## **APPENDIX 3: SITES THAT ARE NOT CURRENTLY SUITABLE**

**APH001** 

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

<b>Key Details</b>										
Settlement: Apse Heath	Settlement Tier: 5	Pa	rish: 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 - 2022	1):	Located within or adjacent a lowe	r tier settlemen	nt that do	es not have a settlement boundary				
Location in Relation to Settlement Bo	oundary 2018:		Apse Heath does not have a settle	ement boundary	y and the	refore the site is in the wider rural area.				
Brownfield or Greenfield: Greenfield	d		Brownfield Register (If applicable)	:						
Site Description: The site is part of	a larger agricultural field	that runs along th	e roadside. The site has a hedgerow	boundary to th	ie road. T	The site is fairly flat but at points is highe	er than the road boundary.			
Planning History: No apparent plan	ning history.									
Suitability Assessment		Site suitable if ti	cked							
Discounting Factors										
Environmental Discounts (Stage A - 5)	m buffer)				☐ Discounted by a Factor in Stage A (5m buffer)					
Includes Ramsar site, Special Protectic Regionally important Geological and C Conservation (SINC), Local Nature Res	Geomorphological Site (I	RIGG), National Nat	cure Reserve (NNR), Site of Importan	nce for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation					
Environmental Discounts (Stage A No	buffer):				Disco	ounted by a Factor in Stage A (No Buffer				
ncludes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land afeguarded as biodiversity mitigation							al designations including heritage coast, historic park or garden, open			
nvonmental Discounts_Stage B(i)						ounted by a Factor in Stage B				
Flood zones 2 3, Agricultural Land Qu	uality Grades 12, Small Si	ites falling below th	e size threshold of 0.25ha or 5 dewl	llings:		e is located in FZ1 and is not class 1 or 2	agricultural land.			
Environmental Discounts Stage B(ii): Remote from settlement boundaries,	Coastal Change Manage	ement areas, Zones	of Ground Instability Management		Disco	ounted by a Factor in Stage B(ii)				
Character of the Surrounding Area	a and Local Policy Cont	ext (Including Nei	ghbourhood Plan)							
Character and Compatibility of the S	Surrounding Area: The	site is on the edge	of the built up area located in the wi	ider rural area.						
Local Policy Context (Including Neigh	nbourhood Plan: Aps	e Heath does not h	ave a settlement boundary and ther	refore the site is	s in the w	ider rural area.				
Mineral Resources:	The	entire site is locate	ed within a mineral safeguarding are	a. This will nee	d to be co	onsidered further should the site be con	sidered appropriate.			
Landscape Impacts										
Impact upon and Relationship to the		located in an AONB om/to the AONB to		sideration in acc	cordance	with the Duty of Regard set out at Section	on 85 of the Countryside and Rights of Way Act 2000.			
Landscape Character Area Key Factor	Key Characteristics  2 Large open and e  2 Changing colours  2 Hedgerows mark  2 Hedgerow trees a  2 A largely unsettle	expansive arable fiest and textures with remaining field boars scare except closed landscape with a	and Landguard Arable. lds the seasons and farming year undaries many of which may have h ose to the valley floor or near to area few scattered farmsteads	_						
Agricultural Land Classification:	The classification is	s 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 contiunues 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. Ther are TPOs aloing the northern boundary and hedgerows at western and southern boundaries.

**Biodiversity Net Gain Scope:** 

#### Flood Risk

Flood Risk (including Surface No flood risk identified.

Water):

#### 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 Ventor 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 Ventor 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 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

APH003
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is medium and sensitivity is medium/high.

## Land off Newport Road, Apse Heath, PO36 OJR (to the east of Kiandra)

Key Details									
Settlement: Apse Heath	Settlement Tier:	5	Parish: Newchurch	Site Area (1.2	2018 SHLAA_Ref_No: IPS09	92	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlement Boundar	ry (IPS Reg 18 part 2	- 2021):	Located within or adjacent a lo	wer tier settlemen	that does not have a settlement bou	undary			
Location in Relation to Settlement E	Boundary 2018:		Apse Heath does not have a se	ettlement boundary	and therefore the site is in the wider	r rural area.			
Brownfield or Greenfield: Greenfie	eld		Brownfield Register (If applicab	ole):					
Site Description: The site is locate	ed along the main ro	ad of Apse Heath and	is part of a field. The boundary to t	the road is tree line	d with post and wire fencing behind.	The site is fair	ly level adjacent to the road and then slopes steeply to the south.		
Planning History: No apparent pla	nning history.								
Suitability Assessment		☐ Site suitable i	fticked						
Discounting Factors									
Environmental Discounts (Stage A -	5m buffer)				☐ Discounted by a Factor in Stage A (5m buffer)				
Includes Ramsar site, Special Protec Regionally important Geological and Conservation (SINC), Local Nature R	d Geomorphological	Site (RIGG), National	Nature Reserve (NNR), Site of Impor	rtance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
Environmental Discounts (Stage A N	lo huffer):				Decree and the effect of the A	A /AL - D - (( - )			
Includes Heritage Coast, Historic Par		ally Accessible Open S	pace, Local Green Space, Land		Discounted by a Factor in Stage A		designations including heritage coast, historic park or garden, open		
safeguarded as biodiversity mitigati	ion				space.	- Ivii Oilii Ciitai a	esignations metading heritage coast, instone park of garden, open		
Envonmental Discounts Stage B(i)	nvonmental Discounts_Stage B(i)				☐ Discounted by a Factor in Stage B	В			
Flood zones 2 3, Agricultural Land C	Quality Grades 12, Si	mall Sites falling below	the size threshold of 0.25ha or 5 de	ewllings:	The site is located in FZ1 and is not	class 1 or 2 agr	ricultural land.		
Environmental Discounts Stage B(ii) Remote from settlement boundarie  Character of the Surrounding Are	es, Coastal Change N		, ,	ent	☐ Discounted by a Factor in Stage B	3(ii)			
, ,	,	, ,	,	issues are envisage	<b>\</b>				
				ting residential, no compatibility issues are envisaged.					
Local Policy Context (Including Nei Mineral Resources:	ignbournood Plan:		•	have a settlement boundary and therefore the site is in the wider rural area.  ted within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.					
Willerar Nesources.		The entire site is loc	ateu within a mineral safeguarung a	area. This will free	tto be considered further should the	Site be conside	етей арргориасе.		
Landscape Impacts									
Impact upon and Relationship to th		s not located in an AO ws from/to the AONB		consideration in acc	ordance with the Duty of Regard set o	out at Section	85 of the Countryside and Rights of Way Act 2000.		
Landscape Character Area Key Fact	Key Characte  2 Large open  2 Changing of  2 Hedgerows  2 Hedgerows	ristics and expansive arable olours and textures wi mark remaining field trees are scare except	m and Landguard Arable. fields th the seasons and farming year boundaries many of which may hav close to the valley floor or near to a h a few scattered farmsteads	_					
Agricultural Land Classification:	The classifica	ation is Grade 3							
		•		•	_		ride ranging views across the open landscape to the south, and		

Page 3

### **APH003**

### Land off Newport Road, Apse Heath, PO36 OJR (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 No flood risk identified on-site. Small area of surface water flood risk off-site to east.

Water):

#### 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

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

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.

Recreation:

#### **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 unsutainable location.

Status

BRA002	Wrax Farm	ı. New Ro	ad. Bradii	าฮ								
	W G X T G T T	.,	aa, 2.aa									
<b>Key Details</b>												
Settlement: Bradi	ng Set	ttlement Tier: 3		Parish: Brading	Site Area (1.1	.9	2018 SHLAA_Ref_No: IPS213		2nd Reg18 ISP Hous	sing Allocation Ref: N/a	а	
Relationship to Set	tlement Boundary (IPS	Reg 18 part 2 - 2	2021):	Immeadiately adjacen	nt to the Settlement Bounda	ary						
Location in Relatio	n to Settlement Bound	dary 2018:		The site is located out	side but immediately adjace	ent to t	the current settlement boundary w	which is along	the west boundaries.			
Brownfield or Gree	enfield: Greenfield			Brownfield Register (I	f applicable):							
Site Description:	The site is an agricultu	ural field bounded	d by wire fences	and shrubs. It is gently sloping	g from the front (west) of the	he site	towards the railway. There are a	few corrugate	ed structures on site.			
Planning History:	No recent planning hi	story.										
Suitability As	ssessment		☐ Site suitabl	e if ticked								
Discounting Facto												
Environmental Disc	counts (Stage A - 5m bi	uffer)				☐ Discounted by a Factor in Stage A (5m buffer)						
Includes Ramsar si	ncludes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Spec Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR),						site is not located within any envir		signations including, a	ancient woodland, LNR,	marine cor	nservation
	_			al Nature Reserve (NNR), Site ent Monument, Marine Consc	•	zone	e, NNR, RAMSAR, SAC, SINC, SPA, S	SSSI, schedule	d ancient monument	or RIGG		
					. ,							
	nvironmental Discounts (Stage A No buffer): cludes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land			and		iscounted by a Factor in Stage A (N						
	diversity mitigation	caracily raphoany	, 1.0000001010 0 pc.			The space	site is not located within any envir	ronmental des	signations including h	eritage coast, historic p	ark or gard	len, open
Enverse ental Disco	ounts Stage P(i)						iscounted by a Factor in Stage B					
Envonmental Disco		y Grades 12, Sma	II Sites falling bel	ow the size threshold of 0.25	ha or 5 dewllings:		site is located in FZ1 and is not clas	ass 1 or 2 agric	cultural land			
						THE	310 13 10 00 00 01 11 12 11 11 13 11 01 01 01 01	255 1 01 2 05110	carcarar faria.			
Environmental Disc						□Di	iscounted by a Factor in Stage B(ii)	)				
Remote from settle	ement boundaries, Coa	astal Change Man	nagement areas, ?	Zones of Ground Instability M	lanagement							
Character of the	Surrounding Area an	d Local Policy Co	ontext (Includin	g Neighbourhood Plan)								
Character and Co	mpatibility of the Surro	ounding Area:	The site is close to	o existing residential, no comp	patibility issues are envisage	ed. Hov	wever, there is likely to be a need f	for a buffer ald	ong the boundary of tl	he railway.		
Local Policy Conte	ext (Including Neighbou	t t	of the local comn boundary and Re will be supported	nunity. For the period 2014-20 sult in no more than ten new I when on-site affordable hou	027 new housing developm homes on any individual sit sing is provided. Where a	ent wil te; and propos	ooundary. The Brading Neighbourh ill be supported. Residential develong I demonstrate, where appropriate, sal for residential development is loostrate it is meeting a proven local	lopment shoul , how they pro located outside	ld be located within or ovide housing types ar le and not immediatel	or immediately adjacent nd tenures. Proposals f ly adjacent to the settle	to the sett for 10 – 25	lement new homes
Mineral Resource	s:		The site is not loc	cated in a mineral or mineral s	safeguarding area							
Landscape Impa	cts											
Impact upon and I	Relationship to the AOI	NB: The site is r	not located in an	AONB. However it is visible fr	om the AONB (particularly f	from th	he hill to the south-east) and has a	an impact upoi	n it's setting, which is	a consideration in accc	ordance wit	h the Duty
		of Regard s	et out at Section	85 of the Countryside and Rig	ghts of Way Act 2000.							
Landscape Charac	ter Area Key Factors:	Settlement										
Agricultural Land (	Classification:	The classification	on is Grade 3									

### Impact:

Landscape The site slopes down towards the railway. It is screened to the west my existing development and has allotments to the north. The public footpath on the northern boundary means the site has some recreational value. As it is outside the settlement boundary on the outskirts of the area where the land is more agricultural, any appropriate development will need to consider the impact on the wider area and views into and out of the site. It is visible from the AONB (particularly from the hill to the south-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.

Value is medium/high and sensitivity is medium.

#### Heritage Impacts

### 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 extsnsisive area of Coastal and Floodplain Grazing Marsh (Priority Habitat).

Biodiversity Net Gain Scope:

Net gain may best be achieved in thi slocation via off-site enhancements to the nearbt 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 No on-site flood risk identified

Water):

#### 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

Brading has a number of public open space choices including the Roman Villa and Brading Down.

