the seaward side are located Coastal Sandunes (S41 Priority Habitat).

Biodiversity Net Gain Scope: Difficult to achieve on site. House Sparrow, Starling, Swift and House Martin boxes.

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: Bus routes through Ventnor town centre. Coastal path to south.

Access to Pedestrian Cycle Links: Coastal path to south. Esplanade has footways.

Access to Services and Facilities: Ventnor has a number of services and facilities.

Access to Open Space and Recreation: In terms of quantitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. The site is within the walking access threshold for amenity open space, children/young people, natural & semi-natural greenspace, outdoor sport and parks/gardens. However, it is beyond the walking access threshold for allotments.

Highways Factors

Highway Access: Access to the Esplanade

SHLAA Conclusion

Currently not suitable
2014 permission for residential. However the lack of progress raises questions regarding achievability, so it cannot be considered developable at this stage.
It will also need to re-demonstrate suitability in light of current policy and economic considerations. The character of the surrounding area is predominantly commercial/tourism related.
The site is within a zone of Ground Instability Management. Therefore it will need to demonstrate that the site is suitable for its proposed use, taking account of the ground conditions and land instability, including from natural hazards; the use proposed is suitable for the ground conditions; measures have been taken to minimise the amount of water entering the ground; surface water run-off is accommodated within existing, fully-functioning piped water disposal systems.
Heritage and design is also a particular consideration as the site is within the Conservation Area.

Status: Currently not suitable

VEN007

Land to the south and west of Rew Valley Sports Centre, Rew Lane, Ventnor

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)Environmental Discounts (Stage A No buffer):
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)Envonmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage BEnvironmental Discounts Stage B(ii):
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Open landscape often with an exposed feel
 Long distance panoramic views across the Island's landscape and out to the English Channel
 A chalk landscape largely grazed on the downlands and with large arable fields in the south of the area at the base of the Week Down and above the inland cliff top
 Important historic parkland at Appuldurcombe with prominent outer park wall skirting the base of the main downland slope below Appuldurcombe Down and rising up over the downland ridge
 Landmark features of Freemantle Gate and the Worsley Obelisk on Appuldurcombe Down
 Large stone wall enclosing the outer park at Appuldurcombe
 Hanger woodlands on the eastern downland slope some of which are ancient woodland
 Important chalk grassland areas in close proximity to acidic grasslands on drift geology gravel and clay with flint deposits
 Hedgerows are present off of the downland but tend to be small except where demarcating tracks"/>Agricultural Land Classification:

VEN007

Land to the south and west of Rew Valley Sports Centre, Rew Lane, Ventnor

Landscape Impact: This AONB site has many features characteristic of the Week and Stenbury Southern Downs, and forms a pleasing locally distinct visual backdrop to Ventnor. The ancient woodland hilltop slopes down quite steeply from north to south. Value is high and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The south boundary is within an ancient woodland and SINC buffer (Rew Copse). There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. The site is also in a biodiversity enhancement area. Relevant tree/biodiversity studies are likely to be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Small sliver of surface water risk along north boundary.

Proximity to Key Services

Access to Public Transport: There are bus stops to the north of the site located on Newport Road. It's along Route 3 Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde. Services are Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links: Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network to the north Rew Lane Ventnor. The wider area has cycle links to Newport.

Access to Services and Facilities: Ventnor has a number of services and facilities.

Access to Open Space and Recreation: In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision.

Highways Factors

Highway Access: Access onto the site is from Rew Lane. This is a narrow road with few passing places. It is likely that upgrades will be required.

SHLAA Conclusion

Not currently suitable. Unacceptable landscape impact in AONB countryside.

Conclusion 2022:

Status Currently not suitable

VEN008

Land at Seven Sisters Road, Ventnor, PO38 1UY

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

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

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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

Ground Stability Area: 'Areas which may or may not be suitable for development but investigations and monitoring maybe required before Local Plan proposals are made.'

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

VEN008

Land at Seven Sisters Road, Ventnor, PO38 1UY

Landscape Impact: It is outside the settlement boundary in the wider rural area with views out to sea. Whilst it is located close to St Lawrence the area is quiet and rural in context and contains many features typical of the Undercliff LCA. However it is relatively contained from wider visual impacts by topography and vegetation and recreation value is limited by the lack of public access. Value and sensitivity is medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The south west corner of the site is located within the St Lawrence Conservation Area as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. There are no listed buildings in close proximity.

Biodiversity / Ecological Impacts

Impact on Biodiversity: 0.75ha of the site is located within a SINC and has been discounted from the assessment. The northern half of the site is under an area TPO - TPO/1969/6. This includes an additional section that is also a TPO wood TPO/1954/1. The site is within a biodiversity enhancement area. The remainder of the site outside the SINC and TPO area is located between two SINCs with buffers. This amounts to approximately 0.5ha. Given the nature of the site, further biodiversity studies will be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Three patches of surface water flood risk on site, comprising about 5% of the site area.

Proximity to Key Services

Access to Public Transport: There is currently no bus service serving St Lawrence.

Access to Pedestrian Cycle Links: There is a public right of way that crosses the site north to south on the western half (V76). There are no cycle paths in close proximity, but the wider area has cycle links to Newport.

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

Access to Open Space and Recreation: In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision.

Highways Factors

Highway Access: Access is off Seven Sisters Road / Fishes cul-de-sac.

SHLAA Conclusion

Not currently suitable for wholesale development of scale. Significant areas of SINC and TPO on-site. Ad-hoc small scale development below the size threshold may be achievable. Would require groundstability investigation.

Status Currently not suitable

VEN009

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

Key Details

Settlement: Ventnor Settlement Tier: 2 Parish: Ventnor Site Area (0.8 2018 SHLAA_Ref_No: IPS049 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary, but reasonably related to it to the extent that an extension could be at least be considered further

Location in Relation to Settlement Boundary 2018: The site is located outside the settlement boundary and is located in the wider rural area.

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

Site Description: The site is a former hotel set in its own grounds . The hotel is part Victorian, part Georgian with some later extensions. There are some stone walls in the ground and there is mature woodland to the west and north

Planning History: Recent adjacent permission 19/00418/FUL

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

Ground Stability Area: 'Areas likely to be suitable for development. Contemporarry ground behaviour does not impose significant constraints on Local plan development proposals'.

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

Character and Compatibility of the Surrounding Area: The site is beyond the built up area and located in the wider rural area.

Local Policy Context (Including Neighbourhood Plan: The site is located outside the settlement boundary and in the wider rural area. Need to consider impact on tourism and any loss of accommodation.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is located in the AONB.

Landscape Character Area Key Factors: he Undercliff LCA. Key Characteristics A well wooded landscape with scrub areas close to the coast A number of grand Marine Villas are located in this area taking advantage of its fine sea views, climate and picturesque character An area important for nature conservation particularly the vegetated coastal slopes and geomorphology Designed landscape and parklands associated with C18th and C19th Marine Villas and Cottage Ornés Secretive and tranquil

Agricultural Land Classification: The classification is Grade 5

VEN009

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

Landscape Impact: It is outside the settlement boundary in the wider rural area with views out to sea. It is quiet and rural in context and contains many features typical of the Undercliff LCA. Development outside and not adjacent to a settlement could potentially degrade the landscape character. Impacts upon the AONB, SSSI and Heritage Coast are all major considerations. Value and Sensitivity of the site are high - although re-use of existing buildings would obviously be far less harmful than wholesale redevelopment.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area but the building is listed. As such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. Compton Chine to Steephill Cove SSSI is almost adjacent off-site to the south, as well as Heritage Coast. Due to the proximity and the site being wooded with mature trees biodiversity studies are likely to be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Three patches of surface water flood risk overlapping with the site, comprising about 25% of the site area.

Proximity to Key Services

Access to Public Transport: There is currently no bus service serving St Lawrence.

Access to Pedestrian Cycle Links: There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity

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

Access to Open Space and Recreation: In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision.

Highways Factors

Highway Access: There is an existing access to the hotel off Old Park Road via a one way system (single track) serving hotel and residential properties.

SHLAA Conclusion

Not currently suitable. Lends itself to business/conference facilities or hotel rather than residential in the is sensitive and relatively remote location.

Conclusion 2022:

Status Currently not suitable

WBR001

Land adjoining Palmers Road, Lushington Hill & Hunters Way, Wootton

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)Environmental Discounts (Stage A No buffer):
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)Environmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage BEnvironmental Discounts Stage B(ii):
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan: Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: - Hedgerows, hedgerow trees and copses
- Ancient woodland
- Rolling pastoral landscape on heavier clay soils
- Historic farmsteads dispersed throughout the area
- Historic buildings and designed landscape in the coastal area in the north close to Springvale
- Grassland areas

The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area."/>Agricultural Land Classification:

WBR001

Land adjoining Palmers Road, Lushington Hill & Hunters Way, Wootton

Landscape Impact: The south-east part of the site is fairly level, while the south-west side is on a gentle consistent slope from the higher village down to Lushington Copse to the west. The NE corner is a featureless field that is topographically level with adjacent built up areas to the north and south. There are properties on site and a solid residential frontage on the opposite side of the road to the south. Together with the residential boundary to the east and deciduous woodland to the west, the site has some sense of containment. There are no footpaths but there are long views to the north, although these could be mitigated by planting as part of biodiversity net gain along the northern edge. Existing development on the south side of the road off-site is linear ribbon-development which would not be desirable to re-create on the north side as it is road-centric, inefficient sprawl type development with landscape impacts. Value, sensitivity and potential for change is medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Unknown potential. Crop marks present in western field (IWHER 978). Early consultation with IWCAHES recommended.