Space and Recreation: For quantitive standard analysis, Brading forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitive 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 provison - according to the supporting Open Space Assessment. In terms of accesibility 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

BF	RΑ	O	04
UI		W	

# Land Near Brading Roman Villa / Land off Morton Road Brading

<b>Key Details</b>									
Settlement: Brading	Settlement Tier:	3 Paris	h: Brading	Site Area (2.2	2018 SHLAA_Ref_No: IPS102	2nd Reg18 ISP Housing Allocation Ref: N/a			
Relationship to Settleme	ent Boundary (IPS Reg 18 part 2	- 2021):	Immeadiately adjacent to	o the Settlement Bounda	ary				
Location in Relation to S	ettlement Boundary 2018:		The site is located outsid single storey, detached a		ent to the current settlement boundary. Brading l	being a rural service centre. The dwellings to the east are generally			
Brownfield or Greenfield	d: Greenfield		Brownfield Register (If ap	oplicable):					
Site Description: The s	site is located within the wider $\mathfrak g$	grounds of Brading Roman	Villa in Brading. The site	is currently grazing land	I / fields and is bounded by hedges on all sides.				
Planning History: No re	ecent planning history.								
Suitability Assess	sment	☐ Site suitable if tick	ed						
Discounting Factors									
Environmental Discounts	s (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buffer)				
Regionally important Ge	Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Many Conservation (Stage A No buffer):			Importance for Nature	zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI or RIG	al designations including, ancient woodland, LNR, marine conservation GG ed ancient monument it is not within the site boundaries or within the			
					☐ Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, safeguarded as biodivers	Historic Park or Garden, Public sity mitigation	ally Accessible Open Space,	, Local Green Space, Land	1	The site is not located within any environmenta	al designations.			
Envoymental Discounts	Stage R(i)				☐ Discounted by a Factor in Stage B				
_	nvonmental Discounts_Stage B(i) lood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:			or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2	agricultural land.			
	s Stage B(ii): t boundaries, Coastal Change Nounding Area and Local Policy			agement	☐ Discounted by a Factor in Stage B(ii)				
-	bility of the Surrounding Area:	, ,	•	ancient monument					
the longevity of the R housing development any individual site; an provided. Where a p		the longevity of the Rom housing development wi any individual site; and d	an Villa. The Brading Nei Il be supported. Residen emonstrate, where appro oosal for residential devel	ighbourhood Developme tial development should opriate, how they provid lopment is located outsi	ent Plan supports appropriate new housing that made be located within or immediately adjacent to the definition and tenures. Proposals for 10 – 2 definition and tenures and tenures and tenures and to the settlement and not immediately adjacent to the settlement.	site, any development is likely to be enabling development to facilitate neets the needs of the local community. For the period 2014-2027 new a settlement boundary and Result in no more than ten new homes on 25 new homes will be supported when on-site affordable housing is not boundary it should result in no more than ten new homes on any			
Mineral Resources:		There is an area to the w	est within the site that is	located within the mine	erals safeguarding area.				
Landscape Impacts									
Impact upon and Relation	onship to the AONB: The site	s located within the area o	f outstanding natural bea	auty.					
Landscape Character Ar	ea Key Factors: Traditional E	nclosed Pasture Lands (East	t Yar Pasture Land).						
Agricultural Land Classif	The site is cla	assified as Grade 3.							
Impact: an extension Footpath a		development boundary, no	ot consistent with the pre	evailing linear form and i		oment is likely to be visible from the Downs. The site would represent associations and the setting of Brading Roman Villa. There is a Public			

## 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

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.

Space and Recreation:

For quantitive standard analysis, Brading forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitive 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 provison - 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 diificult 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

# Land adjacent to Greenwood Villas, Greenwood Lane Brading

<b>Key Detai</b>	ils									
Settlement:	Brading Se	ttlement Tier: 3	F	Parish: Brading	Site Area (9.7	.7 20	)18 SHLAA_Ref_No	: IPS398	2nd Reg18 ISP Housing Allocation Ref	
Relationship t	o Settlement Boundary (IPS	Reg 18 part 2 - 20	021):	Immeadiately adjacent to t	he Settlement Bounda	dary				
Location in Re	elation to Settlement Bound	dary 2018:		The site is located outside t settlement boundary.	the settlement bounda	dary and is loca	ated in the wider r	ural area, although	a small area to the north east corner is imn	nediately adjacent to the
Brownfield or	Greenfield: Greenfield			Brownfield Register (If appl	icable):					
Site Description	n: The site is a large site	on the outskirts o	of Brading and is agr	icultural in use. The site is bour	nded by hedgerows ar	and slopes gen	tly to the south wi	th views across to S	Sandown.	
Planning Histo	ory: No recent planning hi	istory.								
Suitability	y Assessment		☐ Site suitable if	ticked						
Discounting I	Factors									
	l Discounts (Stage A - 5m b					Discoun	ted by a Factor in S	Stage A (5m buffer)		
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation Regionally important Geological and Geomorphological Site (RIGG), National Nat Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient M			lature Reserve (NNR), Site of Im	portance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservations, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.					
Environmenta	ıl Discounts (Stage A No buf	ffer)·				Discount	tad by a Factor in (	Stage A (No Buffer)		
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Spasafeguarded as biodiversity mitigation			pace, Local Green Space, Land	The site is			I designations including heritage coast, histo	oric park or garden, open		
	Envonmental Discounts_Stage B(i)					space.		S		
		y Grades 12, Smal	l Sites falling below	the size threshold of 0.25ha or	5 dewllings:		ted by a Factor in S cated in FZ 2 and 3		ounted from the assessment below.	
									t class 1 or 2 agricultural land.	
	Il Discounts Stage B(ii): settlement boundaries, Coa	astal Change Mana	agement areas, Zon	es of Ground Instability Manage	ement	□ Discoun	ted by a Factor in S	Stage B(ii)		
Character of	the Surrounding Area an	d Local Policy Co	ontext (Including N	eighbourhood Plan)						
Character an	d Compatibility of the Surro	ounding Area: T	he site is beyond the	e built up area and located in th	ne wider rural area.					
Neighbourhood Developed to the settlement bound 10 – 25 new homes wi		elopment Plan supports appropoundary and result in no more the will be supported when on-site a	riate new housing tha nan ten new homes or affordable housing is <sub>l</sub>	at meets the ron any individus provided. W	needs of the local c ual site; and demor 'here a proposal fo	community. Reside nstrate, where appr or residential develo	to the settlement boundary. Strategic Gap. ential development should be located within ropriate, how they provide housing types aropment is located outside and not immediate a proven local need appropriate to the rural	n or immediately adjacent and tenures. Proposals for tely adjacent to the		
Mineral Reso	ources:	N	Nost of the site is loo	cated within a mineral safeguar	ding area. This will ne	need to be con	sidered further sho	ould the site be con	isidered appropriate	
Landscape II	mpacts									
Impact upon	and Relationship to the AO	NB: The norther	n section of the site	is located in an AONB, the sout	thern section is not.					
Landscape Ch	naracter Area Key Factors:	Traditional Enclo	osed Pasture Lands,	southern section is Valley Floor	r, northern section is E	East Yar Pastu	ıre land.			
Agricultural L	and Classification:	The classificatio	n is Grade 3							
	Multiple ecological constrai sensitivity is High.	nts on this AONB	site that would repr	esent an extension very inconsi	itent with the existing	g urban form.	A public footpath r	runs along the site s	so it has some recreational value also. Strat	egic Gap. Overall value and

## 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 No flood risk identified.

Water):

#### 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 quantitive standard analysis, Brading forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitive 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 provison - 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.

Signficant landscape and ecological impacts. Strategic Gap.

The site would represent a developmet highly inconsitent 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

BRA007 Land on south	west side of \	West Lane, Brading	<u>.</u>				
Key Details							
	nt Tier: 3	Parish: Brading	Site Area (0.9	2018 SHLAA_Ref_No: IPS207	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlement Boundary (IPS Reg 1	8 part 2 - 2021):		to the Settlement Bounda				
Location in Relation to Settlement Boundary 20	18:	The site is located outsi	de but immediately adjac	ent to the current settlement boundary which is	along the north and east boundaries.		
Brownfield or Greenfield: Greenfield		Brownfield Register (If a	applicable):				
Site Description: The site is a level field used	for grazing horses on the	edge of Brading. It is bounded to	the access lane by hedge	s and has wire fence to the other boundaries.			
Planning History: No recent planning history.							
Suitability Assessment	☐ Site suita	able if ticked					
Discounting Factors							
Environmental Discounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buffe	er)		
Includes Ramsar site, Special Protection Area (S Regionally important Geological and Geomorph Conservation (SINC), Local Nature Reserve (LNR	ological Site (RIGG), Nati	onal Nature Reserve (NNR), Site o	f Importance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation			
Environmental Discounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buffe			
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation				, , , , , , , , , , , , , , , , , , , ,	tal designations including heritage coast, historic park or garden, open		
Envonmental Discounts_Stage B(i)				☐ Discounted by a Factor in Stage B			
Flood zones 2 3, Agricultural Land Quality Grad	es 12, Small Sites falling l	pelow the size threshold of 0.25ha	a or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2	2 agricultural land.		
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Cl	nange Management area	s, Zones of Ground Instability Ma	nagement	☐ Discounted by a Factor in Stage B(ii)			
Character of the Surrounding Area and Loca	al Policy Context (Includ	ling Neighbourhood Plan)					
Character and Compatibility of the Surroundin	g Area: The site is close	e to existing residential, no compa	tibility issues are envisage	d.			
Local Policy Context (Including Neighbourhood	meets the nee the settlement 25 new homes	ds of the local community. For the boundary and Result in no more will be supported when on-site a	e period 2014-2027 new h than ten new homes on a ffordable housing is provid	ousing development will be supported. Residen ny individual site; and demonstrate, where appr	leighbourhood Development Plan supports appropriate new housing the stial development should be located within or immediately adjacent to copriate, how they provide housing types and tenures. Proposals for 10 ment is located outside and not immediately adjacent to the settlement ocal need appropriate to the rural area.		
Mineral Resources:	The site is not	located in a mineral or mineral saf	eguarding area.				
Landscape Impacts							
		an AONB, which is 175m away at i ountryside and Rights of Way Act	•	r it is visible from the AONB and the impact upo	on it's setting is a consideration in accordance with the Duty of Regard s		
Landscape Character Area Key Factors: Arab	le farmland - traditional e	encolsed pasture land.					
Agricultural Land Classification: The	classification is Grade 3						
			_	are some AONB setting issues and the land is fe ees and alteration of rural character. Value is me	els rural in character and beyond the prevailing urban form. A edium/high and sensitivity is medium.		

### 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 No risks identified

Water):

#### 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 quantitive standard analysis, Brading forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitive 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 provison - 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 erosioin 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 landscaope concerns.

Status

BRA010 La	nd North of Vice	raga Lana D	radina D(	226 OAD							
<b>DRAUIU</b> La	nd North of Vicai	rage Lane, B	rading Po	J36 UAR							
<b>Key Details</b>											
Settlement: Brading	Settlement Tier:	3	Parish: Brading	g Site	Area ( 0.43	2018 SHLAA_Ref_No: IPS269	2nd Reg18 ISP Housing Allocation Ref:				
Relationship to Settlemer	t Boundary (IPS Reg 18 part 2 -	- 2021):	Located ou	tside the Settlement bounda	ary, but reasonal	ly related to it to the extent that inclusio	n within it could be considered further				
Location in Relation to Se	ttlement Boundary 2018:		The site is I	ocated outside but close to	the current settle	ement boundary. Brading being a rural se	rvice centre.				
Brownfield or Greenfield:	Greenfield		Brownfield	Register (If applicable):							
	ee is a field that has previously ge Lane with tall trees and shru		. The land is hig	ther to the south east bound	ary than Vicarag	e Lane and slopes from the south east of	the site to the north west. It is bounded by feath	ner board fencing to			
Planning History: No re	cent planning history.										
<b>Suitability Assess</b>	ment	☐ Site suitable if	ticked								
Discounting Factors											
Environmental Discounts (Stage A - 5m buffer)						scounted by a Factor in Stage A (5m buff	er)				
Includes Ramsar site, Spe Regionally important Geo	cial Protection Area (SPA), Spec logical and Geomorphological I Nature Reserve (LNR), Ancien	Site (RIGG), National N	lature Reserve (	(NNR), Site of Importance fo	The r Nature		ntal designations including, ancient woodland, LNF	₹, marine conservation			
Environmental Discounts	-				□ D	☐ Discounted by a Factor in Stage A (No Buffer)					
safeguarded as biodiversi	listoric Park or Garden, Publica ty mitigation	illy Accessible Open Sp	ace, Local Gree	en Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space					
Envonmental Discounts_9	tage B(i)					scounted by a Factor in Stage B					
Flood zones 2 3, Agricult	ıral Land Quality Grades 12, Sn	nall Sites falling below	the size thresh	old of 0.25ha or 5 dewllings:	The	The site is located in FZ1 and is not class 1 or 2 agricultural land.					
Environmental Discounts Remote from settlement	Stage B(ii): boundaries, Coastal Change Ma	anagement areas, Zon	es of Ground In	stability Management	□ Di	scounted by a Factor in Stage B(ii)					
Character of the Surrou	nding Area and Local Policy	Context (Including N	eighbourhood	Plan)							
Character and Compatib	ility of the Surrounding Area:	The site is close to ex	xisting residenti	al, no compatibility issues ar	e envisaged.						
	luding Neighbourhood Plan:	the local community boundary and Result will be supported wh should result in no m	. For the period in no more tha nen on-site affor nore than ten ne	2014-2027 new housing de in ten new homes on any ind rdable housing is provided. ew homes on any individual	velopment will b lividual site; and Where a propos	e supported. Residential development sh demonstrate, where appropriate, how th	opment Plan supports appropriate new housing thould be located within or immediately adjacent they provide housing types and tenures. Proposals outside and not immediately adjacent to the sett ppropriate to the rural area.	to the settlement s for 10 – 25 new homes			
Mineral Resources:		The site is not locate	d in a mineral o	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.

**Key Characteristics:** 

2 Pastoral landscape of hedged small and medium sized fields

Ancient woodland and copses

2 Grassland, woodland and some wetland areas of nature conservation importance

Parkland and designed landscapes

2 Historic buildings including farmsteads, manors and country houses

Scheduled monuments

The classification is Grade 3 Agricultural Land Classification:

### 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 No flod risk identified on site

Water):

#### 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 quantitive standard analysis, Brading forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitive 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 provison - according to the supporting Open Space Assessment.

In terms of accesibility 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 suibmitted 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 settlment 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

# Land adjacent Football Ground, Vicarage Lane, Brading

Key Details								
•	ttlement Tier:	<b>3</b> Pa	arish: Brading Site Area (	0.15 2018 SHLAA_Ref_No: IPS144	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 inclusion	within it could be considered further			
Location in Relation to Settlement Bound	dary 2018:		The site is located outside and not immediate	ly adjacent to the current settlement boundary.				
Brownfield or Greenfield: Greenfield			Brownfield Register (If applicable):					
Site Description: The site itself is a field	d bounded by a	mix of fencing and hedg	ges with trees to Vicarage Lane.					
Planning History: No apparent planning	g history.							
Suitability Assessment		☐ Site suitable if tio	cked					
Discounting Factors								
Environmental Discounts (Stage A - 5m bu				$\square$ Discounted by a Factor in Stage A (5m buffer)	•)			
Regionally important Geological and Geor	morphological S	Site (RIGG), National Nat	n (SAC), Site of Special Scientific Interest (SSSI), ture Reserve (NNR), Site of Importance for Natur 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 buf	for):			Discounted by a Faster in Stans A (Na Buffer)				
Includes Heritage Coast, Historic Park or G		lly Accessible Open Spac	ce, Local Green Space, Land	☐ Discounted by a Factor in Stage A (No Buffer)  The site is not located within any environmental designations including heritage coast, historic park or garden, open				
safeguarded as biodiversity mitigation				space.	a designations including heritage coast, instante park of garden, op			
Envonmental Discounts_Stage B(i)				☐ Discounted by a Factor in Stage B				
Flood zones 2 3, Agricultural Land Quality	y Grades 12, Sm	nall Sites falling below th	ne size threshold of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 a	agricultural land			
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coa	astal Change Ma	anagement areas, Zones	s of Ground Instability Management	☐ Discounted by a Factor in Stage B(ii)				
Character of the Surrounding Area and	d Local Policy	Context (Including Nei	ighbourhood Plan)					
Character and Compatibility of the Surro	ounding Area:	No issues known						
Local Policy Context (Including Neighbourhood Plan:  The site is located outsi the local community. For boundary and Result in will be supported when			side and not immediately adjacent to the settlement boundary. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs for the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement 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 how non-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it the tenure of the settlement boundary it is the 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 in a mine	eral or mineral safeguarding area.					
Landscape Impacts								
Impact upon and Relationship to the AON	NB: The site is	not located in the AON	IB.					
Landscape Character Area Key Factors:	Key Character Pastoral land Ancient woo Grassland, w Parkland and	dscape of hedged small a odland and copses voodland and some wetl d designed landscapes dings including farmstea	and medium sized fields cland areas of nature conservation importance ads, manors and country houses					
Agricultural Land Classification:	The site is cla	ssified as Grade 3						

### 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 sloes 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 settlment 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 Very marginal overlap with surface water risks on southern boundary.

Water):

#### 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

The site is immediately adjacent to the football grounds to the east.

Space and Recreation:

#### **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

CGR002 Land at Lower Bran	mstone 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 Reg1	18 ISP Housing Allocation Ref: N/a				
Relationship to Settlement Boundary (IPS Reg 18 part 2	- 2021): Located within	Located within or adjacent a lower tier settlement that does not have a settlement boundary							
Location in Relation to Settlement Boundary 2018:	Chale Green d	loes not have a settlement boundary	. The site is however located c	lose to other residential develop	oment and is close to the general stores and bus stop.				
Brownfield or Greenfield: Greenfield	Brownfield Re	gister (If applicable):							
Site Description: The site is a series of fields close to	the main road through Chale Green. The	re is a mix of post and wire fencing a	nd hedges. The internal field b	oundaries are small mounds with	h 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)			☐ Discounted by a Factor in St	tage A (5m buffer)					
Includes Ramsar site, Special Protection Area (SPA), Spe Regionally important Geological and Geomorphological	NR), Site of Importance for Nature	The site is not located within a		ncluding, ancient woodland, LNR, marine conservation monument or RIGG.					
Conservation (SINC), Local Nature Reserve (LNR), Ancie	nt Woodlands, Ancient Monument, Marii	ne 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, Public safeguarded as biodiversity mitigation	ally Accessible Open Space, Local Green S	Space, Land	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.						
Envonmental Discounts_Stage B(i)			☐ Discounted by a Factor in St	tage B					
Flood zones 2 3, Agricultural Land Quality Grades 12, S	mall Sites falling below the size threshold	of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.						
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change M	lanagement areas, Zones of Ground Insta	ability Management	☐ Discounted by a Factor in St	tage B(ii)					
Character of the Surrounding Area and Local Policy	Context (Including Neighbourhood Pl	an)							
Character and Compatibility of the Surrounding Area:	The site is close to existing residential,	no compatibility issues are envisage	d. There are power poles that o	cross the site from north to soutl	h .				
Local Policy Context (Including Neighbourhood Plan:	Chale Green does not have a settlement housing for local people and that design		Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable exists.						
Mineral Resources:	The top north west corner of the site is	located within a mineral safeguardin	ng area. This will need to be co	nsidered further should the site b	pe 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

② 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 seperated 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 | Surface water flood risk the length of the B3399 along all possible access points.

Water):

#### 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

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.

Recreation:

#### **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 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

**CHL001** 

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

Key Details									
Settlement: Chillerton Set	ttlement Tier: 5	F	Parish: Gatcombe	Site Area (0.29	2018 SHLAA_Ref_No: IPS089	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlement Boundary (IPS	Reg 18 part 2 - 2	021):	Located within or adjacent a low	ver tier settlement	that does not have a settlement boundary				
Location in Relation to Settlement Bound	lary 2018:		The site is located outside the se	ettlement boundar	y and is located in the wider rural area.				
Brownfield or Greenfield: Greenfield			Brownfield Register (If applicable	e):					
Site Description: The site is a sloping sit and trees interspersed			d rises from the road to the east and	d is mainly scrubby	and a mix of grasses. There is a hedge to the	e roadside boundary and a mix of scrubby hedges to all other boundarion	es		
Planning History: P/00456/11 - Outline	for 2 pairs of sem	i-detached houses; f	formation of vehicular access. Refuse	ed.					
Suitability Assessment		☐ Site suitable if	ticked						
Discounting Factors									
Environmental Discounts (Stage A - 5m bu	uffer)				☐ Discounted by a Factor in Stage A (5m bu	ffer)			
Includes Ramsar site, Special Protection A Regionally important Geological and Geo Conservation (SINC), Local Nature Reserv	morphological Sit	e (RIGG), National N	ature Reserve (NNR), Site of Import	ance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
Environmental Discounts (Stage A No buf	fer):				☐ Discounted by a Factor in Stage A (No Bu	ffor)			
Includes Heritage Coast, Historic Park or Coasteguarded as biodiversity mitigation	Accessible Open Sp	ace, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.					
Envonmental Discounts_Stage B(i)					☐ Discounted by a Factor in Stage B				
Flood zones 2 3, Agricultural Land Quality	y Grades 12, Smal	Il Sites falling below	the size threshold of 0.25ha or 5 dev	wllings:	The site is located in FZ1 and is not class 1 c	or 2 agricultural land			
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coa Character of the Surrounding Area an	_		, ,	nt	☐ Discounted by a Factor in Stage B(ii)				
Character and Compatibility of the Surro	ounding Area: T	he site is close to ex	kisting residential but there are clear	ting residential but there are clear breaks/gaps to the east side of the road that form part of the character of the area.					
Local Policy Context (Including Neighbor	urhood Plan: T	he site is located ou	itside the settlement boundary and i	in the wider rural	area.				
Mineral Resources:			•	in a mineral or mineral safeguarding area					
Landscape Impacts									
Impact upon and Relationship to the AOI	context. Fu	rthermore, develop				I need to be given as to whether the site is suitable in the wider policy If development would enhance an existing small settlement further			
Landscape Character Area Key Factors:	<ul> <li>Mature mixed</li> <li>Woodland cov</li> <li>Areas of open</li> <li>Fields in the parameter</li> <li>Tennyson Trai</li> <li>Settlement is sometimes</li> <li>Prehistoric field</li> </ul>	cics p, undulating landsc woodland planting ver creates a sense o species rich calcared astoral section to the I continues along Bri sparse and is in the f Id systems have bee	of enclosure with intermittent views ous grassland to the south of the Do e north are generally large and irregighstone Down and is joined by a nu	ridge, with pastors to the north and sowns at Mottistone sular in form with rumber of secondar ets and scattered fumerous	al farmland on the northern slopes and calcar outh Down support wide views to the south acro cural fencing and gappy hedgerows.	reous grassland at the summit and to the south with some areas of gors ss the Brighstone Greensand Hills and towards the sea I farmed northern slopes	;e		

### **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 partiual 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 | The adjacent highway, together with the eastern site boundary and all possible access points are at high level of surface water flood risk. Water):

#### 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

There is a village playground and village green

Space and Recreation:

#### **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. Landscaoe 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

CHL002	Land at Tithe	Barn Farı	m, adjacei	nt Newport R	oad, Chale						
<b>Key Details</b>											
Settlement: Chal		ment Tier: 5	Pa	arish: Chale	Site Area (	1.52	2018 SHLAA_Ref	No: IPS222	2nd Reg18 ISP Housing	g Allocation Ref: N/a	
	ettlement Boundary (IPS Re				acent a lower tier settler					,	
Location in Relation to Settlement Boundary 2018: Chale does not have a settlement boundary								<u> </u>	cludes a garage and pub only.		
Brownfield or Greenfield: Mix Brownfield Register (If applicable):									5 5 1 7		
Site Description:	The site is on the edge of to the west. The site at t					_		s and a couple of old	static caravans. There is a hed	dge to the east and a post and	d wire fence
Planning History:	No recent planning histo	ry.									
Suitability A	Assessment		Site suitable if ti	icked							
Discounting Fact											
Environmental Di	iscounts (Stage A - 5m buffe	er)					Discounted by a Factor	r in Stage A (5m buffei	•)		
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area				e of Importance for Natu	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.						
	iscounts (Stage A No buffer)						Discounted by a Factor	r in Stage A (No Buffer	)		
	e Coast, Historic Park or Gar iodiversity mitigation	den, Publically Acc	essible Open Spa	ice, Local Green Space, L	and				_	tage coast, historic park or gai to the audit (Church Place Car	
Envonmental Disc						☐ Discounted by a Factor in Stage B					
Flood zones 2 3,	Agricultural Land Quality G	rades 12, Small Sit	es falling below tl	he size threshold of 0.25	Sha or 5 dewllings:	The	site is located in FZ1	and is not class 1 or 2	agricultural land.		
	iscounts Stage B(ii): tlement boundaries, Coasta	l Change Manager	ment areas, Zones	s of Ground Instability M	1anagement		Discounted by a Factor	r in Stage B(ii)			
Character of the	e Surrounding Area and L	ocal Policy Conte	xt (Including Ne	ighbourhood Plan)							
Character and Co	Compatibility of the Surroun	_		sting residential, no com he parking and extends v	•	saged. H	owever, the loss or in	clusion of scout hall a	nd parking will need to be con	nsidered. There is also a powe	er line that
Local Policy Con	ntext (Including Neighbourho				Chale Village has a Desig o retain extensive vistas		ent (2012) which in re	lation to housing sets	out the importance of the sco	out hall, the need for affordab	ole housing
Mineral Resources: The entire site is located within a mineral safeguarding area. This will						need to b	e considered further	should the site be con	sidered appropriate		
Landscape Impo	acts										
Impact upon and	d Relationship to the AONB:	The site is locate	ed in the AONB.								
Landscape Chara	K6 2 2 2 2 2	ey Characteristics Sloping, rolling pas Hedgerows, hedge Ancient woodland Historic farmstead The C18th landsca	storal landscape erow trees and co is dispersed throu pe at Appuldurco	ugh the area	ancelot 'Capability' Brow	/n					

The classification is Grade 3

Agricultural Land Classification:

### **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. Althoug 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 No flood risk on site, but surface water risks on the surrounding access roads.

Water):

#### 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

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.