Biodiversity / Ecological Impacts

Impact on Biodiversity: West part of the site is within the North Eastern Woods Local Ecological Network. The site directly abuts Lushington Copse SINC/Ancient woodland and the buffers of this area lie within the site boundary. The hedges may need further biodiversity investigation.

Biodiversity Net Gain Scope: In line with the aims of the North Eastern Woods Local Ecological Network. Hedgerow and planting belts at boundaries to improve connectivity. Wild flower/natural grassland buffer to ancient woodland. These could be located on adjacent site WBR002 which is in the same ownership.

Flood Risk

Flood Risk (including Surface Water): Minor strip of surface flood water risk on west side.

Proximity to Key Services

Access to Public Transport: The site is along Route 9, this is the Newport to Ryde service. Running from Newport | Fairlee/Staplers | Wootton | Binstead | Ryde. It runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to Pedestrian Cycle Links: There are network of public rights of way and cycle links in the wider area but none on or adjacent to the site. There are however no footpaths along Lushington Hill on the site side but is one on the opposite side.

Access to Services and Facilities: Wootton has access to a number of services and facilities associated with it being a rural service centre. The centre (convenience store and village hall) are about half a mile to the east,. The village primary school and play area are both closer (about 400m east).

Access to Open Space and Recreation: Wootton Bridge forms part of the much larger East Medina area for uantiutive analysis of open space, so findings somewhat lose relvance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future. Wootton recreation ground is to the east of the site when accessed from Palmers Road. The east side of the site falls within the walking threshold for outdoor sport, children's and young persons provision and natural greenspace. However there is no amenity greenspace on the vicinity. It is also notable that Wootton Bridge lacks any allotment provision.

Highways Factors

Highway Access: Access should be onto Lushington Hill (ideally via recent development in SE corner at Hunters Moon Close) and also Palmers Road to NE. Two access points will maximise site permeability and accessibility to the wider settlement.

SHLAA Conclusion

Currently not suitable. Extends the settlement to Lushington Copse which would forms a new barrier to further expansion and village edge consistent with development that has already taken place on the south side of Lushington Hill. However, existing development on the south side is linear ribbon-development which would not be desirable to re-create on the north side as it is road-centric, inefficient sprawl type development with landscape impacts.

Status Currently not suitable

WBR003

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

Key Details

Settlement: Wootton Bridge Settlement Tier: 2 Parish: Wootton Bridge Site Area (0.5 2018 SHLAA_Ref_No: IPS014 2nd Reg18 ISP Housing Allocation Ref: N/a

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

Location in Relation to Settlement Boundary 2018: The site is part in and part outside but immediately adjacent to the current settlement boundary. Wootton being a rural service centre. The dwellings to the south are generally a mix of single and two stories, detached and not screened.

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

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

Planning History: No relevant history

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is adjacent to existing residential, no compatibility issues envisaged.

Local Policy Context (Including Neighbourhood Plan): The site is located outside but immediately adjacent to the settlement boundary with good access to facilities.

Mineral Resources: There is a small section to the north of the site that is located within a mineral safeguarding area

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located within an AONB.

Landscape Character Area Key Factors: Part of the Northern Lowlands Historic Landscape Character Area and now Northern Clay Pasture land which has the following Key Characteristics: Hedgerows, hedgerow trees and copses Ancient woodland Rolling pastoral landscape on heavier clay soils Historic farmsteads dispersed throughout the area Historic buildings and designed landscape in the coastal area in the north close to Springvale Grassland areas The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area.

Agricultural Land Classification: The site is classified as Grade 3

WBR003

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

Landscape Impact: The site is relatively flat. It is on the edge of the settlement towards the coast. It has a rural character and a sense of separation from the settlement area, relating more to the open countryside to the east

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. St Edmunds Church and ground are to the south east. Currently no known archaeological implications

Biodiversity / Ecological Impacts

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

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No risks identified.

Proximity to Key Services

Access to Public Transport: There are a number of bus stops along Palmers Road and along the SRN.

Access to Pedestrian Cycle Links: There is a public right of way at the end of Church Road. Some distance from the cycle network.

Access to Services and Facilities: Wootton has a number of local facilities in line with it being classified as a rural service centre

Access to Open Space and Recreation: Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future. The open space audit identifies an area of open space to the east of the site, the grounds of St Edmunds Church.

Highways Factors

Highway Access: Access would require an adjacent site or the demolition of the dwelling. The paddock is however on an angle to the dwelling and access may not be achievable without third party land. The strategic road network is at the start of Palmers Road just under a kilometre away.

SHLAA Conclusion

Currently not suitable
Access and landscape concerns, as well as the nature of the linear site
There does not seem to be a readily available means of access of sufficient standard width, without accessing third party land.

Status Currently not suitable

WBR005

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

There is approximately 1.8ha of the site to the north east located within a SINC. This area has been removed from the following assessment. The developable area will need to be amended accordingly.

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

Environmental 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.

However Coplins Bridge green corridor open space forms a narrow band which horizontally crosses the site.

Environmental Discounts Stage B(i)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

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

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors: Hedgerows, hedgerow trees and copses
 Ancient woodland
 Rolling pastoral landscape on heavier clay soils
 Historic farmsteads dispersed throughout the area
 Historic buildings and designed landscape in the coastal area in the north close to Springvale
 Grassland areas
The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area."/>

Agricultural Land Classification:

WBR005

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

Landscape Impact: It is agricultural land outside the settlement boundary that reads as part of the wider rural area, particularly as Park Road would be the access which further limits connectivity to the main settlement. The site is undulating but fairly level to the historic dismantled railway which traverses the site. Tranquil and remote. Medium value and medium/high sensitivity, low capacity for development,

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: Part of the site is within a SINC (albeit this has been removed from the assessment area) and three sides to the east are immediately adjacent to wooded areas. It is also adjacent to an area of lowland meadow priority habitat to the north. The south eastern edges are also in an ancient woodland buffer zone. The site is also located within a 3km radius of Briddlesford copse and is in a biodiversity enhancement area. Further biodiversity assessments will be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Narrow band of surface water flood risk traverses the site from west to east

Proximity to Key Services

Access to Public Transport: The nearest bus stop is on Lushington Hill. This has services running to and from Newport and Ryde. The road is a fast road with no pavements

Access to Pedestrian Cycle Links: The lower half of the site has a cycle and footpath running through it.

Access to Services and Facilities: There are no nearby services

Access to Open Space and Recreation: Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future. There is access to the wider countryside but other open spaces is at a distance.

Highways Factors

Highway Access: The site would need a new access but could be accessed from Park Road. Park Road is a rural road flanked by trees and hedges and lacking pedestrian footways. Likely to require some hedgerow removal.

SHLAA Conclusion

Reads as part of the rural area and unconnected to the main settlement, particularly as the access road would be Park Road to the south-west which lacks pedestrian footways.

Conclusion 2022:

Status Currently not suitable

WBR006

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer)
 The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B
 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors: Hedgerows, hedgerow trees and copses
 Ancient woodland
 Rolling pastoral landscape on heavier clay soils
 Historic farmsteads dispersed throughout the area
 Historic buildings and designed landscape in the coastal area in the north close to Springvale
 Grassland areas
The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area."/>

Agricultural Land Classification:

WBR006

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

Landscape Impact: It is outside the settlement boundary in the wider rural area and is more agricultural. The site slopes down from Packsfield Farm to the sip and then rises again. The site is elevated above the adjacent public right of way. The site is very rural and would represent a development inconsistent with the existing settlement pattern. Value and sensitivity are medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in any environmental designations, although the southern half largely comprises scrubby woodland. There are a number of TPO trees to the western boundary and to the north-eastern corner. There is also a pond area and the land is very scrubby. The site is bounded by tree lines and connects well to the off-site ecological network and even comprises a key bridge between different off-site areas of habitat.. The site is within the 3km Briddlesford Copse and the norther half and an eastern section is also in the Local Ecological Network (North Eastern Woods). Further biodiversity studies would be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Surface water flow path runs west to east across southern section of the site near the site boundary.

Proximity to Key Services

Access to Public Transport: The nearest bus stop is on Lushington Hill. This has services running to and from Newport and Ryde.

Access to Pedestrian Cycle Links: There is a public right of way immediatly to the west of the site and cycle links in the wider area.

Access to Services and Facilities: There are no services close by.

Access to Open Space and Recreation: Wootton Bridge forms part of the much larger East Medina area for quantitive analysis of open space, so findings somewhat lose relvance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future. There is limited public open space provision nearby

Highways Factors

Highway Access: Although there is a right of access this is difficult to ascertain and though third party land and along a narrow track that would require significant upgrading and resultant imapct upon rural character. There are no pedstrian footways, even on Packsfield Lane access road off-site to the north. Development woul dlikely be car-dependent.

SHLAA Conclusion

Currently not suitable
Unsuitable access along a narrow track that would require significant upgrading and resultant imapct upon rural character. There are no pedstrian footways, even on Packsfield Lane access road off-site to the north. Development woul dlikely be car-dependent. Furthermore, the site is higher than the adjacent public right of way and any development is likely to have a negative impact on the character of the area and the historic steam railway due to the topography. There are also a number of ecology concerns.

Status Currently not suitable

WBR007b

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

WBR007b

Landscape Impact: The site is gently undulating before sloping steeply. It is on the edge of the settlement towards the coast where the land is more agricultural.

It contains woodland and a watercourse. The site forms a natural buffer to proposed development

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Archaeological potential (Palaeolithic, later prehistoric and medieval). Early consultation with IWCAHES recommended.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There appears to be a pond and a watercourse within the site. Whilst some of the area is wooded, there are no tree preservation orders within the site.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No risks identified.