Space and

Recreation:

#### Highways Factors

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. Althoug eastern sections relate more to the village, overall landscape value and sensitivity are medium/high, so capacity for development is low/negligible.

Status

CHL003	Land at Up	per Hou	se Lane, Cl	hale							
<b>Key Details</b>											
Settlement: Chale	e Set	ttlement Tier:	5	Parish: Chale	Site Area	e ( 0.3	2018 SHLAA_Ref_No: IPS223	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Set	ttlement Boundary (IPS	Reg 18 part 2 -	2021):	Located within or a	djacent a lower tier settl	ement tha	at does not have a settlement boundary				
Location in Relation	on to Settlement Bound	lary 2018:		Chale does not have	e a settlement boundary	. There is	an area of development to the south that in	cludes a garage and pub only.			
Brownfield or Gree	enfield: Mix			Brownfield Register	(If applicable):						
Site Description:	The site contains a nu	ımber of farm b	uildings that are s	till utilised for farming prac	tices. The site is flat and	directly a	ccessed from Upper House Road. There are	no definitive boundary treatments to the site.			
Planning History:	No recent planning his	story.									
Suitability As	ssessment		☐ Site suitabl	e if ticked							
Discounting Factor	ors										
Environmental Dis	counts (Stage A - 5m bu	uffer)					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 Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (I							e site is not located within any environmenta ne, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sche	al designations including, ancient woodland, LNR, marine conservation duled ancient monument or RIGG.			
Environmental Dis	counts (Stage A No buf	fer):					Discounted by a Factor in Stage A (No Buffer	1			
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation					, Land	Th	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Disco	ounts_Stage B(i)						Discounted by a Factor in Stage B				
Flood zones 2 3, A	Agricultural Land Quality	y Grades 12, Sm	all Sites falling bel	ow the size threshold of 0.2	25ha or 5 dewllings:	Th	e site is located in FZ1 and is not class 1 or 2	agricultural land.			
Environmental Dis Remote from settl		astal Change Ma	nagement areas, 2	Zones of Ground Instability	Management		Discounted by a Factor in Stage B(ii)				
Character of the	Surrounding Area and	d Local Policy	Context (Includin	g Neighbourhood Plan)							
Character and Co	mpatibility of the Surro	ounding Area:	The site is close t	o existing residential, whils	t there are no compatibi	lity issues	envisaged the site is away from services and	is within or including listed buildings.			
Local Policy Context (Including Neighbourhood Plan:  Chale does not have a settlement boundary. Chale Village has a Desfor local people and that design is important to retain extensive visit					•	•	ent (2012) which in relation to housing sets o	out the importance of the scout hall, the need for affordable housing			
Mineral Resource	es:		The entire site is	located within a mineral sa	feguarding area. This wi	ll need to	be considered further should the site be con	sidered appropriate			
Landscape Impa	cts										
Impact upon and	Relationship to the AON			•	•		heritage value that adds to AONB character. at is also Grade II* and Lower House that is G	This stems from the on-site Grade II* large listed barn, known as Barr Grade II.			
Landscape Charac	ter Area Key Factors:	Key Character  Sloping, rolli Hedgerows, Ancient woo Historic farm The C18th la	istics ng pastoral landsc hedgerow trees a odland nsteads dispersed ndscape at Appulo	nd copses	Lancelot 'Capability' Bro	own					

Agricultural Land Classification:

The classification is Grade 3

#### **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 residentia 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 bard, known as the Barn at Chale Abbey, as well as th eproximity to listed Chale Abbey gives this area particular historic and cultural association and contribution to the setting of heritiage assets. However there is limited public access to the area.

#### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

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

#### 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 Patches of surface water risk on te east of the site and along adjacent access roads.

Water):

#### 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

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.

Space and

Recreation:

#### 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 wors/widening on heritage and landscape.

Status

CO	W	0	03
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## 187 Baring Road, Cowes Isle of Wight

Key Details										
Settlement: Cowes	Settlement Tier:	1 P	arish: Gurnard	Site Area (3.9	2018 SHLAA_Ref_No: IPS352	2nd Reg18 ISP Housing Allocation Ref: N/a				
Relationship to Settlement Bound	lary (IPS Reg 18 part 2	- 2021):	Immeadiately adjacent to the	Settlement Bounda	lary					
Location in Relation to Settlement Boundary 2018: The site is outs				liately adjacent to tl	ne settlement boundary of Cowes which runs a	long the eastern boundary.				
Brownfield or Greenfield: Green	field		Brownfield Register (If applica	able):						
Site Description: The site is a fa	rm yard and immediat	e surrounding land. The	e site is flattish to the road and th	hen slopes to the w	est.					
Planning History: Prior approva	I for change of use and	alterations of 2 agricul	tural barns to form 2 residential o	dwellings (Class Q)(	revised scheme), land adjacent 187, Baring Roa	d, Cowes, approved 19 October 2016 (P/01160/16/TCP/32648/A)				
<b>Suitability Assessment</b>		☐ Site suitable if t	icked							
Discounting Factors										
Environmental Discounts (Stage A					$\square$ Discounted by a Factor in Stage A (5m buf	fer)				
Includes Ramsar site, Special Prot Regionally important Geological a Conservation (SINC), Local Nature	and Geomorphological	Site (RIGG), National Na	ature Reserve (NNR), Site of Impo	ortance for Nature	The site is not located within any environme zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, so	ntal designations including, ancient woodland, LNR, marine conservation cheduled ancient monument or RIGG.				
Environmental Discounts (Stage A	No buffer):				☐ Discounted by a Factor in Stage A (No Buf	fer)				
Includes Heritage Coast, Historic F safeguarded as biodiversity mitiga		illy Accessible Open Spa	ace, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.					
Envonmental Discounts_Stage B(i	)				☐ Discounted by a Factor in Stage B					
Flood zones 2 3, Agricultural Land	d Quality Grades 12, Sr	nall Sites falling below t	he size threshold of 0.25ha or 5 or	dewllings:	The site is located in FZ1 and is not class 1 or	2 agricultural land.				
Environmental Discounts Stage B( Remote from settlement boundar  Character of the Surrounding A	ries, Coastal Change M			nent	☐ Discounted by a Factor in Stage B(ii)					
,	•		sting residential, no compatibility	v issues are envisad	ad					
Local Policy Context (Including N	leighbourhood Plan:	an adopted neighbour housing needs of resid which need to be spec- benefit of the local co	rhood plan. It sets out that Gurn dents and their families. The Hou cialised for the elderly or househo mmunity and visitors. In particul scape Assessment as having an 'i	ard Parish is to rem ising Needs Survey o olds in ill health. Th lar it noted that the	ain a separate and distinct village and that hou estimates a small additional housing requirement he Plan also set out the need to safeguard and of By Jordan Valley (LCA 7) plays a vital role in helpi	tes and facilities with bus stops to Newport being close by. Gurnard has using development will generally be small scale to meet the identified ent (19) additional dwellings over five years) for local households, some of enhance Gurnard's valued landscape, open spaces and biodiversity for the ng to maintain the separation of Gurnard Village from Cowes and is and resists any development which will impact the openness of this green				
Mineral Resources:		The western half of th	ne site is in a mineral safeguarding	g area. This will ne	ed to be considered further should the site be o	considered appropriate.				
Landscape Impacts										
Impact upon and Relationship to			B. The eastern boundary is locat slopes to the Jordan Valley. There		ad that has development on the eastern side of nent will need potential buffers.	f the road. The site gently slopes from the east down to the west				
Landscape Character Area Key Fa	ectors: Historically th	e whole area was part	of the Northern Lowlands. Today	, the site is 'Traditi	onal Enclosed Pasture Land', bordering on the s	settlement area.				
Agricultural Land Classification:	The classifica	tion is urban								
Impact: contribution to the s The site forms part of Cowes, developmen	setting of the settleme of the Settlement Gap It of which would lead	nt with limited scope fo between Gurnard and C to further serious erosi	r mitigation.			ords long views in westerly directions to/from the sea and has a maintaining the identity of Gurnard Village as separate from the town of				

### 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 Miniscule overlap with surface water flood risk zone at south-west corner.

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 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

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

Space and

The site is within the walking access for accessible natural greenspace, oudoor sport, and parks/gardens.

The site is partially within the walking access threshold for childrens and young persons provision. Recreation:

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

COW004
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its small scale landscape.

## The Bungalow and land, Baring Road, Cowes. PO318JW

Key Details									
Settlement: Cowes	Settlement Tier:	1 Pa	arish: Gurnard	Site Area (7.4	42 201	8 SHLAA_Ref_No	): IPS038	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlement Boundary	(IPS Reg 18 part 2 -	2021):	Immeadiately adjacent to t	the Settlement Bounda	ary				
Location in Relation to Settlement Boundary 2018:			The site is outside but imm	nediately adjacent to th	he settlement	boundary of Cow	es which runs alc	ng the eastern boundary.	
Brownfield or Greenfield: Greenfield		Brownfield Register (If appl	licable):						
Site Description: The site is a farm y	ard and its wider fi	elds. The site is flattish	h to the road and then slopes t	to the west. There are	e a number of	trees within the s	ite		
Planning History: No recent plannin	g history.								
Suitability Assessment		☐ Site suitable if t	ticked						
Discounting Factors									
Environmental Discounts (Stage A - 5r	n buffer)				Discounte	ed by a Factor in	Stage A (5m buffe	er)	
Includes Ramsar site, Special Protection Regionally important Geological and Conservation (SINC), Local Nature Res	ature Reserve (NNR), Site of Im	nportance for Nature			•	al designations including, ancient woodland, LNR, marin eduled ancient monument or RIGG.	e conservation		
Environmental Discounts (Stage A No	buffer):				Discounte	ed by a Factor in :	Stage A (No Buffe	r)	
Includes Heritage Coast, Historic Park safeguarded as biodiversity mitigation	ace, Local Green Space, Land	The site is not located within any environmental designations includ space.				•	garden, open		
Envonmental Discounts_Stage B(i)					Discounte	ed by a Factor in	Stage B		
Flood zones 2 3, Agricultural Land Qu	ality Grades 12, Sm	all Sites falling below t	the size threshold of 0.25ha or	5 dewllings:	The site is lo	ocated in FZ1 and	is not class 1 or 2	agricultural land.	
Environmental Discounts Stage B(ii): Remote from settlement boundaries,  Character of the Surrounding Area	_		, ,	ement	Discounte	ed by a Factor in	Stage B(ii)		
Character and Compatibility of the S	•		-	ility issues are envisage	red				
				-		1	.11		
Local Policy Context (Including Neighbourhood Plan:  The site is outside but immediately adjacent to the settlement boundat separate and distinct village and that housing development will generate a small additional housing requirement (19) additional dwellings over for also set out the need to safeguard and enhance Gurnard's valued lands Jordan Valley (LCA 7) plays a vital role in helping to maintain the separate landscape'. The Plan seeks to maintain this and resists any development.				opment will generally nal dwellings over five rnard's valued landscap maintain the separatio	be small scale e years) for loca pe, open space on of Gurnard	to meet the iden al households, so es and biodiversit Village from Cow	tified housing neame of which need by for the benefit es and is identifie	eds of residents and their families. The Housing Needs S I to be specialised for the elderly or households in ill hea of the local community and visitors. In particular it note d by the Landscape Assessment as having an 'important	urvey estimates alth. The Plan ed that the
Mineral Resources:		A large western section	on of the site is located within	a mineral safeguarding	g area. This w	ill need to be con	sidered further sl	nould the site be considered appropriate.	
Landscape Impacts									
Impact upon and Relationship to the			IB. The eastern boundary is loo slopes to the Jordan Valley. The					he road. The site gently slopes from the east down to the	ie west
Landscape Character Area Key Factor	Historically the	e whole area was part o	of the Northern Lowlands. Tod	day, the site is 'Tradition	onal Enclosed	Pasture Land', bo	ordering on the se	ttlement area.	
Agricultural Land Classification:	The classificat	ion is Grade 3 to the so	outh west corner and the rest	is classified as urban					
Landscape Impact:  A section of an arable fix and has a contribution to the site forms part of the site forms part	o the setting of the	settlement with limite	d scope for mitigation.	down from east to we	est. There is no	public access or	nearby footpath	s but the site affords long views in westerly directions to	/from the sea

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

### **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 Very narrow Surface water flood risk flow along west boundary.

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 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

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

Space and

The open space audit identifies a couple of recreation areas to the east along Park Road.

Recreation:

The site is within the walking access for accessible natural greenspace, oudoor 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 valleymay 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

COW005	Land at Bar	ing Road	Cowes						
<b>Key Details</b>									
Settlement: Cow	ves	tlement Tier: 1		Parish: Gurnard	Site Area (	2018 SHLAA_Ref_No: IPS131	2nd Reg18 ISP Housing Allocation Ref: N/a		
Relationship to Se	ettlement Boundary (IPS	Reg 18 part 2 - 2	2021):	Immeadiately adjace	ent to the Settlement Bounda	ary			
Location in Relati	ion to Settlement Bounda	ary 2018:		The site is located or	utside but immediately adjac	ent to the settlement boundary.			
Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):									
Site Description:	The site is part of a larg		•	owes. The boundary to Bari	ng Road (the eastern bounda	ary) is a fence with a scrubby hedge intertwined	d. There is an open field to the west and a post/wire fence to the north.		
Planning History:	anning History: 20/02026/FUL (REFUSED) Proposed 6 detached dwellings, formation of vehicular access, parking and landscaping (revised scheme) 20/00188/FUL (REFUSED) Proposed construction of 4 detached houses with garages; formation of vehicular accesses (revised scheme) P/00162/1(WITHDRAWN)Proposed construction of 4 detached houses with garages; formation of vehicular accesses:								
Suitability A	Assessment		☐ Site suitabl	e if ticked					
Discounting Fact									
_	iscounts (Stage A - 5m bu	ffer)				☐ Discounted by a Factor in Stage A (5m buff	fer)		
Includes Ramsar s Regionally import	site, Special Protection Ar tant Geological and Geom	rea (SPA), Specia norphological Si	te (RIGG), Nation	vation (SAC), Site of Special s al Nature Reserve (NNR), Sit ent Monument, Marine Con	e of Importance for Nature	, , , , , , , , , , , , , , , , , , , ,	ntal designations including, ancient woodland, LNR, marine conservation		
Environmental Dis	iscounts (Stage A No buffe	er):				☐ Discounted by a Factor in Stage A (No Buff	fer)		
	e Coast, Historic Park or G iodiversity mitigation	arden, Publicall	y Accessible Oper	n Space, Local Green Space,	Land	, , , , , , , , , , , , , , , , , , , ,	ntal designations including heritage coast, historic park or garden, open		
Envonmental Disc	counts_Stage B(i)					☐ Discounted by a Factor in Stage B			
Flood zones 2 3, /	Agricultural Land Quality	Grades 12, Sma	all Sites falling bel	ow the size threshold of 0.2	5ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or	2 agricultural land.		
	iscounts Stage B(ii): tlement boundaries, Coas	stal Change Mar	nagement areas,	Zones of Ground Instability I	Management	☐ Discounted by a Factor in Stage B(ii)			
Character of the	e Surrounding Area and	l Local Policy C	ontext (Includin	g Neighbourhood Plan)					
Character and Co	Compatibility of the Surro	unding Area:	The site is close t	o existing residential, no cor	npatibility issues are envisag	ed.			
Local Policy Conf	ntext (Including Neighbou		Gurnard has an a identified housin households, som and biodiversity f from Cowes and	dopted neighbourhood plang needs of residents and the e of which need to be specia or the benefit of the local co	. It sets out that Gurnard Pair families. The Housing Need lised for the elderly or house mmunity and visitors. In pair Assessment as having an 'i	rish is to remain a separate and distinct village and distinct village and strict village and strict village and servey estimates a small additional housing reholds in ill health. The Plan also set out the nerticular it noted that the Jordan Valley (LCA 7) processes.	ices and facilities with bus stops to Newport being close by. Strategic Gap. and that housing development will generally be small scale to meet the requirement (19) additional dwellings over five years) for local sed to safeguard and enhance Gurnard's valued landscape, open spaces plays a vital role in helping to maintain the separation of Gurnard Village eks to maintain this and resists any development which will impact the		
Mineral Resourc	ces:		The site is not loc	ated in a mineral or mineral	safeguarding area.				
Landscape Impo	acts								
Impact upon and	d Relationship to the AON		ne site boundary				the road. There are 4 houses to the south of the site and the western land slopes to the Jordan Valley. Therefore any development will need		
Landscape Chara	acter Area Key Factors:	Historically the	whole area was	part of the Northern Lowlan	ds. Today, the site is 'Tradition	onal Enclosed Pasture Land', bordering on the s	settlement area.		
Agricultural Land	d Classification:	The land is clas	sified as urban						

### **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 No identified flood risk on site.

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 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

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

Space and

The open space audit identifies a couple of recreation areas to the east along Park Road.

Recreation:

The site is within the walking access for accessible natural greenspace, oudoor 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

60111006		D 17							
COW006	Cockleton Farm, Pl	ace Road Tutto	ns Hill, Cowes						
Key Details									
Settlement: Cowes	s Settlement Tier:	1 Parish	n: Gurnard	Site Area (9.9	2018 SHLAA_Ref_N	No: IPS122	2nd Reg18 ISP Housing Allocation Ref	f:	
Relationship to Sett	tlement Boundary (IPS Reg 18 part 2	- 2021): Lo	ocated outside the Settlement bo	undary, but reaso	onably related to it to the e	extent that an extension	n could be at least be considered further		
Location in Relation	n to Settlement Boundary 2018:	Т	he site is located outside and not	immediately adja	cent to the current settlen	nent boundary. The bo	oundary is to the north in close proximity,	, approximately 35m awa	
Brownfield or Green	nfield: Greenfield	В	rownfield Register (If applicable):						
Site Description:	The site is a large field located between	een Gurnard and Cowes and	l in the Jordon Valley. The site is u	ndulating and bo	ounded by hedges and post	and rail fences with he	edges separating the parcels of land.		
Planning History:	No recent planning history.								
Suitability As	sessment	☐ Site suitable if ticked	d						
Discounting Facto	ors								
Environmental Disc	counts (Stage A - 5m buffer)				Discounted by a Factor ir	n Stage A (5m buffer)			
	e, Special Protection Area (SPA), Spe nt Geological and Geomorphological			- f Ni-t		•	lesignations including, ancient woodland,	LNR, marine conservatio	
	nt Geological and Geomorphological ), Local Nature Reserve (LNR), Ancier				zone, NNR, RAMSAR, SAC, S	SINC, SPA, SSSI, schedu	led ancient monument or RIGG.		
Environmental Dice	counts (Stage A No buffer)			Г	7				
	counts (Stage A No buffer): Coast, Historic Park or Garden, Publica	ally Accessible Open Space, I	Local Green Space, Land		Discounted by a Factor in				
safeguarded as biod	diversity mitigation				space.	in any environmentai d	lesignations including heritage coast, histo	one park or garden, open	
Envonmental Disco	unts_Stage B(i)				Discounted by a Factor ir	n Stage B			
Flood zones 2 3, Ag	gricultural Land Quality Grades 12, Sn	nall Sites falling below the s	ize threshold of 0.25ha or 5 dewlli	ngs:	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
Environmental Disc	rounts Stage B(ii):			[	$\Box$ Discounted by a Factor ir	n Stage R(ii)			
	ement boundaries, Coastal Change M	anagement areas, Zones of	Ground Instability Management	_		Totage D(II)			
Character of the S	Surrounding Area and Local Policy	Context (Including Neighb	bourhood Plan)						
-	mpatibility of the Surrounding Area:		•	no compatibility	issues envisaged, conside	ration will need to be g	given to the impact on the Jordan Valley a	and settlement coalescend	
Local Policy Conte	ext (Including Neighbourhood Plan:	that housing development requirement (19) addition safeguard and enhance Gu	butside the settlement boundary. Strategic Gap. Gurnard has an adopted neighbourhood plan. It sets out that Gurnard Parish is to remain a separate and distinct village and oppment 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 dditional 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 ance 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 to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an 'important high quality landscape'. The Plan seeks to						

maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.

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

#### Landscape Impacts

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

Landscape Character Area Key Factors: Historically the whole area was part of the Northern Lowlands. Today, the site is 'Traditional Enclosed Pasture Land.

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

Impact:

Landscape The site is a is located on the Gurnard Plateau and relevately elevated over the surrounding ares to the north and west. There are residential properties to the edges of the plateau to the east and north, and recent development/permissions will bring residential development up to immeadiately abutting the site.

The area has a semi-rural feel and is bounded and sub-divided by trees and hedgerows. Strategic Gap. The landscape contributes to the countryside buffer between Cowes and Northwood, between Gurnard and Cowes and between Gurnard and Northwood, although this gap has been diminished as a result of recent development. There is public right of way connecting to the site to the east. Landscape value and sensitivity are medium.

### **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

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

Space and Recreation: 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

## Land at Comforts Farm, Pallance Road, Northwood

<b>Key Details</b>											
Settlement: Cov	wes Set	tlement Tier: 1	Pa	rish: Gurnard	Site Area (1.8	5 2018 SHL/	AA_Ref_N	o: IPS272	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 20			21): Immeadiately adjacent to the Settlement Boundary								
Location in Relat	tion to Settlement Bounda	ary 2018:	The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary.								
Brownfield or Gr	reenfield: Greenfield			Brownfield Register (If applicable)	•						
Site Description:			_	behind a row of houses. It has trees with views across to the Solent.	to the north ea	ast and is bounded b	y hedges i	nterspersed wit	th trees. It also has a post and wire fence with residential boundaries to		
Planning History:	No recent planning his	tory.									
Suitability A	Assessment		☐ Site suitable if tid	cked							
Discounting Fac	ctors										
Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservati Regionally important Geological and Geomorphological Site (RIGG), National N Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient			e (RIGG), National Nat	ture Reserve (NNR), Site of Importan	ure Reserve (NNR), Site of Importance for Nature zone, NNR, RAMSAR, SAC				or in Stage A (5m buffer) ithin any environmental designations including, ancient woodland, LNR, marine conservation C, 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 safeguarded as biodiversity mitigation				ce, Local Green Space, Land	☐ Discounted by a Factor in Stage A (No Buffer)  The site is not located within any environmental designations including heritage coast, historic park or garden, operspace.						
Envonmental Dis	scounts_Stage B(i)					☐ Discounted by a	a Factor in	Stage B			
		Grades 12, Sma	l Sites falling below th	ne size threshold of 0.25ha or 5 dewl	,						
Remote from set	viscounts Stage B(ii): ttlement boundaries, Coas	_		of Ground Instability Management		☐ Discounted by a	a Factor in	Stage B(ii)			
-	_				lity issues are e	nvisaged, the site is	on the eds	ge of the area w	where the context of the area is more rural. The power poles will also need		
		_	o be taken into accou		,						
distinct village and that housing development will generally be additional housing requirement (19) additional dwellings over out the need to safeguard and enhance Gurnard's valued land					y be small scale ver five years) f andscape, open ion of Gurnard \	to meet the identification or local households, spaces and biodiversallage from Cowes a	ed housing , some of ware rsity for the and is iden	g needs of residently which need to be benefit of the tified by the Lar	od plan. It sets out that Gurnard Parish is to remain a separate and lents and their families. The Housing Needs Survey estimates a small se specialised for the elderly or households in ill health. The Plan also set local community and visitors. In particular it noted that the Jordan Valley indscape Assessment as having an 'important high quality landscape'. The event coalescence.		
Mineral Resources: There is a small area to the north that is in a mineral safeguarding area.						his will need to be co	onsidered	further should t	the site be considered appropriate		
Landscape Imp	pacts										
	d Relationship to the AON								more agricultural. If development is considered appropriate, the impact tly slopes from south to north with views across the Solent.		
Landscape Character Area Key Factors: Historically the whole area was part of the Northern Lowlands. Today, the site is 'T					site is 'Traditio	onal Enclosed Pastur	e Land.	<del>-</del>			
Agricultural Land	d Classification:	The classification is Grade 3									

### **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 No flood risk identified

Water):

#### 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

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

ce and There are some public open space facilities nearby.