Proximity to Key Services

Access to Public Transport: There are a number of bus stops along Palmers Road and along the SRN. The SRN is served by Route 9 serving Newport | Fairlee/Staplers | Wootton | Binstead | Ryde and runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to Pedestrian Cycle Links: There is a public right of way (95) slightly opposite Brocks Copse Road. Some distance from the cycle network.

Access to Services and Facilities: Wootton this a number of local facilities in line with it being classified as a rural service centre.

Access to Open Space and Recreation: Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future. Wootton recreation ground is to the south east of the site.

Highways Factors

Highway Access: Access potentially on to Brock Copse Road or via adjacent site WBR007a

SHLAA Conclusion

Currently not suitable.
Ecologically rich landscape buffer to adjacent proposed development.

Status Currently not suitable

WBR008

Land North of Brocks Copse Road

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors: - Hedgerows, hedgerow trees and copses
- Ancient woodland
- Rolling pastoral landscape on heavier clay soils
- Historic farmsteads dispersed throughout the area
- Historic buildings and designed landscape in the coastal area in the north close to Springvale
- Grassland areas

The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area."/>

Agricultural Land Classification:

WBR008

Land North of Brocks Copse Road

Landscape Impact: The sites is rural in character. It slopes down to the north-west. There are long views to the north and north-west. Brocks Copse Road on the south boundary is a national trail recreational route. The site is bounded by deciduous woodland and has a stream running through the site. Landscape impact and sensitivity are medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. It is bordered to the north and north-east by dediduous woodland. There isa hedge and some trees on site and a tree line belt at the southern boundary. There is a stream valley running through the site.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Tow narrow surface watre flow paths flow off the site in a north-west direction.

Proximity to Key Services

Access to Public Transport: There are a number of bus stops along Palmers Road and along the SRN. The SRN is served by Route 9 serving Newport | Fairlee/Staplers | Wootton | Binstead | Ryde and runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to Pedestrian Cycle Links: There is a public right of way (95) slightly opposite Brocks Copse Road. Some distance from the cycle network.

Access to Services and Facilities: Wootton this a number of local facilities in line with it being classified as a rural service centre

Access to Open Space and Recreation: Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relvance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future.
The site falls outside the walking access threshold for all open space types except accessible natural greenspace.

Highways Factors

Highway Access: If developed in isolation, access sto this site would be via Brocks Copse Road which lacks pedestrian footways and would encourage car dependency. Creation of an access on Brocks Copse Roadwould also necessitate tree loss.

SHLAA Conclusion

Currently not suitable. Landscape impact and impact upon rural character. Relatively remote from settlement services compared to other site options.

Conclusion 2022:

Status Currently not suitable

WBR012

Farm Lane Cottage (Buttercup Barn), Farm Lane, off Palmers Road, Wootton Bridge

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

WBR012

Farm Lane Cottage (Buttercup Barn), Farm Lane, off Palmers Road, Wootton Bridge

Landscape Impact: The land is generally level but on an area slightly elevated relative to land east and west, and there appear to be views to/from the site to the east. The site has a semi-rural feel having lots of trees and greenery in the vicinity. There is a public footpath off-site to the east. The site is separated from the settlement form and would represent an inconsistent development in isolation. Value is low/medium but sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site, although there are trees and hedges.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No risks identified.

Proximity to Key Services

Access to Public Transport: Route 9, the Newport to Ryde service runs along the main road. Running from Newport | Fairlee/Staplers | Wootton | Binstead | Ryde. It runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to Pedestrian Cycle Links: There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.

Access to Services and Facilities: Wootton has access to a number of services and facilities associated with it being a rural service centre

Access to Open Space and Recreation: Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future.

The open space audit identifies an area of open space to the south east of the site, the grounds of St Edmunds Church. Wootton recreation ground is further south of the site.

Highways Factors

Highway Access: The site is accessed on to an unmade road which is also a no through road. The unmade road accesses onto Palmers Road which has footpaths either side of it. It is not clear whether there would be rights of access issues. The track would require significant upgrading with consequent impact upon rural character.

SHLAA Conclusion

Currently not suitable. Landscape and access concerns.

The site is separated from the settlement form and would represent an inconsistent development in isolation.

The site is accessed on to an unmade road which is also a no through road. It is not clear whether there would be rights of access issues. The track would require significant upgrading with consequent impact upon rural character.

Status Currently not suitable

WBR013

Land to the east of Station Road and adjacent to Packsfield Lane, Wootton.

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B 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 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan: Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Hedgerows, hedgerow trees and copses
 Ancient woodland
 Rolling pastoral landscape on heavier clay soils
 Historic farmsteads dispersed throughout the area
 Historic buildings and designed landscape in the coastal area in the north close to Springvale
 Grassland areas
The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area."/>Agricultural Land Classification:

WBR013

Land to the east of Station Road and adjacent to Packsfield Lane, Wootton.

Landscape Impact: Whilst the residential property is a detached property in a row of properties, the land behind is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. The site slopes very slightly down to the south-east and is in equestrian uses. It is enclosed from wider view by development to the north and west and by trees/woodland to the east. It is partially screened by trees to the south although there are views to/from the site from that direction, including from the steam railway. There is a public bridleway down the east boundary, giving the site some recreational value. Value and sensitivity is medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are TPOs to most boundaries, there is a TPO to the northwest corner, a few to the south, west and east, associated buffers will need to be taken into consideration. There are mature tree belts at the south east and south-west boundaries.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No risks identified.

Proximity to Key Services

Access to Public Transport: There is a bus stop within walking distance to the main road. This is Route 9 - Newport | Fairlee/Staplers | Wootton | Binstead | Ryde and runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to Pedestrian Cycle Links: There are network of public rights of way within and adjacent to the area. There is also a dedicated cycle paths in close proximity.

Access to Services and Facilities: Wootton has a number of local facilities in line with it being classified as a rural service centre

Access to Open Space and Recreation: Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future.
There is limited public open space provision nearby but good links to the wider countryside

Highways Factors

Highway Access: Submitter states (early 2022) 'The other properties required to provide access are No.69 Station Road and No.67 Station Road; there are option agreements in place with these other landowners.' Submitter states (early 2022) 'The other properties required to provide access are No.69 Station Road and No.67 Station Road; there are option agreements in place with these other landowners. It is intended that access will be through the residential property following demolition. There is to access from Packsfield Lane but is narrow and Packsfield Lane is also very narrow at points.'

SHLAA Conclusion

Currently not suitable.

There are concerns about how the site can be suitably accessed, and may also require the potential removal of two or three TPO trees or at very least consideration of harm to root protection areas. Furthermore, the site is rural in context and highly visual from the wider countryside and an important view point and setting of the historic steam railway.

Status Currently not suitable

WBR014

Land at Westwood, Brocks Copse Road, Wootton, IoW

Key DetailsSettlement: Settlement Tier: Parish: Site Area () 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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

 Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

 Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors:

- Hedgerows, hedgerow trees and copses
- Ancient woodland
- Rolling pastoral landscape on heavier clay soils
- Historic farmsteads dispersed throughout the area
- Historic buildings and designed landscape in the coastal area in the north close to Springvale
- Grassland areas

Agricultural Land Classification:

WBR014

Land at Westwood, Brocks Copse Road, Wootton, IoW

Landscape Impact: Westwood House was built in 1910 for the Managing Director of renowned Cowes ship building company, Samuel White. It is a locally distinct site set in mature parkland grounds, which contributes to the settlement setting and has an inherent formal scenic quality. There are views to/from the south and north over the Solent in Winter months. It is grade 3 agricultural land. The north boundary (Brocks Copse Road) is a national trail recreational route. Landscale value and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Given the house is a non designated heritage asset consideration must be given to its conservation including its setting. A sensitive conversion may be appropriate.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are a number of trees within and to the boundary of the site, along with hedgerows. The top north west corner is located in an ancient woodland buffer and appropriate distance will need to be observed.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Small circular area of surface water risk on south side.

Proximity to Key Services

Access to Public Transport: There are a number of bus stops along Palmers Road and along the SRN. The SRN is served by Route 9 serving Newport | Fairlee/Staplers | Wootton | Binstead | Ryde and runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to Pedestrian Cycle Links: There are network of public rights of way close to the area. There are no dedicated cycle paths in close proximity. Brocks Copse Road has no pedestrian footways which would encourage car dependency.

Access to Services and Facilities: Wootton this a number of local facilities in line with it being classified as a rural service centre

Access to Open Space and Recreation: Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future. There is limited public open space provision nearby, Wootton Recreation is to the east.

Highways Factors

Highway Access: The site is accessed from Brocks Copse Road that accesses onto Palmers Road. The road has no pedestrian footways which would discourage car dependency.

SHLAA Conclusion

Currently not suitable.

There is concern over any development/conversion negatively impacting on the setting of the parkland and building. The concern covers the general historic setting as well as the rural setting and countryside. Brocks Copse Road has no pedestrian footways which would encourage car dependency.

Status Currently not suitable

WBR015

Marchwood, Lushington Hill, Wootton

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors: Hedgerows, hedgerow trees and copses
 Ancient woodland
 Rolling pastoral landscape on heavier clay soils
 Historic farmsteads dispersed throughout the area
 Historic buildings and designed landscape in the coastal area in the north close to Springvale
 Grassland areas
The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area."/>

Agricultural Land Classification:

WBR015

Marchwood, Lushington Hill, Wootton

Landscape Impact: An enclosed backland site largely enclosed by deciduous trees. It is outside the settlement boundary on the edge of the area where the land is more rural. There is no public access. Trees provide some ecological value. Landscape value and sensitivity is low/medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. Whilst there are no TPOs there are a number of large trees individual and groupings that need to be considered. The site is also located close to a SINCC (Quarrel's Copse) which is 25m south-west, as such relevant biodiversity studies may be required. It abuts and partially overlaps the North Eastern woods Local Ecological Network.