Recreation:

#### Highways Factors

Highway Acces

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

COW009

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

Key Details								
Settlement: Cowes Se	ttlement Tier: 1	Parish: Northwood Site Area (29	0.6 2018 SHLAA_Ref_No: IPS323	2nd Reg18 ISP Housing Allocation Ref: HA022				
Relationship to Settlement Boundary (IPS	S Reg 18 part 2 - 2021):	Immeadiately adjacent to the Settlement Bounda	ary					
Location in Relation to Settlement Bound	dary 2018:	The site is located outside but immediately adjace	cent to the current settlement boundary which is a	llong a section of the northern boundary.				
Brownfield or Greenfield: Greenfield		Brownfield Register (If applicable):						
Site Description: The site is a large site	on the edge of Cowes. The site is	s undulating within the boundaries but gently slopes towa	ards the River Median to the east. It is bounded by	substantial hedgerows interspersed with trees.				
Planning History: No recent planning hi	istory.							
Suitability Assessment	☐ Site suital	ole if ticked						
Discounting Factors								
Environmental Discounts (Stage A - 5m b	uffer)		☐ Discounted by a Factor in Stage A (5m buffer	)				
Regionally important Geological and Geo	morphological Site (RIGG), Natio	rvation (SAC), Site of Special Scientific Interest (SSSI), nal Nature Reserve (NNR), Site of Importance for Nature cient 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 buf	ffer):		☐ Discounted by a Factor in Stage A (No Buffer)					
Includes Heritage Coast, Historic Park or safeguarded as biodiversity mitigation	Garden, Publically Accessible Ope	en Space, Local Green Space, Land	The site is not located within any environmental designations including heritage coast, historic park or garden, or space.					
Envonmental Discounts_Stage B(i)			☐ Discounted by a Factor in Stage B					
Flood zones 2 3, Agricultural Land Qualit	y Grades 12, Small Sites falling be	elow the size threshold of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2	agricultural land.				
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coa	astal Change Management areas,	Zones of Ground Instability Management	☐ Discounted by a Factor in Stage B(ii)					
Character of the Surrounding Area an	d Local Policy Context (Includi	ng Neighbourhood Plan)						
Character and Compatibility of the Surro	ounding Area: The site is close	to existing residential, whilst no compatibility issues are e	envisaged, the site is on the edge of the area where	e the context is more rural.				
Local Policy Context (Including Neighbor	urhood Plan: The site is locate	ed outside but immediately adjacent to the settlement boo	undary. Strategic Gap					
Mineral Resources:	A part of the we	stern section of the site is located within a mineral safegu	uarding area. This will need to be considered furth	er should the site be considered appropriate				
Landscape Impacts								
Impact upon and Relationship to the AO	NB: The site is not located in ar	AONB. It's on the edge of the settlement with a semi-ru	ral feel having lots or trees and greenery in the vic	inity.				
				7				
Landscape Character Area Key Factors:	•	part of the Northern Lowlands. Today, the site is 'Traditi	ional Enclosed Pasture Land.					
Agricultural Land Classification:	The classification is Grade 3 wi	th a small section of urban to the east.						
		views from the east bank. It is has ecological value with a side seperated from Cowes by intervening countrside to t		deciduous woodland. It can be enjoyed via the cycle path/public accessitivity is medium/high.				
Heritage Impacts								
Impact on Historic Environment and Her		ated in a conservation area and there are no listed buildin edieval sites identified on route of gas pipeline. Early cons		d 'Northwood Cemetery'. Unknown archaeological potential but				
Biodiversity / Ecological Impacts								

### 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 SINCs and ancient woodlands to the south and north. Parts of the site are located with the buffers of these designations. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. 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 Surface water flow path along south boundary and a second flow path at pivot of north and south section of site.

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

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

Space and

There are some public open space facilities nearby. The site has good access to the countryside.

Recreation:

#### **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

COW011 Medham F	Farm, Me	edham Fari	m Lane,	Northwoo	od		
Key Details							
Settlement: Cowes Se	ettlement Tier:	1	Parish: No	orthwood	Site Area (3.2	2018 SHLAA_Ref_No: IPS315	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlement Boundary (IP	S Reg 18 part 2	- 2021):	Immea	diately adjacent t	to the Settlement Bounda	iry	
Location in Relation to Settlement Boun	ndary 2018:		The sit	e is located outsic	de but immediately adjac	ent to the current settlement boundary which i	is along a small section of the south west boundary.
Brownfield or Greenfield: Greenfield			Brown	field Register (If a	pplicable):		
Site Description: The site is a field on t	the edge of Nor	thwood, its fairly le	vel with hedge	e boundaries with	the eastern hedge inters	persed with trees	
Planning History: No apparent plannin	ng history.						
Suitability Assessment		☐ Site suitabl	e if ticked				
Discounting Factors							
Environmental Discounts (Stage A - 5m k	buffer)					☐ Discounted by a Factor in Stage A (5m buff	ier)
Includes Ramsar site, Special Protection Regionally important Geological and Geo Conservation (SINC), Local Nature Reservation	omorphological	Site (RIGG), Nation	al Nature Rese	erve (NNR), Site of	Importance for Nature	The site is not located within any environmer zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scl	ntal designations including, ancient woodland, LNR, marine conservation heduled ancient monument or RIGG
Environmental Discounts (Stage A No bu	uffer):					☐ Discounted by a Factor in Stage A (No Buffe	er)
Includes Heritage Coast, Historic Park or safeguarded as biodiversity mitigation	Garden, Publica	ally Accessible Oper	n Space, Local (	Green Space, Land	d	,	ntal designations including heritage coast, historic park or garden, open
Envonmental Discounts_Stage B(i)						☐ Discounted by a Factor in Stage B	
Flood zones 2 3, Agricultural Land Quali	ity Grades 12, Sr	nall Sites falling bel	ow the size thi	reshold of 0.25ha	or 5 dewllings:	The site is located in FZ1 and is not class 1 or	2 agricultural land.
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Co	oastal Change M	anagement areas, ?	Zones of Grour	nd Instability Man	agement	☐ Discounted by a Factor in Stage B(ii)	
Character of the Surrounding Area a	nd Local Policy	Context (Includin	g Neighbourh	ood Plan)			
Character and Compatibility of the Surr	rounding Area:	The site is close to will bring to settle	_		compatibility issues are e	nvisaged, the site is on the edge of the area whe	ere the context is more rural. Furthermore, development of this field
Local Policy Context (Including Neighbo	ourhood Plan:	The site is located	d outside but ir	mmediately adjac	ent to the settlement bo	undary. Strategic Gap.	
Mineral Resources:		Most of the site i	s located withi	n a mineral safeg	uarding area. This will ne	ed to be considered further should the site be o	considered appropriate
Landscape Impacts							
Impact upon and Relationship to the AC	ONB: The site i	s not located in an	AONB.				
Landscape Character Area Key Factors:	Historically th	ne whole area was I	part of the Nor	thern Lowlands. 1	Γoday, the site is 'Tradition	onal Enclosed Pasture Land.	
Agricultural Land Classification:	The classifica	tion is Grade 3					
Impact: the north by hedgerow.	cks to the south	, and particularly to	the east, are	narrow and rustic	in nature. There is some		rom higher west section of the site. The site is partially screened to/fron ottage to the north, for which the site forms part of the setting.

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: The site is not located in a conservation area, there is a locally listed building to the north (Fryers Cottage/Hope Cottage), 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.

# 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 boiundary.

Biodiversity Net Gain Scope:

#### Flood Risk

Flood Risk (including Surface No flood risk identified.

Water):

#### Proximity to Key Services

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 Public Transport:

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

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

Space and

There are some public open space facilities nearby. The site has good access to the countryside.

Recreation:

#### **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 form 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

COW01	<b>L2</b> Medh	iam Farm, Me	dham Farm	Lane (2), North	wood		
Key Deta	nils						
Settlement:	Cowes	Settlement Tier:	1	Parish: Northwood	Site Area (1.22	2 2018 SHLAA_Ref_No: IPS316	2nd Reg18 ISP Housing Allocation Ref:
Relationship	to Settlement Bour	ndary (IPS Reg 18 part 2	- 2021):	Immeadiately adjacent t	to the Settlement Bounda	ry	
Location in R	Relation to Settleme	ent Boundary 2018:		The site is located outside	de but immediately adjace	ent to the current settlement boundary which i	s along the south boundary.
Brownfield o	r Greenfield: Gree	nfield		Brownfield Register (If a	pplicable):		
Site Descript	ion: The site is a	field on the edge of Nort	hwood, is fairly level	with hedges interspersed wit	th trees to all boundaries.		
Planning Hist	tory: No apparent	planning history.					
Suitabilit	ty Assessmen	t	☐ Site suitable i	fticked			
Discounting	Factors						
Includes Ram Regionally in	nportant Geological	otection Area (SPA), Spec and Geomorphological	Site (RIGG), National	ion (SAC), Site of Special Scie Nature Reserve (NNR), Site of t Monument, Marine Conserv	f Importance for Nature	Discounted by a Factor in Stage A (5m buff The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	ntal designations including, ancient woodland, LNR, marine conservation
Includes Heri	cal Discounts (Stage itage Coast, Historic as biodiversity miti	Park or Garden, Publica	ılly Accessible Open S	pace, Local Green Space, Lan	d	Discounted by a Factor in Stage A (No Buffe The site is not located within any environment space.	er) ntal designations including heritage coast, historic park or garden, open
	l Discounts_Stage E 2 3, Agricultural La		nall 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
	tal Discounts Stage In settlement bound		anagement areas, Zoi	nes of Ground Instability Man	nagement	☐ Discounted by a Factor in Stage B(ii)	
Character o	of the Surrounding	Area and Local Policy	Context (Including I	Neighbourhood Plan)			
Character a	nd Compatibility of	the Surrounding Area:	The site is close to e	existing residential, whilst no	compatibility issues are er	nvisaged, the site is on the edge of the area wh	ere the context is more rural.
Local Policy	Context (Including	Neighbourhood Plan:	The site is located o	utside but immediately adjac	cent to the settlement bou	ındary. Strategic Gap.	
Mineral Res				ed in a mineral or mineral saf		, , ,	
Landscape	Impacts						
Impact upor	n and Relationship t	to the AONB: The site is	s not located in an AC	NB.			
Landscape C	Character Area Key	Factors: Historically th	e whole area was par	t of the Northern Lowlands. <sup>-</sup>	Today, the site is 'Traditio	nal Enclosed Pasture Land.	
•	Land Classification:		tion is Grade 3		,.		
	to/from the east p	articularly from higher w	vest section of the site	e. The north and east bounda	ries are marked by Public	Rights of Way, giving the site some recreation	ope which drops down to the east and south-east. There are long views value.  Landscape value and is medium and sensitivity is medium.
Heritage In	npacts						
Impact on H	listoric Environmen	t and Heritage Assets:	The site is not located	in a conservation area and th	nere are no listed buildings	s close by.	
Biodiversity	/ / Ecological Impo	acts					

# 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 No flood risk identified.

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 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.

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

Access to Open

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

Space and

There are some public open space facilities nearby. The site has good access to the countryside.

Recreation:

## **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 form 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

# 339 Newport Road, Cowes PO31 8PG

Key Details							
Settlement: Cowes	Settlement Tier:	1 P	arish: Northwood	Site Area (0.2	7	2018 SHLAA_Ref_No: IPS029	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlement Bo	undary (IPS Reg 18 part 2	- 2021):	Immeadiately adjacent to the Sett	lement Bounda	ry		
Location in Relation to Settler	nent Boundary 2018:		The site is located outside but imm	nediately adjace	ent to th	e current settlement boundary which is	along the west boundary.
Brownfield or Greenfield: Brownfield	ownfield		Brownfield Register (If applicable):	•			
Site Description: The site is	located in Northwood just	t outside of Cowes. It is	a site that extends across the back of	f the neighbouri	ing site a	and has boundaries to two roads.	
Planning History: No recent	planning history.						
<b>Suitability Assessme</b>	nt	☐ Site suitable if	ticked				
Discounting Factors							
Regionally important Geologic	Protection Area (SPA), Spe cal and Geomorphological ture Reserve (LNR), Ancier	Site (RIGG), National N	on (SAC), Site of Special Scientific Inter ature Reserve (NNR), Site of Importan Monument, Marine Conservation Area	ice for Nature	The sitzone,	counted by a Factor in Stage A (5m buffer te is not located within any environment NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch counted by a Factor in Stage A (No Buffer	ital designations including, ancient woodland, LNR, marine conservation neduled ancient monument or RIGG.
Includes Heritage Coast, Histo safeguarded as biodiversity m	ric Park or Garden, Publica	ace, Local Green Space, Land			te is not located within any environmen	ntal designations including heritage coast, historic park or garden, open	
Envonmental Discounts_Stage	Envonmental Discounts_Stage B(i)				□ Disc	counted by a Factor in Stage B	
Flood zones 2 3, Agricultural	Land Quality Grades 12, Sr	mall Sites falling below t	the size threshold of 0.25ha or 5 dewllings:		The si	te is located in FZ1 and is not class 1 or	2 agricultural land.
	ndaries, Coastal Change M		es of Ground Instability Management		Disc	counted by a Factor in Stage B(ii)	
Character of the Surrounding				1 . 1			
Character and Compatibility	of the Surrounding Area:	The site is immediate	ly adjacent to a garage and car dealers	ship buffers to ti	he site a	re likely to be required.	
Local Policy Context (Including	ng Neighbourhood Plan:		tside but immediately adjacent to the		nent bou	undary.	
Mineral Resources:		The site is not located	d in a mineral or mineral safeguarding	area			
Landscape Impacts							
Impact upon and Relationship	to the AONB: The site i	s not located in an AON	B. Given the location of the site, close	e to other housi	ing and o	development any impact on landscape c	haracter will be reduced.
Landscape Character Area Ke	y Factors: Settlement.						
Agricultural Land Classification	n: The classifica	ation is Grade 3					
Landscape Impact: Brownfield site i low.	n employment use. Screer	ned to north by a line of	f trees and to south by further employ	yment uses. Lan	d to eas	t gently slopes up and awy from site so	visual impacts are limited all round. Landscape value and sensitivity are
Heritage Impacts							
Impact on Historic Environme	ent and Heritage Assets:	The site is not located in	n a conservation area and there are no	o listed buildings	s close b	у.	
Biodiversity / Ecological Im	pacts						

# 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 No flood risk identified.

Water):

## 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

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

Space and Recreation:

#### **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 ther are no pedestrian footways. Acces from the west would require removal of hedgerwo (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. Creatin a new access on the west side would require loss of hedgerow.