Biodiversity Net Gain Scope: Difficult to achieve on site. Green roof, pond potential.

Flood Risk

Flood Risk (including Surface Water): Surface water risk band across frontage of site by highway and where property and front garden is located.

Proximity to Key Services

Access to Public Transport: The site is along Route 9, this is the Newport to Ryde service. Running from Newport | Fairlee/Staplers | Wootton | Binstead | Ryde. It runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to Pedestrian Cycle Links: There are network of public rights of way and cycle links in the wider area. There is also pavement/footpaths along Lushington Hill on the site side in that location.

Access to Services and Facilities: Wootton has access to a number of services and facilities associated with it being a rural service centre

Access to Open Space and Recreation: Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future.
There are public open space facilities nearby

Highways Factors

Highway Access: The site has access on to Lushington Hill and an existing narrow access to the side of the house. The submitter has advised that and access to the side could be widened.

SHLAA Conclusion

Currently not suitable. Concerns that in isolation development within the site may compromise neighbour amenity due to the number of cars potentially using a small access between houses and the potential layout to the rear.

Conclusion 2022:

Status Currently not suitable

WBR016

Land to south of Fernhill, Wootton

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

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

 Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B 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

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.Local Policy Context (Including Neighbourhood Plan): The site is located outside and not immediately adjacent to the current settlement boundary.Mineral Resources: The site is not located in a mineral or mineral safeguarding area.**Landscape Impacts**Impact upon and Relationship to the AONB: The site is not located in an AONB.Landscape Character Area Key Factors: Part of the Northern Lowlands Historic Landscape Character Area and now Northern Clay Pasture land which has the following Key Characteristics:
 Hedgerows, hedgerow trees and copses
 Ancient woodland
 Rolling pastoral landscape on heavier clay soils
 Historic farmsteads dispersed throughout the area
 Historic buildings and designed landscape in the coastal area in the north close to Springvale
 Grassland areas
The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area.Agricultural Land Classification: The classification is Grade 3

WBR016

Land to south of Fernhill, Wootton

Landscape Impact: It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. The site slopes down to the east very slightly. It is enclosed from wider view by development to the north and east and by trees/woodland to the south and west. There is a public bridleway down the west boundary, giving the site some recreational value.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse and in the North Eastern Woods 'Local Ecological Network'. There are TPOs to the south west corner beyond the boundary and associated buffers may need to be taken into consideration.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No risks identified.

Proximity to Key Services

Access to Public Transport: There is a bus stop within walking distance to the main road. This is Route 9 - Newport | Fairlee/Staplers | Wootton | Binstead | Ryde and runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to Pedestrian Cycle Links: There are network of public rights of way within and adjacent to the area. There is also a dedicated cycle paths in close proximity.

Access to Services and Facilities: Wootton has a number of local facilities in line with it being classified as a rural service centre

Access to Open Space and Recreation: Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future.
There is limited public open space provision nearby but good links to the wider countryside

Highways Factors

Highway Access: It is not clear whether a current access exists onto Packsfield Lane. It is likely that a new access will be required, requiring removal of hedge and scrub. Packsfield Lane is very narrow at this point.

SHLAA Conclusion

Currently not suitable.

There are significant access issues to the site from both Packsfield Lane and Fernhill. Fernhill is in private ownership, unmade with few passing spaces and Packsfield Lane is extremely narrow and unmade.

Status Currently not suitable

WBR021

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

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

WBR021

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

Landscape Impact: It is outside the settlement boundary on the outskirts of the area. The site is ecologically valuable and sensitive sp has low/neglibl scope for change.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. However, the majority of the site is TPO woodland to the rear and there are a number of trees outside this area that are substantial and would reduce any developable area. The site is also adjacent to a SINC and area of lowland meadow priority habitat with the buffer extending into the site and is located within the 3km radius of Briddlesford Copse. It is also in a biodiversity enhancement area. Should any development be considered appropriate, relevant biodiversity and arboriculture studies will be required.

Biodiversity Net Gain Scope: Given the extent of mature deciduous tree coverage, it would be extremely difficult to achieve net gain on site through development.

Flood Risk

Flood Risk (including Surface Water): No risks identified.

Proximity to Key Services

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

Access to Pedestrian Cycle Links: There are network of public rights of way in the wider area. There are however no footpaths along Lushington Hill in that location.

Access to Services and Facilities: There is a garden centre close by and Wootton to the east has a number of local facilities in line with it being classified as a rural service centre

Access to Open Space and Recreation: Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future. There is limited public open space provision nearby

Highways Factors

Highway Access: The site is located along the strategic road network.

SHLAA Conclusion

Not suitable. Extensive deciduous TPO tree coverage

Conclusion 2022:

Status Currently not suitable

WBR024

Land South Of Wootton Train station.

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B 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 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification:

WBR024

Land South Of Wootton Train station.

Landscape Impact: It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. Green field which slopes down to the railway line to the east. Southern boundary is marked by a Public Bridleway and there is a wider network off-site to the south and east. The site forms part of the setting of the steam railway, popular with tourists and is adjacent to Wootton Steam railway station. Station Road is a long tail of development sperating out from the main body of Wootton Bridge, primarily characterised by ribbon development, although development has also taken place set back from the frontage. Development here would further exacerbate the inconsietent settlement form, be remote from services and further erode rural character. Landscape value and sensitivity is medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation but is covered by an area TPO. There are mature trees and south and east boundaries and a couple within the site. Wootton Common ancient woodland is 100m to the west.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No risks identified.

Proximity to Key Services

Access to Public Transport: There is a bus stop within walking distance to the main road. This is Route 9 - Newport | Fairlee/Staplers | Wootton | Binstead | Ryde and runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to Pedestrian Cycle Links: This dismantled railway which is the cycle track and footpath to Newport is located to the west.

Access to Services and Facilities: Wootton has a number of local facilities in line with it being classified as a rural service centre. However, this site is half a mile form the neatest convenience shop - beyond a typical walking distance.

Access to Open Space and Recreation: Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relvance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future.
The site is beyond the walking access standard for all open space types except acessible natural greenspace.

Highways Factors

Highway Access: The submitted plan appears to show pedestrian access to Station Road and a potential highway access via the recent permission. The clearest access point to the north-west tip of the site has changed ownership and availability is no longer guaranteed.
Packsfield Lane to the south is effectively a single width track that would need significant upgrading although widening does not appear to be achievable without 3rd paty land/curtilages.

SHLAA Conclusion

Currently not suitable. The site forms part of the setting of the steam railway, popular with tourists and is adjacent to Wootton Steam railway station. Station Road is a long tail of development sperating out from the main body of Wootton Bridge, primarily characterised by ribbon development, although development has also taken place set back from the frontage. Development here would further exacerbate the inconsietent settlement form, be remote from services and further erode rural character. The site forms part of the setting of the steam railway, popular with tourists and is adjacent to Wootton Steam railway station.

Status Currently not suitable

WEL001

Land at Main Road, Wellow, Isle of Wight, PO41 0SZ

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer)
 The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B
 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

WEL001

Land at Main Road, Wellow, Isle of Wight, PO41 0SZ

Agricultural Land Classification:

The classification is Grade 3

Landscape

This is an irregular field typical of the Thorley and Wellow Open Farmland.

Impact:

It is located in the village but with no development to the south. The land slopes down from south to north towards the roadside. However there are still long views southwards to/from the AONB, even from the south of the site. There appears to be some heritage/archeological value and there is a Public Right of Way running down the west side near the boundary. Development would extend the village envelope further south than any previous development of scale. Value and sensitivity is medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site is not located in a conservation area and there are no listed buildings close by. Numerous archaeological sites nearby. Consult IWCAHES at earliest opportunity

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. It has hedgerows (S41 priority habitat) at boundaries.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

Band of surface water flow along west boundary, which connects off-site to a tertiary water course 160m north.

Proximity to Key Services

Access to Public Transport:

There is a bus stop near by the area is served by Route 7. Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay. The services runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes in general but runs every hour through Wellow.

Access to Pedestrian Cycle Links:

There are network of public rights of way within and adjacent to the area including one running north to south along the west of the site (S18). There are no dedicated cycle paths in close proximity.

Access to Services and Facilities:

Wellow does not have many services, although the café does sell some limited produce.

Access to Open Space and Recreation:

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Millennium Field recreation area is located immediately to the east.

Highways Factors

Highway Access:

The site can be accessed from the Main Road in Wellow. However this lacks pedestrian footways and is slightly below non-standard width.

SHLAA Conclusion

Currently not suitable

The site is rural in context, far removed from a development boundary. Wellow lacks some basic infrastructure. The adjacent Main Road lacks pedestrian footways and development here would inevitably be highly car dependent. Access would result in loss of hedgerow (S41 habitat). There are also landscape and possible heritage impacts in this rural location.

Status

Currently not suitable

WEL002

Manor Farm (West Field), Wellow Top Road, Wellow, Yarmouth, Isle of Wight PO41 0TB

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB

Landscape Character Area Key Factors:
Key Characteristics
• Gently rolling landscape underlain by Hamstead Beds Clay, Silt and Sand geology
• Undulating topography gives varied views with glimpses of the sea and the downs
• Peaceful, highly rural, pastoral landscape of irregular medium scale fields
• Fields bounded by thick hedges with frequent hedgerow trees giving a semi-enclosed, ambience and providing important corridors for wildlife such as red squirrels and dormice
• Network of copses and woodland including ancient woodland (some maintained as coppice with standards) and wood pasture of high ecological interest
• Isolated areas of acid and unimproved neutral grassland, lowland heath and scrub of high biodiversity value
• Presence of water bodies including streams, springs and drainage ditches
• Fairly sparse network of roads and rural lanes, with little access to some sections, a dismantled railway track traverses the area

WEL002

Manor Farm (West Field), Wellow Top Road, Wellow, Yarmouth, Isle of Wight PO41 0TB

- Settlement pattern of scattered farmsteads and a few nucleated settlements with some more recent holiday camps, and linear suburban settlement along unmade roads
- Historic settlements include the abandoned medieval town of Newtown
- Building styles vary from traditional stone dwellings in village centres through more modern brick dwellings to bungalow and chalets
- Long history of woodland land cover and traditional management
- High survival of historic features such as estate boundaries, medieval woodlands and historic parkland for instance at Westover and Swainston

Agricultural Land Classification:

The classification is Grade 3

Landscape Impact:

The site rises to the south, if development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. There is a stream valley that runs across the site affecting the topography and ecological value of the site. There is scattered development south of the site

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site is not located in a conservation area but there is a listed building to the north-west. Should the site be acceptable, consideration will need to be given to the setting of the listed building and any special character features. Ring ditches and burial mounds etc nearby. Early consultation with IWCAHES recommended.

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders within the site, although the east boundary is tree lined with trees, and there are further trees at the southern boundary. There are some scrubby areas and some more substantial hedgerows that may have biodiversity benefits and require further investigation. There is also a brook running through the site from the south to the north west corner.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

Band of FZ2/3 crosses diagonally across the site.

Proximity to Key Services

Access to Public Transport:

There is a bus stop near by the area is served by Route 7. Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay. The services runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes in general but runs every hour through Wellow.

Access to Pedestrian Cycle Links:

There are network of public rights of way within and adjacent to the area. There are no dedicated cycle paths in close proximity.

Access to Services and Facilities:

Wellow does not have many services, although the café does sell some limited produce.

Access to Open Space and Recreation:

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Millennium Field recreation area is located to the west.

Highways Factors

Highway Access:

Access to the site may require hedgerow removal. The road alongside narrows to a single lane before opening up again. It also lacks pedestrian footways.

SHLAA Conclusion

Currently not suitable

The site is rural in context, far removed from a development boundary. Wellow lacks some basic infrastructure. The adjacent Main Road lacks pedestrian footways and development here would inevitably be highly car dependent. Access would result in loss of hedgerow (S41 habitat). The site is severed by a stream valley and associated flood zone 2/3, and has likely associated ecological value.

Status

Currently not suitable

WEL003

Manor Farm (East Field), Wellow Top Road, Wellow, Yarmouth, Isle of Wight PO41 0TB

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

WEL003

Manor Farm (East Field), Wellow Top Road, Wellow, Yarmouth, Isle of Wight PO41 0TB

Landscape Impact: A relatively featureless field located at the edge of the village where the land is more rural and agricultural. The site is very large in scale relative to the host settlement, extending significantly beyond the current development form. Land rises to the south. It is exposed to/from long views to the east. Southern section of the site are also exposed to long views to/from the north. Value is low/medium, but sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. There is a listed building opposite. Should the site be acceptable, consideration will need to be given to the special character features of the asset as well as the setting of the building.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders although the west boundary is tree lined and there are sporadic hedgerows around the site boundaries.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Band of surface water flow touches upon NE corner, which connects off-site to a tertiary water course to the north

Proximity to Key Services

Access to Public Transport: There is a bus stop near by the area is served by Route 7. Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay. The services runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes in general but runs every hour through Wellow.

Access to Pedestrian Cycle Links: There are network of public rights of way within and adjacent to the area including one running north to south through the site (S20). There are no dedicated cycle paths in close proximity.

Access to Services and Facilities: Wellow does not have many services, although the café does sell some limited produce.

Access to Open Space and Recreation: West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Millennium Field recreation area is located to the west.

Highways Factors

Highway Access: The site can be access from Wellow Top road or Main Road. However this lacks pedestrian footways and is slightly below non-standard width.

SHLAA Conclusion

Currently not suitable
As the site is more open to the wider rural area, there are concerns about the landscape visual impact, as well as access. Wellow lacks many basic services and infrastructure and this site does not relate particularly well to the existing village form.

Status Currently not suitable

WEL004

Land south of Wellow Top Road

Key DetailsSettlement: Settlement Tier: Parish: Site Area () 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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

 Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)

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

 Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification:

Landscape Impact: A relatively featureless greenfield is located on the edge of the village where the land is more agricultural to the south. Even in the context of the rural settlement of Wellow the site feels of separate rural character. Parts of the site are exposed to long-views to/from the east and south-east. Value is low/medium, but sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by, although there are along the approach road through which there would be increased traffic in the event of development.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are sporadic hedgerows around the site boundaries.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No on-site flood risks identified. However the access road to the east is FZ2/3.

Proximity to Key Services

Access to Public Transport: There is a bus stop near by the area is served by Route 7. Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay. The services runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes in general but runs every hour through Wellow.

Access to Pedestrian Cycle Links: There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity

Access to Services and Facilities: Wellow does not have many services, although the café does sell some limited produce.

Access to Open Space and Recreation: West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Millennium Field recreation area is located to the north west.

Highways Factors

Highway Access: The site can be accessed off Wellow Top Road, this will require some earthwork removal due to the height of the earth bank. Wellow Top road lacks pedestrian footways which would encourage car dependency.

SHLAA Conclusion

Currently not suitable
Rural in context and with wider landscape sensitivity, as well as levels/access concerns
The site can be accessed off Wellow Top Road, this will require some earthwork removal due to the height of the earth bank. Wellow Top Road is below standard width and also lacks pedestrian footways which would encourage car dependency. Wellow lacks some basic infrastructure.

Status Currently not suitable

WEL005

Land south-west of Wellow Top Road.

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

WEL005

Land south-west of Wellow Top Road.

Landscape Impact: A relatively featureless greenfield is located on the edge of the village where the land is generally more agricultural. Typical features of Thorley and Wellow Open Farmland LCA. Value is low/medium, but sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by, although there are along the approach road through which there would be increased traffic in the event of development.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are sporadic hedgerows around the site boundaries.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No on-site flood risks identified.

Proximity to Key Services

Access to Public Transport: There is a bus stop near by the area is served by Route 7. Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay. The services runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes in general but runs every hour through Wellow.

Access to Pedestrian Cycle Links: There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity

Access to Services and Facilities: Wellow does not have many services, although the café does sell some limited produce.

Access to Open Space and Recreation: West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens.

Highways Factors

Highway Access: Currently accessed via a farmtrack NE of the field. However a lengthy new access is proposed via the NW corner of the field to the Main Road. The Main Road lacks pedestrian footways and is slightly below non-standard width.

SHLAA Conclusion

Currently not suitable
Rural in context and with wider landscape sensitivity, as well as access concerns. Wellow lacks many basic services and infrastructure and this site does not relate particularly well to the existing village form. The site relies on access to the Main Road which lacks pedestrian footways, and development here would inevitably be highly car dependent.

Status Currently not suitable

WHB001

Land at rear of Fowlsdown Farm Canteen Road, Whiteley Bank

Key Details

Settlement: Whiteley Bank Settlement Tier: 5 Parish: Newchurch Site Area (1.1 2018 SHLAA_Ref_No: IPS088 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: The site is located outside the settlement boundary and is located in the wider rural area.

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

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

Planning History: No apparent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B 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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is beyond the built up area and located in the wider rural area.

Local Policy Context (Including Neighbourhood Plan: The site is located outside the settlement boundary and in the wider rural area

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB. However, upon development, parts of the site would be visible to/from the raised AONB to the south which is just over half a KM away at its nearest point.

Landscape Character Area Key Factors: East Yar Pasture Land Key Characteristics Enclosed pastoral landscape in close proximity to valley floor and arable areas Ancient woodland areas Hedgerows and some hedgerow trees Historic farmsteads dispersed throughout the areas

Agricultural Land Classification: The classification is Grade 3

Landscape Impact: It is outside the settlement boundary in the wider rural area and is more rural/agricultural. The field slopes from east to west across a medium gradient and site slopes downwards away from dwellings. There is some visibility to/from the AONB. There is a Public Right of Way 40m off-site to the west, so the site has some recreational value. Whiteley Bank is a remote rural hamlet.

WHB001

Land at rear of Fowlsdown Farm Canteen Road, Whiteley Bank

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The greenfield site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, but there are hedgerows at boundaries. There are records of protected species in the nearby vicinity, including associated with the adjacent stream valley.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No on-site flood risk, but there is a stream valley adjacent to the west.

Proximity to Key Services

Access to Public Transport: There is a bus stop to the south east of the site along the main road. This is Route 3 - Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes. Route 2 also serves this area.

Access to Pedestrian Cycle Links: There is a public right of way to the west and south of the site. There are no dedicated cycle paths in close proximity or pavements to roads.

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

Access to Open Space and Recreation: There are no public open space facilities but the site has access to the wider countryside

Highways Factors

Highway Access: There is a right of access to the site. This would need opening up as narrow and onto a busy main road (A230). Likely to require some hedge removal. Owners states "Vehicular access confirmed in deeds over land at the rear of the site onto Sandford Road" (December 2021)

SHLAA Conclusion

Currently not suitable. The site is in an unsustainable location where there is no access to services or facilities. Furthermore, there is concern over the landscape visual impact, impacts upon rural character and the lack of confirmed access.

Conclusion 2022:

Status: Currently not suitable

WHT001

Land rear of High Street, Whitwell

Key Details

Settlement: Whitwell Settlement Tier: 4 Parish: Niton and Whitwell Site Area (1.62 2018 SHLAA_Ref_No: IPS117 2nd Reg18 ISP Housing Allocation Ref: N/a

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: Whitwell does not currently have a settlement boundary.