Status

COW017 Luton Farm (East of	of Wyatts Lane), Northwood	l, Cowes		
Key Details				
Settlement: Cowes (Northwood) Settlement Tier:	1 Parish: Northwood	Site Area (1.4	2018 SHLAA_Ref_No: IPS337	2nd Reg18 ISP Housing Allocation Ref: N/a
Relationship to Settlement Boundary (IPS Reg 18 part 2	- 2021): Immeadiately adjacent	t to the Settlement Boundar	/	
Location in Relation to Settlement Boundary 2018:	The site is located outs	side but immediately adjace	nt to the current settlement boundary which is	adjoining the north west corner.
Brownfield or Greenfield: Greenfield	Brownfield Register (If	applicable):		
Site Description: The site is an agricultural field used	for grazing. The site is bounded by hedges and tre	ees to 2 sides, a mix of boun	daries to the residential boundary and an oper	boundary to the south.
Planning History: No recent planning history.				
Suitability Assessment	☐ Site suitable if ticked			
Discounting Factors				
Environmental Discounts (Stage A - 5m buffer)			$\square$ Discounted by a Factor in Stage A (5m buffe	er)
Includes Ramsar site, Special Protection Area (SPA), Spe Regionally important Geological and Geomorphological Conservation (SINC), Local Nature Reserve (LNR), Ancie	Site (RIGG), National Nature Reserve (NNR), Site	of Importance for Nature	The site is not located within any environmen zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	tal designations including, ancient woodland, LNR, marine conservation reduled ancient monument or RIGG.
Environmental Discounts (Stage A No buffer):			☐ Discounted by a Factor in Stage A (No Buffe	or)
Includes Heritage Coast, Historic Park or Garden, Public	ally Accessible Open Space, Local Green Space, La	and		tal designations including heritage coast, historic park or garden, open
safeguarded as biodiversity mitigation			space.	
Envonmental Discounts_Stage B(i)			☐ Discounted by a Factor in Stage B	
Flood zones 2 3, Agricultural Land Quality Grades 12, S	mall Sites falling below the size threshold of 0.25h	na or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2	2 agricultural land.
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change N	Janagement areas, Zones of Ground Instability Ma		☐ 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 env	isaged, the site is on the edge of the area when	re the context of the area is more rural.
Local Policy Context (Including Neighbourhood Plan:	The site is located outside but immediately adja	acent to the settlement bou	ndary. Strategic Gap.	
Mineral Resources:	The site is not located in a mineral or mineral sa	afeguarding area.		
Landscape Impacts				
Impact upon and Relationship to the AONB: The site	is not located in an AONB.			
Landscape Character Area Key Factors: Historically t	he whole area was part of the Northern Lowlands	. Today, the site is 'Tradition	nal Enclosed Pasture Land.	
Agricultural Land Classification: The classific	ation is urban			
Impact: housing and screened to the north by tree	•	ced. There is a small pond w	ell and an area of more scrubby land to the no	der of the field to the south. Given the location of the site, close to other orth and the site has some ecological value and an intrinsic rustic alue and sensitivity. 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.	

Archaeological implications. Early consultation with IWCAHES recommended.

## Biodiversity / Ecological Impacts

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

Water):

## 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

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

Recreation:

## **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 inconsitent with the existing settlement pattern. Landscape impact and possible access issues. Strategic Gap.

Conclusion 2022:

Status

COW018 Land t	o west of Ne	wport Road,	NORTHWOOD						
Key Details									
Settlement: Cowes	Settlement Tier:	1	Parish: Northwood	Site Area ( 2.	1	2018 SHLAA Ref No: IPS154	2nd Pag18 IS	SP Housing Allocation Ref: N/a	
Relationship to Settlement Boun				to the Settlement Bound		2016 SHLAA_REI_NO.   IF3134	Zilu negio is	Priousing Anocation Net. IN/a	
Location in Relation to Settlemen		2021).				ement boundary which is adjacent	t to the north east hounda	nrv	
Brownfield or Greenfield: Green	<u> </u>		Brownfield Register (If a		in ene seen	ement boundary which is adjacent	t to the north cast bounda	y.	
Site Description: The site com	prises of small paddocks	associated with grazi	ng. The site is level and has		boundary.				
	anning history.				•				
Suitability Assessment	t	☐ Site suitable if	ticked						
Discounting Factors									
Environmental Discounts (Stage	A - 5m buffer)				Disco	punted by a Factor in Stage A (5m	buffer)		
Includes Ramsar site, Special Pro Regionally important Geological Conservation (SINC), Local Natur	tection Area (SPA), Specand Geomorphological	Site (RIGG), National N	Nature Reserve (NNR), Site o	of Importance for Nature	The site		nmental designations inclu	iding, ancient woodland, LNR, marine ument or RIGG.	conservation
		t woodiands, Ancient	i wonament, warme conser	vation Area (MEA).					
Environmental Discounts (Stage Includes Heritage Coast, Historic		Ilv Accessible Open Si	nace Local Green Snace Tan	ad.		ounted by a Factor in Stage A (No			
safeguarded as biodiversity mitig		ny Accessible Open 5	oace, Local Green Space, Lan	iu	The site space.	e is not located within any environ	nmental designations inclu	ıding heritage coast, historic park or ga	arden, open
Envonmental Discounts_Stage B					Disco	ounted by a Factor in Stage B			
Flood zones 2 3, Agricultural Lar	nd Quality Grades 12, Sn	nall Sites falling below	the size threshold of 0.25ha	a or 5 dewllings:	The site	e is located in FZ1 and is not class:	1 or 2 agricultural land.		
Environmental Discounts Stage E Remote from settlement bounda	• •	anagement areas, Zor	nes of Ground Instability Mar	nagement	Disco	ounted by a Factor in Stage B(ii)			
Character of the Surrounding	Area and Local Policy	Context (Including N	leighbourhood Plan)						
Character and Compatibility of	the Surrounding Area:	The site is close to e	xisting residential to the nor	thern part of the site. Th	nere are po	ower line that run across the field.			
Local Policy Context (Including	Neighbourhood Plan:	The site is located o	utside but adjacent to the cu	urrent settlement bound	ary which is	s adjacent to the north east bound	dary. Strategic Gap.		
Mineral Resources:		There is an area to t appropriate.	he south-west and to the so	uth of the site that is loc	ated withir	the minerals safeguarding area.	This will need to be consid	dered further should the site be consid	dered
Landscape Impacts									
Impact upon and Relationship to	the AONB: The site is	not located in an AO	NB						
Landscape Character Area Key F	actors: Historically th	e whole area was par	t of the Northern Lowlands.	Today, the site is 'Traditi	onal Enclo	sed Pasture Land.			
Agricultural Land Classification:	,	ion is Grade 3							
					_	ural. It has some scenic and inhere		is situated in a landscape that has ver	y gentle slope

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

# 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 eats boundary is marked by a hedge. There are records of bats in the vicinity.

Biodiversity Net Gain Scope:

Flood Risk

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

Water):

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

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

Space and There is limited public open space provision nearby

Recreation:

**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 inconsitent with the existing settlement form of Northbridge.

Status Currently not suitable

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

Key Details					
Settlement: Cowes Settlement Tier:	1 Pa	rish: Northwood	Site Area (0.7	2018 SHLAA_Ref_No: IPS204	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlement Boundary (IPS Reg 18 part 2 -	- 2021):	Immeadiately adjacent to the Set	ttlement Bounda	ry	
Location in Relation to Settlement Boundary 2018:		A small section to the north of th	ne site is located v	within the settlement boundary with the remain	nder being located immediately adjacent.
Brownfield or Greenfield: Greenfield		Brownfield Register (If applicable	2):		
Site Description: The site is located to the rear of a restrees within. It slopes gently from the	_			garden. The site is level and bounded by a mix	of trees and hedgerows and includes a large amount of high amenity
Planning History: No recent planning history.					
Suitability Assessment	☐ Site suitable if ti	cked			
Discounting Factors					
Environmental Discounts (Stage A - 5m buffer)				$\Box$ Discounted by a Factor in Stage A (5m buff	er)
Includes Ramsar site, Special Protection Area (SPA), Special Regionally important Geological and Geomorphological Sconservation (SINC), Local Nature Reserve (LNR), Ancien	Site (RIGG), National Na	ture Reserve (NNR), Site of Importa	nce for Nature	The site is not located within any environmen zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	tal designations including, ancient woodland, LNR, marine conservation neduled ancient monument or RIGG.
Environmental Discounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buffe	er)
Includes Heritage Coast, Historic Park or Garden, Publica safeguarded as biodiversity mitigation	ace, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.		
Envonmental Discounts_Stage B(i)				☐ Discounted by a Factor in Stage B	
Flood zones 2 3, Agricultural Land Quality Grades 12, Sm	nall Sites falling below th	ne size threshold of 0.25ha or 5 dew	vllings:	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 Ma	anagement areas, Zones	of Ground Instability Management	t	☐ Discounted by a Factor in Stage B(ii)	
Character of the Surrounding Area and Local Policy	Context (Including Nei	ghbourhood Plan)			
Character and Compatibility of the Surrounding Area:	• •	an extended garden to the rear of t the development potential.	the house and ad	jacent to other undeveloped gardens. Whilst n	no compatibility issues are envisaged, the site has a number of trees
Local Policy Context (Including Neighbourhood Plan:	A small section to the	north of the site is located within th	ne settlement bo	undary with the remainder being located imme	diately adjacent.
Mineral Resources:	The site is not located	in a mineral or mineral safeguarding	g area.		
Landscape Impacts					
Impact upon and Relationship to the AONB: The site is	s not located in an AONE				
Landscape Character Area Key Factors: Settlement.					
Agricultural Land Classification: The classification	tion is				
Landscape It is part in and part outside the settlement Impact:	t boundary on the outsk	irts of the area where the land is les	ss built up and th	e houses have long back gardens. It slopes gent	tly down to the wets and is heavily treed.
Heritage Impacts					
Impact on Historic Environment and Heritage Assets:	Γhe site is not located in	a conservation area and there are r	no listed building	s close by.	

# 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 No flood risk identified.

Water):

#### 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

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

Space and

The site is close to a village green/common land

Recreation:

#### **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

COW023	Land at Pallance R	oad, Cowes						
<b>Key Details</b>								
Settlement: Cow	res Settlement Tier:	1 Pa	arish: Northwood	Site Area (1.0	)2	2018 SHLAA_Ref_No: IPS191	2nd Reg18 ISP Housir	ng Allocation Ref:
Relationship to Se	ettlement Boundary (IPS Reg 18 part 2	- 2021):	Located outside the Settlemen	it boundary, but rea	asonably	related to it to the extent that an ext	ensioin could be at least be cor	nsidered further
Location in Relati	on to Settlement Boundary 2018:		The site is located outside and away.	not immediately a	djacent 1	o the current settlement boundary. T	he boundary is to the north eas	st, in close proximity, approximately 15m
Brownfield or Gre	eenfield: Greenfield		Brownfield Register (If applicate	ole):				
Site Description:	The site is located just beyond the snorth, trees to the south and scrubl			gently slopes from	n east to	west and is vacant having recently be	en cleared. There is a stream to	o the west with trees, open road to the
Planning History:	An application for Re-siting of acces	s with associated hardst	anding and landscaping, land adja	cent to Rose Cotta	age, off,	Pallance Road, Cowes, conditional app	oroval 9 March 2018 (P/00042/2	18/TCP.33179/A)
Suitability A	ssessment	☐ Site suitable if t	icked					
Discounting Fact	tors							
Environmental Di	scounts (Stage A - 5m buffer)				Disc	counted by a Factor in Stage A (5m but	ffer)	
Regionally import	site, Special Protection Area (SPA), Speciant Geological and Geomorphologica IC), Local Nature Reserve (LNR), Ancie	Site (RIGG), National Na	nture Reserve (NNR), Site of Impor	rtance for Nature		te is not located within any environme NNR, RAMSAR, SAC, SINC, SPA, SSSI, se	_	cient woodland, LNR, marine conservation r RIGG.
Environmental Di	scounts (Stage A No buffer):				Disc	counted by a Factor in Stage A (No Buf	ffer)	
Includes Heritage	Coast, Historic Park or Garden, Public	ally Accessible Open Spa	ice, Local Green Space, Land					ritage coast, historic park or garden, open
sateguarded as bi	odiversity mitigation				space			
Envonmental Disc					☐ Discounted by a Factor in Stage B			
Flood zones 2 3, 7	Agricultural Land Quality Grades 12, S	mall Sites falling below t	he size threshold of 0.25ha or 5 d	ewllings:	0.2ha	is located within FZ2 and 3 and has be	een removed from the assessme	ent.
					The re	mainder of the site is located in FZ1 a	nd is not class 1 or 2 agricultura	al land.
Environmental Di	scounts Stage B(ii):				Disc	counted by a Factor in Stage B(ii)		
Remote from sett	:lement boundaries, Coastal Change N	lanagement areas, Zone	s of Ground Instability Manageme	ent				
Character of the	e Surrounding Area and Local Policy	· Context (Including Ne	ighbourhood Plan)					
Character and Co	ompatibility of the Surrounding Area:	The site is outside the	settlement boundary beyond the	e built up area				
Local Policy Con	text (Including Neighbourhood Plan:	The site is located out	side the settlement boundary.					
Mineral Resourc	res:	The site is not located	in a mineral or mineral safeguard	ding area.				
Landscape Impo	acts							
Impact upon and	Relationship to the AONB: The site	is not located in an AON	В.					
Landscape Chara	cter Area Key Factors: Historically t	he whole area was part (	of the Northern Lowlands. Today,	the site is 'Tradition	onal Enc	osed Pasture Land.		
	TI 1 10							

Agricultural Land Classification: The classification is Grade 4

Landscape It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. It is bounded by trees to the south, east and west and by the highway to the north. It gently slopes downfrom east to west and the west side of the site is bounded by the Gurnard Luck river, set within undergrowth. 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.