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

Site Description: The site is located in Whitwell between High Street and the dismantled railway behind and adjacent to other residential development. It is a fairly level site that rises to the east. It is currently used as a grazing paddock for a horse. The south area of the site is grass and is part of the public right of way.

Planning History: No apparent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B The south west edge of the site is located in FZ2 and 3. The flood zone relates to the stream. This area will need to be removed from the developable area. The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land..

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan: Whitwell does not currently have a settlement boundary but does have some services and is located close to Niton a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB but is adjacent, only separated from it by the adjacent dismantled railway on the east side. AONB settings and visibility from the designation are a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: Southern Downland Edge Pasture Land Key Characteristics Sloping, rolling pastoral landscape Hedgerows, hedgerow trees and copses Ancient woodland Historic farmsteads dispersed through the area The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown The designed landscapes at Wydcombe and the Hermitage

Agricultural Land Classification: The classification is Grade 3

WHT001

Land rear of High Street, Whitwell

Landscape Impact: The boundaries to the site are varied mix of hedges, post and wire fencing, scrubby trees and a stream. Part of the site used to be a village green. If development is considered appropriate consideration will need to be given to the adjacent residential uses and proximity in terms of views/privacy etc. Although the site borders the AONB, it is partially screened from the east by topography and vegetation.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Unknown archaeological potential due to proximity of medieval settlement and cultivation features. Early consultation with IWCAHES recommended.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site. There are trees at eastern and southern boundaries and a band that separates the site into a larger and smaller field. There is a stream that cuts across the site and there may be some biodiversity related impacts.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): There is a band of flood zone 2/3 that cuts across the site, and also covers the offsite northern access road. It is associated with a secondary river.

Proximity to Key Services

Access to Public Transport: There are bus stops to the along the high Street north of the site.

Access to Pedestrian Cycle Links: There is a public footpath (N14) across the southern edge of the site through one of the potential vehicular accesses. There are no defined cycle links close by

Access to Services and Facilities: Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC).

Access to Open Space and Recreation: In terms of qualitative analysis, Whitwell falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. There are only small areas of recreation/open space within Whitwell.

Highways Factors

Highway Access: The site has two narrow and non-standard width accesses off the High Street that are located between existing houses. It may necessitate a one-way system of access. There is a stream that runs across the site and any access road would need to cross this stream and associated FZ2/3. There could be access to the north, but potential for a ransom strip and probably no interest from affordable providers.

SHLAA Conclusion

Currently not suitable. Concerns regarding vehicular access onto the High Street, between existing residences and sub-standard widths. The larger part of the site would require crossing and culverting of a secondary watercourse, with associated FZ2/3 and detrimental ecological impacts (noting that rivers and streams are S41 Priority Habitats). The site is adjacent to the ANB with associated setting issues.

Status Currently not suitable

WHT002

The Coach House, Nettlecombe Lane

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan): Whitwell does not currently have a settlement boundary but does have some services and is located close to Niton a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is located outside the AONB and is screened by development on two sides.

Landscape Character Area Key Factors: Southern Downland Edge Pasture Land
Key Characteristics
 Sloping, rolling pastoral landscape
 Hedgerows, hedgerow trees and copses
 Ancient woodland
 Historic farmsteads dispersed through the area
 The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown
 The designed landscapes at Wydcombe and the Hermitage

Agricultural Land Classification: The classification is Grade 3

WHT002

The Coach House, Nettlecombe Lane

Landscape Impact: it is partially screened from the east by topography and vegetation It has likley biodiversity value, particularly via the stream, as well as areas of serious flood risk (FZ3). It fits in reasonably well with the existing development form. Value and senitivity is medium.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. Although not directly adjacent, there are a number of listed buildings in the vicinity, including along site access routes. The grade II Old Chapel House is located along an existing driveway access off Nettlecombe Lane.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders, but there are some smaller trees and planting associated with a larger garden. There is a river along the western boundary, with adjacent vegetation and likely biodiversity value.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Flood zone 2/3 across west boundary. It is not possible to access the wider highway network without negotiating FZ2/3 zones.

Proximity to Key Services

Access to Public Transport: There is a bus stop at the junction of Nettlecombe Lane with High Street. The bus stop is part of Route 7 that runs - Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor - Mon - Sat 5 journeys | Sundays 3 journeys

Access to Pedestrian Cycle Links: Public right of way (NT9) runs to the north east of the site. There are some roads with footpaths in Whitwell.

Access to Services and Facilities: Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC).

Access to Open Space and Recreation: In terms of qualitative analysis, Whitwell falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision.

There are only small areas of recreation/open space within Whitwell.

Highways Factors

Highway Access: The site can be accessed from the existing driveway to the coach house that is off Nettlecombe Lane. However, this is below standard width.

SHLAA Conclusion

Currently not suitable.

The site can be accessed from the existing driveway to the coach house that is off Nettlecombe Lane. However, this is below standard width. The location of the coach house is such that the proximity of this to any road required and increase of traffic will be problematic passing principal windows. It is not possible to access the wider highway network without negotiating FZ2/3 zones.

Status Currently not suitable

WHT003

Stockbridge Nuttery, Land off Slay Lane, Whitwell, PO38 2QF

Key Details

Settlement: Whitwell Settlement Tier: 4 Parish: Niton and Whitwell Site Area (0.64 2018 SHLAA_Ref_No: IPS209 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: The site is located outside the settlement boundary and is located in the wider rural area. It is on the edge of Whitwell village and has development to the south east.

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

Site Description: The site is a grassed/grazing area to the edge of Whitwell. The southern part of the site appears to be part of a domestic garden. The site slopes to the north and watercourse and the boundary to the east and Slay Lane is a high bank interspersed with trees. To the PROW the boundaries are post and wire.

Planning History: No recent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is located on the outskirts of the area where the area is more rural and agricultural.

Local Policy Context (Including Neighbourhood Plan): Whitwell does not currently have a settlement boundary but does have some services and is located close to Niton a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.

Mineral Resources: The site is not located in a mineral or mineral safeguarding area, although there is one very close to the west boundary.

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB

Landscape Character Area Key Factors: East half in Southern Downland Edge Pasture Land. West half in Upper Eastern Yar Valley Floor.

Agricultural Land Classification: The classification is Grade 3

Landscape Impact: It is outside the settlement boundary in the wider rural area and is more rural and agricultural in context and feel. The site slopes down to the north and watercourse. There are long distant views to the west and north. There is some ecological value and Public Rights of Way at almost all boundries, giving the site some recreational value.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

WHT003

Stockbridge Nuttery, Land off Slay Lane, Whitwell, PO38 2QF

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders on the site but there are a number of trees individually and in groups. Furthermore, the area to the north tip is very scrubby. There is also a water course to the west of the site just on the boundary. The boundary to the east and Slay Lane is a high bank interspersed with trees. Relevant biodiversity studies are likely to be required. There is a river on the west boundary.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Flood zone 2/3 across west boundary.

Proximity to Key Services

Access to Public Transport: There is a bus stop close by. This is along Route 7 that runs - Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor - Mon - Sat 5 journeys | Sundays 3 journeys

Access to Pedestrian Cycle Links: There is a public right of way to the west (within the site (NT101)) and south adjacent to the site (NT120) and a bridleway and track (NT100) to the east of the site.

Access to Services and Facilities: Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC)

Access to Open Space and Recreation: In terms of qualitative analysis, Whitwell falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. There are only small areas of recreation/open space within Whitwell.

Highways Factors

Highway Access: The site is currently accessed off Slay Lane which is a narrow bridleway and track, and well below standard width. This exits onto Bannock Road.

SHLAA Conclusion

Currently not suitable. The site has no direct access to the nearby road and is located down a bridleway, which would be difficult to upgrade given land ownerships, as well as having a negative impact on rural character. The site is visually prominent from the north approaches and is a challenging shape when taking account of the existing settlement pattern. The site also slopes towards Stockbridge and there are further concerns about the visual impact on the character of this area.

Status Currently not suitable

WHT004

Land south of Kemming Road Whitwell

Key Details

Settlement: Whitwell Settlement Tier: 4 Parish: Niton and Whitwell Site Area (1.56 2018 SHLAA_Ref_No: IPS388 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: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

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

Site Description: The site is a field to the edge of Whitwell on the road towards Niton. The land is slightly sloping to the south west and has hedgerow boundaries, the site has far reaching views towards the north east and Niton to the west.

Planning History: No recent planning history.

Suitability Assessment Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer) The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B 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 Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: Whilst there is some residential in the area, the site is on the edge where the area is more rural in context.

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and is located in the wider rural area. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Southern Downland Edge Pasture Land Key Characteristics Sloping, rolling pastoral landscape Hedgerows, hedgerow trees and copses Ancient woodland Historic farmsteads dispersed through the area The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown The designed landscapes at Wydcombe and the Hermitage

Agricultural Land Classification: The classification is Grade 3

WHT004

Land south of Kemming Road Whitwell

Landscape Impact: It is outside the settlement boundary in the wider rural area and is more rural and agricultural in context and feel. The site slopes down to the north west, and is quite prominent visually exposed in the wider landscape to the north and west, including from public footpath vantage points. Development here would expand the settlement in a slightly inconsistent way from Whitwell's core.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. There is a grade II listed water hydrant 40m west of the site.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders. Boundaries are marked by hedges and scattered trees.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risks identified.

Proximity to Key Services

Access to Public Transport: There is a bus stop close by. This is along Route 7 that runs - Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor - Mon - Sat 5 journeys | Sundays 3 journeys

Access to Pedestrian Cycle Links: There are bus stops along Heathfield Road and the Freshwater to Newport bus service runs regularly.

Access to Services and Facilities: Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC)

Access to Open Space and Recreation: In terms of qualitative analysis, Whitwell falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. There are only small areas of recreation/open space within Whitwell.

Highways Factors

Highway Access: Access to the site is off an unmade private track to the eastern boundary. This is a narrow road with access gate and potential for limited visibility on bend. Access would require widening and visibility splays. Other potential access points are problematic. The site meets the highway at the north-west, but at the point where visibility splays, levels and vegetation all may be problematic.

SHLAA Conclusion

Currently not suitable.
Access and landscape concerns.

Status Currently not suitable

WHT005 Land to the north of Kemming Road, Whitwell, Ventnor, Isle of Wight, PO38 2QU (formerly part of

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors: Enclosed pastoral landscape in close proximity to valley floor and arable areas
 Ancient woodland areas
 Hedgerows and some hedgerow trees
 Historic farmsteads dispersed throughout the areas"/>

Agricultural Land Classification:

WHT005 Land to the north of Kemming Road, Whitwell, Ventnor, Isle of Wight, PO38 2QU (formerly part of

Landscape Impact: It is outside the settlement boundary in the wider rural area and is more rural and agricultural in context and feel. The site gently slopes down from the north and down to the south-west corner. The site forms the entrance and part of the setting to the Strathwell Park estate and has consequential heritage value. It also has recreational value due to the Public Right of Way passing through the site.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. Strathwell Manor North and South Grade II listed building is to the north. As the site affects or is near to a listed building, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There is an area TPO across the full extent of the site (TPO/1950/3). Following a site visit there are 2 or 3 large trees on the site and a few to the boundary hedge. There is a tertiary river running not far from the west boundary.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Flood zone 2/3 touches west boundary.

Proximity to Key Services

Access to Public Transport: There is a bus stop close by. This is along Route 7 that runs - Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor - Mon - Sat 5 journeys | Sundays 3 journeys

Access to Pedestrian Cycle Links: There is a footpath cutting across the south west corner of the site (NT100). There are no dedicated cycle path and the roads do not have pavement.

Access to Services and Facilities: Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC)

Access to Open Space and Recreation: In terms of qualitative analysis, Whitwell falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. There are only small areas of recreation/open space within Whitwell.

Highways Factors

Highway Access: No direct access onto Kemming Road, currently utilises the existing entrance into the park estate. There are no pedestrian footways along the frontage section of Kemming Road, which may encourage car dependency.

SHLAA Conclusion

Currently not suitable
There are concerns over the impact on the setting of the estate and approach to Strathwell Manor listed building by having development to the entrance. The protected tree also forms part of the landscape setting of the estate and requires sufficient space to protect it and the wider setting. There are also access concerns - the lack of pedestrian access and the ability to access onto Kemming Road through the estate.

Status Currently not suitable

WHT009

LAND SOUTH OF 8 UPPER ASH DRIVE, VENTNOR ROAD,

Key Details

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

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

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

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors: Enclosed pastoral landscape in close proximity to valley floor and arable areas
 Ancient woodland areas
 Hedgerows and some hedgerow trees
 Historic farmsteads dispersed throughout the areas"/>

Agricultural Land Classification:

Landscape Impact:

WHT009

LAND SOUTH OF 8 UPPER ASH DRIVE, VENTNOR ROAD,

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. There is a grade II listed building, Ash Farmhouse just 25 north of the site.

Biodiversity / Ecological Impacts

Impact on Biodiversity: This greenfield site has a hedge (S41 habitat) on the eastern, western and southern boundaries. There are protected species records in the vicinity.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risks identified.

Proximity to Key Services

Access to Public Transport: The site is within walking distance of routes 6 and 7.

Access to Pedestrian Cycle Links: There are no pedestrian footpaths, public rights of way or cycle links close by.

Access to Services and Facilities: The nearest RSC is at Niton, Whitwell does have a public house, village hall and garage sales court.

Access to Open Space and Recreation: In terms of qualitative analysis, Whitwell falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. There are only small areas of recreation/open space within Whitwell.

Highways Factors

Highway Access: The site fronts onto Ventnor Road and the speed limit changes to 30mph along the site frontage. There is an existing access at the northern end of the site. It appears site lines could be achieved subject to hedge cutting. There are no pedestrian footways and it seems likely that this site would be car dependent if developed.

SHLAA Conclusion

Currently not suitable. Landscape concerns with this rural AONB site. Development here would constitute ribbon development that is inconsistent with the existing settlement form. There are no pedestrian footways which would be likely to lead to increased car dependency.

Status: Currently not suitable

WIN001

Land East of Alverstone Road, Apse Heath, Sandown PO36 0LJ

Key Details

Settlement: Winford Settlement Tier: 5 Parish: Newchurch Site Area (4.9 2018 SHLAA_Ref_No: IPS115 2nd Reg18 ISP Housing Allocation Ref: N/a

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

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

Site Description: The site comprises of a series of fields with hedgerows separating areas. There is a hedgerow to the front site boundary and mature hedgerows and trees to other boundaries. The site slopes gently up from the road to the east.

Planning History: No recent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

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

Discounted by a Factor in Stage A (5m buffer)
0.43ha to the north and north east are within an ancient woodland and SINC buffer.
The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B
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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, whilst no compatibility issues are envisaged, the site is in an area where there is no direct access to service or facilities.

Local Policy Context (Including Neighbourhood Plan: The site is located outside the settlement boundary and in the wider rural area

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: East Yar Pasture Land
Key Characteristics
 Enclosed pastoral landscape in close proximity to valley floor and arable areas
 Ancient woodland areas
 Hedgerows and some hedgerow trees
 Historic farmsteads dispersed throughout the areas

Agricultural Land Classification: The classification is Grade 3

Landscape Impact: It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. The western section of the field is opposite and between houses. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

WIN001

Land East of Alverstone Road, Apse Heath, Sandown PO36 0LJ

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: Borthwood Copse Ancient woodland abuts the site to the north. Borthwood Copse SINC abuts the site to the east (Lowland Mixed Deciduous Woodland). 0.43ha to the north and north east are within an ancient woodland and SINC buffer. There are no TPOs but there are a number of trees to the boundaries with strong hedgerows defining areas. Given the proximity to the SINC and ancient woodland further studies are likely to be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Small patch of surface water flood risk in SE corner of the site.

Proximity to Key Services

Access to Public Transport: There are bus stops close by. Route 8 - Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links: There is a public right of way to the north of the site (NC40) and one to the south (NC21)

Access to Services and Facilities: Winford has no services. Apse Heath has a local shop with post office.

Access to Open Space and Recreation: In terms of qualitative analysis, Winford falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. There are no public open space facilities but the site has good access to the countryside. Borthwood copse is to the north with PROW (NC40) running through it.

Highways Factors

Highway Access: There is a current access point in the middle of the site. This will need upgrading and consideration given to the proximity of the bus stops. Hedgerows (S41 Priority Habitat) may need to be removed to achieve visibility splays. Adjacent Alverstone Road lacks pedestrian footways on the same side of the road as the site.

SHLAA Conclusion

Currently not suitable.
Winford is not a sustainable settlement, lacking most basic services. This site is ecologically sensitive and buffers SINC and ancient woodland.
The caveat to this conclusion is that if a development providing essential services including a village shop, amenity open space and children's play area were to come forward then some enabling residential development may be acceptable.

Status: Currently not suitable

WRO001

Former Worsley Inn, High Street Wroxall

Key Details

Settlement: Settlement Tier: Parish: Site Area () 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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

WRO001 Former Worsley Inn, High Street Wroxall

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation, there are a number of TPO trees to the south west and south east boundaries, these will need appropriate buffers. As the site has been derelict for some relevant biodiversity studies may be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: The site is located along Route 3, this serves Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links: There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. There are pavements to the roads.

Access to Services and Facilities: Wroxall has a number of local facilities in line with it being classified as a rural service centre

Access to Open Space and Recreation: In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. However, given that Wroxall is a comparatively small settlement within a much larger area for analysis purposes, results need to be treated with caution.

Highways Factors

Highway Access: The site has access onto the main road. The site is on a bend and consideration will need to be given to visibility displays, which are of questionable suitability for a development of more intensive scale.

SHLAA Conclusion

Site cannot currently be considered to be suitable. The loss of building most recently used as a public house would need to satisfy the requirements of emerging IPS policy C114 and Adopted Core Strategy Policy DM10 which have safeguards regarding the loss of social and community infrastructure facilities.

In addition this site would need to satisfy the highways authority that there is sufficient visibility splays to ensure safety of access to/from a more intensive development of the site.

Finally the above factors also have a bearing on the potential achievable capacity in light of the SHLAA minimum threshold.

Status Currently not suitable

WRO003

Land at St John's Road, Wroxall

Key DetailsSettlement: Settlement Tier: Parish: Site Area (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: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)
 The site is not 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 spaceEnvonmental Discounts_Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B
 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 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan: Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets: **Biodiversity / Ecological Impacts**

WRO003

Land at St John's Road, Wroxall

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders but there are some larger trees within the site, and a number of shrubs. Water Vole and other protected species inhabit the adjacent river valley.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified on-site, although there is a river adjacent to the west which has associated flood risk.

Proximity to Key Services

Access to Public Transport: There are bus stops in close proximity to the site. The service is Route 3 Newport to Ryde which includes Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde. The service runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links: There is a public right of way to the north of the site but there are no dedicated cycle routes.

Access to Services and Facilities: Wroxall has access to a number of services and facilities associated with it being a rural service centre

Access to Open Space and Recreation: In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. However, given that Wroxall is a comparatively small settlement within a much larger area for analysis purposes, results need to be treated with caution.

Highways Factors

Highway Access: No current access from the road onto the site but could be achievable along the main road.

SHLAA Conclusion

Currently not suitable. Whilst there is development on the opposite side of the road, this is the legacy of ribbon development which relates poorly to the village core. The site is reads as part of the wider countryside and river valley beyond the settlement area. The site is visible from the AONB and has an impact upon it's setting, including from public footpath vantage points. This is a key consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. There is a a Public Right of Way across northern boundary, which continues west up the opposite valley side into the AONB, giving this site some recreational value. There are records of several protected species in the valley. Landscape considerations mean this site cannot be considered suitable..

Status Currently not suitable

WRO005

St Martins Road Car Park, Wroxall

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment Site suitable if ticked

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
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Environmental Discounts Stage B(ii) Discounted by a Factor in Stage B(ii)
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

Impact on Biodiversity:

WRO005

St Martins Road Car Park, Wroxall

Biodiversity Net Gain Scope:

Green roof would reduce visual impact upon the wider AONB countryside, as well as having ecological value. Boxes for House Sparrows, Swifts and House Martins. Pond as part of multi-functional SuDs.

Flood Risk

Flood Risk (including Surface Water):

Proximity to Key Services

Access to Public Transport:

There are bus stops in close proximity to the site. The service is Route 3 Newport to Ryde which includes Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde. The service runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links:

There are network of public rights of way within and adjacent to the village and the local roads have footpaths.

Access to Services and Facilities:

Wroxall has a number of local facilities in line with it being classified as a rural service centre.

Access to Open Space and Recreation:

In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. However, given that Wroxall is a comparatively small settlement within a much larger area for analysis purposes, results need to be treated with caution.

Highways Factors

Highway Access:

The site has vehicular access onto St Martins Road.

SHLAA Conclusion

Currently not suitable. The loss of a community car parking facility would not be beneficial, given the lack of parking in the village and the proximity of the site to the school, doctors and other services. Furthermore, there is concern over the shape of the site in relation to nearby properties to incorporate residential development to the first floor if parking retained at ground level.

Status

Currently not suitable

WRO007

Land adjacent to Castleworks, Castle Lane Wroxall Isle of Wight PO38 3DS

Key Details

Settlement: Settlement Tier: Parish: Site Area () 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:

Planning History:

Suitability Assessment Site suitable if ticked

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
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Environmental Discounts Stage B(ii) Discounted by a Factor in Stage B(ii)
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:
Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

WRO007

Land adjacent to Castleworks, Castle Lane Wroxall Isle of Wight PO38 3DS

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of larger trees adjacent along the public right of way/access track. The site may house bats. Appropriate surveys may be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: The site is located along Route 3, this serves Newport | Rookley | Godshell | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links: There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. There are pavements to the roads.

Access to Services and Facilities: Wroxall has a number of local facilities in line with it being classified as a rural service centre

Access to Open Space and Recreation: In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision.

However, given that Wroxall is a comparatively small settlement within a much larger area for analysis purposes, results need to be treated with caution.

Highways Factors

Highway Access: There is an access track connecting via the south, although this is single track, poor condition and the ownership/access rights are unclear. The same track runs alongside the site and also potentially connects to the highway network to the north, albeit via a longer route.

SHLAA Conclusion

Currently not suitable in isolation.

The loss of employment land and uses is not generally favoured by current planning policies and would need to be justified against Adopted Core Strategy Policy DM8, and emerging IPS Policy E2.

There is an access track connecting via the south, although this is single track, poor condition and the ownership/access rights are unclear. There is further potential to be accessed via adjacent site WRO002, although the certainty of delivery cannot be guaranteed.

Furthermore, there are concerns relating to the shape of the site being too narrow to accommodate residential development taking account of gardens and parking, although this concern may be overcome if combined with the adjacent site WR002.

Status Currently not suitable

WTC001

Thompson House, Sandy Lane, Newport.

Key Details

Settlement: Whitecroft Settlement Tier: 5 Parish: Newport Site Area (0.96 2018 SHLAA_Ref_No: IPS379 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: The site is located outside the settlement boundary and is located in the wider rural area

Brownfield or Greenfield: Brownfield Brownfield Register (If applicable):

Site Description: The site is a large block of council offices and comprises both single and two storey elements with associated parking and entrances. There are a number of trees throughout the site and it is bounded by a mix of hedges and fencing. The site is level although it slopes down from the road.

Planning History: No recent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is located in the wider rural area where there is no direct access to services and facilities

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area. It is a brownfield site

Mineral Resources: The site is not located in a mineral or mineral safeguarding area

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB but is immediately adjacent to it. The impact upon it's setting is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: Intensive agricultural land.

Agricultural Land Classification: The classification is Grade 3

Landscape Impact: It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. It is the adjacent to the AONB. The site already contains offices, so re-use of existing buildings would have no landscape impact, other than considerations of vehicle movements and compatible usage. The site is relatively well screened by vegetation and wider visual impacts, although in a location that doesn not relate well to any existing settlement form.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is immediately adjacent to a conservation area as such any development will need to consider the impact upon the setting of the conservation area. There is also a listed building close by, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

WTC001

Thompson House, Sandy Lane, Newport.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There is a single TPO tree to the east and a group TPO across the site. The site is located adjacent to wooded areas and may require relevant studies to be undertaken.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water):

Proximity to Key Services

Access to Public Transport: The nearest bus stop is on the main road approximately 500m away. This is Route 6 -Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor and runs Mon - Sat 5 journeys | Sundays 3 journeys

Access to Pedestrian Cycle Links: The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised

Access to Services and Facilities: The wider area has access to public rights of way but there are no dedicated cycle links or pavements to the roads.

Access to Open Space and Recreation: In terms of qualitative analysis, Whitecroft falls within the much larger sub-area 'Newport', so quantity standards need careful consideration in that context. In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is within the walking access threshold for children's & young persons provision, allotments, accessible natural greenspace and outdoor sport. There are no public open space facilities but the site has access to the countryside

Highways Factors

Highway Access: The site has two accesses on to Sandy Lane, one wider and one narrower with restricted visibility.

SHLAA Conclusion

Currently not suitable.
Not a sustainable location, lacking access to basic services.
Site/building may be better suited to a re-use for a non-residential purpose.

Status Currently not suitable

YAV001

Land to north of Culver Way and accessed from Yaverland Road, Sandown

Key Details

Settlement: Settlement Tier: Parish: Site Area (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:

Planning History:

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

The site is not 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 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

1.4 ha of the site is located in FZ 2 and 3 and has been discounted from the site.

The remainder of the site (6.86ha) is located in FZ1 and is not class 1 or 2 agricultural land

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Yaverland Coastal Farmland
This Landscape Character Area is located close to the settlement of Yaverland which is directly east of the character area, bounded by chalk downland to the north, the sea to the south, valley floor to the west and Sandown Bay Holiday Centre to the southwest .
Key Characteristics
 A largely pastoral landscape with some areas of woodland and arable cultivation underlain by a diverse geology of clay and sandstones
 Peaceful and rural area with open and panoramic views to Sandown Bay and the English Channel
 A rising landform from the valley floor and coast up towards the base of the chalk downs
 Important historic environment with buildings of particular note
 A number of public rights of way pass through the area including the coastal path, with some areas near the coast and at the base of the downs also being open countryside
 Actively eroding coastline of nature conservation, historic environment, geological and paleontological interest and value

Agricultural Land Classification:

YAV001

Land to north of Culver Way and accessed from Yaverland Road, Sandown

Landscape Impact: There are long views to/from the Downs to the west from this Grade 3 agricultural land that is mostly within the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB. It is of a significant scale relative to the host settlement of Yaverland and intrudes onto the gap with Brading. Strategic Gap. Value and sensitivity is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. It is essentially a featureless field with trees and hedges at boundaries, and a smaller area of woodland at the eastern end. There are no tree preservation orders within the site, although there are four TPO groups/areas off-site near the eastern boundary. The north-western end of the site overlaps with a much larger area of S41 habitat 'Coastal Floodplain & Grazing Marsh'

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): There is a small area of FZ2/3 at the north-west corner which continues off-site forming a much larger area of risk to the west.

Proximity to Key Services

Access to Public Transport: There is a bus stop located close by. This is along Route 8 serving Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde and runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links: There is a public right of way to the south west boundary (SS44), there are no dedicated cycle links close by and the roads do not have pavements.

Access to Services and Facilities: The site is outside of Sandown where there is access to a number of facilities and services.

Access to Open Space and Recreation: Yaverland Meadow is opposite the site and the site has access to the open countryside via the public rights of way.

Highways Factors

Highway Access: There is no current access to the site but access could be achieved through the boundary onto Yaverland Road (B3395). This would require some hedgerow/tree removal. It is also notable that the B3395 lacks any pedestrian footways. There are concerns whether access can be achieved due to the topography of the road and the need to remove trees to facilitate any access and the resultant impact to the character and context of the area.

SHLAA Conclusion

Currently not suitable.

Landscape concerns: this is an AONB site with long views to/from the Downs to the west. It is Grade 3 agricultural land. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB. It is of a significant scale relative to the host settlement of Yaverland and intrudes onto the Strategic Gap. With Brading.

Access would require some hedgerow/tree removal. There are concerns whether access can be achieved due to the topography of the road and the need to remove trees to facilitate any access and the resultant impact to the character and context of the area. It is also notable that the B3395 lacks any pedestrian footways which would lead to car dependency, exacerbated by the fact that Yaverland lacks many key services.

Status Currently not suitable

YAV001

Land to north of Culver Way and accessed from Yaverland Road, Sandown