## 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.

# Land at Pallance Road, Cowes

## 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 Approx 1/6 of the site along the west boundary is in flood zone 2/3. Water):

## 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

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

Space and Recreation:

There are some public open space facilities nearby.

Highways Factors

**5** ,

Highway Access: There is an access to the main road, although visibilty 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 landscaope 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

COW024	Land off Place Road and Cockleton Lane, Cowes, IOW

Key Details						
Settlement: Cowes S	ettlement Tier: 1	L Pa	arish: Gurnard	Site Area (	2018 SHLAA_Ref_No: IPS099	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlement Boundary (IP	S Reg 18 part 2 -	2021):	Immeadiately adjacent to the S	Settlement Bounda	ary	
Location in Relation to Settlement Boun	ndary 2018:		The site is located outside but in	mmediately adjace	ent to the current settlement boundary which is	along the east boundary.
Brownfield or Greenfield: Greenfield			Brownfield Register (If applicab	ole):		
Site Description: The site is an agricult	tural field that is l	ocated on a cross road	s and forms a triangle. The site is	level and is bound	led by hedges and trees.	
Planning History: No apparent plannin	ng history.					
Suitability Assessment		☐ Site suitable if t	icked			
Discounting Factors						
Environmental Discounts (Stage A - 5m l	buffer)				☐ Discounted by a Factor in Stage A (5m buffe	2r)
Includes Ramsar site, Special Protection Regionally important Geological and Geo Conservation (SINC), Local Nature Reser	omorphological S	ite (RIGG), National Na	ture Reserve (NNR), Site of Import	tance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	tal designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG
Environmental Discounts (Stage A No bu	uffer):				☐ Discounted by a Factor in Stage A (No Buffe	or)
Includes Heritage Coast, Historic Park or safeguarded as biodiversity mitigation	Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Sp				,	tal designations including heritage coast, historic park or garden, open
Envonmental Discounts_Stage B(i)					☐ Discounted by a Factor in Stage B	
Flood zones 2 3, Agricultural Land Quali	ity Grades 12, Sma	all Sites falling below t	he size threshold of 0.25ha or 5 de	ewllings:	The site is located in FZ1 and is not class 1 or 2	2 agricultural land.
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Co Character of the Surrounding Area a				ent	☐ Discounted by a Factor in Stage B(ii)	
	•		,	as raised from DAE	through the Currord Neighbourhead Dlan that !	development of this land would significantly impact on their ability to
Character and Compatibility of the Sun		test radar over this lar	nd, "or may even prevent it comple	etely" . They have	•	with operations for technical reasons of obstruction and changes to our
Local Policy Context (Including Neighbo		future development, a village and that housin housing requirement to safeguard and enha a vital role in helping t	albeit they have discounted it due ing development will generally be some (19) additional dwellings over five ance Gurnard's valued landscape, comaintain the separation of Gurnard	to concern of BAE small scale to mee years) for local ho open spaces and b nard Village from C	being able to operate their radar effectively. It the identified housing needs of residents and thouseholds, some of which need to be specialised biodiversity for the benefit of the local community	plan. Strategic Gap. The Plan identifies this site as a potential area for also sets out that Gurnard Parish is to remain a separate and distinct heir families. The Housing Needs Survey estimates a small additional for the elderly or households in ill health. The Plan also set out the need ty and visitors. In particular it noted that the Jordan Valley (LCA 7) plays ment as having an 'important high quality landscape'. The Plan seeks to ce.
Mineral Resources:		The top north west co	rner of the site is located within a	mineral safeguard	ding area. This will need to be considered furthe	r should the site be considered appropriate.
Landscape Impacts						
Impact upon and Relationship to the AC			B. The site is level and screened to be site will need to be considered a		·	ds. If development is considered appropriate, the impact on the wider
Landscape Character Area Key Factors:	Historically the	e whole area was part o	of the Northern Lowlands. Today, t	the site is 'Tradition	onal Enclosed Pasture Land'.	
Agricultural Land Classification:	The western h	alf is classification is G	rade 3 and the eastern half urban			

# Land off Place Road and Cockleton Lane, Cowes, IOW

Landscape Impact:

A relatively flat arable field and art 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 No flood risk identified.

Water):

## 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

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

Recreation:

Highways Factors

Highway Access: The site can be accessed from Place Road

There are some public open space facilities in the wider area.

## **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

COW026	Chawton Farm, Cha	iwton Lane.	Cowes			
Key Details		,				
Settlement: Cow	es Settlement Tier:	1	Parish: Northwood	Site Area ( <b>7</b> 0	2018 SHLAA Ref No: IPS163	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Se	ttlement Boundary (IPS Reg 18 part 2 -	2021):	Immeadiately adjacent to	the Settlement Bound	lary	
•	on to Settlement Boundary 2018:	,			cent to the current settlement boundary whic	ch is along the top north west corner.
	enfield: Greenfield		Brownfield Register (If app		,	•
Site Description:					•	ad frontage to Newport Lane but can be accessed from Chawton Lane. The ell as a solar farm. The site is predominately bounded by hedges interspersed
Planning History:	North Section: P/01483/1(Granted) P	roposed installation o	of photovoltaic park with associa	ated infrastructure an	d fencing (revised access arrangements - revise	ed plans)
Suitability A	ssessment	☐ Site suitable if	ticked			
Discounting Fact						
Environmental Dis	scounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m b	ouffer)
Includes Ramsar s Regionally importa	ite, Special Protection Area (SPA), Speciant Geological and Geomorphological SC), Local Nature Reserve (LNR), Ancien	Site (RIGG), National I	Nature Reserve (NNR), Site of In	mportance for Nature	Approximately 4.0ha is located in either a	SINC or Ancient Woodland or both and has been removed from the
(011)	-,,	, , , , , , , , , , , , , , , , , , , ,	,	(		ithin any environmental designations including, ancient woodland, LNR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG
	scounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Bu	uffer)
	Coast, Historic Park or Garden, Publica odiversity mitigation	lly Accessible Open S <sub>l</sub>	pace, Local Green Space, Land		The site is not located within any environm space.	nental designations including heritage coast, historic park or garden, open
Envonmental Disc	counts Stage B(i)				☐ Discounted by a Factor in Stage B	
	Agricultural Land Quality Grades 12, Sm	nall Sites falling below	the size threshold of 0.25ha or	r 5 dewllings:	1.8ha of the site in the top north east corn assessment	ner of the site is located in FZ2 and 3 and has been removed from the
					The remainder of the site is located in FZ1	and is not class 1 or 2 agricultural land.
	scounts Stage B(ii): lement boundaries, Coastal Change Ma	anagement areas, Zor	nes of Ground Instability Manag	gement	☐ Discounted by a Factor in Stage B(ii)	
Character of the	Surrounding Area and Local Policy	Context (Including N	leighbourhood Plan)			
Character and Co	ompatibility of the Surrounding Area:	The site is outside th	ne settlement boundary beyond	d the built up area bet	ween two settlements.	
Local Policy Cont	text (Including Neighbourhood Plan:	The site is located o	utside the settlement boundary	y.		

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

## Landscape Impacts

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

Landscape Character Area Key Factors: Historically the whole area was part of the Northern Lowlands. Today, the site is 'Traditional Enclosed Pasture Land.

Agricultural Land Classification: The classification is Grade 3

Impact:

Landscape It is outside the settlement boundary and located between Cowes and Newport where the area is more rural/agricultural. The site is situated on land that slopes down to the River Medina and there are views across the river valley the other side. A stream valley flows down across the site to the River Medina. The area appears to have much ecological value by virtue of its proximity to designations and habitats on most sides. It also has recreational value by being crossed and bounded by Public Rights of Way.

Development here would further contribute to coalescence of Cowes and Newport and the site is within the settlement gap.

Landscape value and senstivity is medium/high.

## Chawton Farm, Chawton Lane, Cowes

up to every 10 minutes

## 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 No significant risk, just surface water flows associated with two streams flowing down to the River Medina.

Water):

## 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

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:

Access to Pedestrian Cycle Links:

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

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

Space and Recreation: 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 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

COW027	Northwood Busine	ss Park. 290	Newport Road, Cov	ves		
Key Details		, , , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , , ,			
Settlement: Cowe	es Settlement Tier:	1	Parish: Northwood	Site Area (0.8	2018 SHLAA_Ref_No: IPS345	2nd Reg18 ISP Housing Allocation Ref:
	ttlement Boundary (IPS Reg 18 part 2					ensioin could be at least be considered further
•	on to Settlement Boundary 2018:	2021).	The site is located outside the	•	·	ansion could be at least be considered farther
	enfield: Brownfield		Brownfield Register (If applicate		·	
Site Description:	The site is a small business park on the road to the east.	he edge of Cowes and			its, some in a terrace and some in a larger cer	ntral building. The site has on site car parking and slopes down from the
Planning History:	No recent planning history.					
Suitability A	ssessment	☐ Site suitable i	fticked			
Discounting Fact						
_	counts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buff	fer\
Includes Ramsar si Regionally importa	ite, Special Protection Area (SPA), Spe ant Geological and Geomorphological C), Local Nature Reserve (LNR), Ancier	Site (RIGG), National I	Nature Reserve (NNR), Site of Impor	nterest (SSSI), rtance for Nature	, , , , , , , , , , , , , , , , , , , ,	ntal designations including, ancient woodland, LNR, marine conservation
Conservation (Silvi	c), Local Nature Reserve (LINK), Afficier	it woodiands, Ancien	t Mondinent, Manne Conservation	Alea (IVICA).		
	counts (Stage A No buffer):	ally Associate Onen C	nace Legal Creen Space Land		Discounted by a Factor in Stage A (No Buff	ier)
_	Coast, Historic Park or Garden, Publicand Codiversity mitigation	any Accessible Open 5	pace, Local Green Space, Land		The site is not located within any environment space.	ntal designations including heritage coast, historic park or garden, open
Envonmental Disc	ounts_Stage B(i)				☐ Discounted by a Factor in Stage B	
Flood zones 2 3, A	Agricultural Land Quality Grades 12, Sr	mall Sites falling below	the size threshold of 0.25ha or 5 de	ewllings:	The site is located in FZ1 and is not class 1 or	2 agricultural land.
Environmental Dis Remote from settl	counts Stage B(ii): lement boundaries, Coastal Change M	anagement areas, Zor	nes of Ground Instability Manageme	ent	☐ Discounted by a Factor in Stage B(ii)	
Character of the	Surrounding Area and Local Policy	Context (Including N	leighbourhood Plan)			
-	ompatibility of the Surrounding Area:	, ,	,	its across the site, t	here are two dwellings to the north and a cou	uple to the south but fields to the north, east and west.
Local Policy Cont	ext (Including Neighbourhood Plan:	The site is located o	utside the settlement boundary. Str	rategic Gan	-	
Mineral Resource			•	•	to be considered further should the site be co	onsidered appropriate
Landscape Impa						
Impact upon and	Relationship to the AONB: The site is	s not located in an AO	NB			
Landscape Charac	cter Area Key Factors: Traditional Er	nclosed Pasture land				

Agricultural Land Classification: The classification is Grade 3

Impact:

Landscape Given the nature of the site with existing employment located throughout, any impact on landscape character will be reduced. However it is situated within the Strategic Gap bewteen Cowes and Newport and residential development would further erode this.

## 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 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.

# 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 No risks identified.

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 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.

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

Access to Open

There are some public open space facilities nearby.

Space and Recreation:

## **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

COW029	Somerton Far	m, New	ewport Road, Cowes ( Parcel of land to the SW)	
Key Details				
Settlement: Cow	ves Settlem	ent Tier: 1	Parish: Northwood Site Area ( 0.8 2018 SHLAA_Ref_No: IPS323 2nd Reg18 ISP Housing Allocation Ref: HAC	)22
elationship to Se	ettlement Boundary (IPS Reg	18 part 2 - 20	- 2021): Immeadiately adjacent to the Settlement Boundary	
ocation in Relati	ion to Settlement Boundary 2	2018:	The site is located outside but immediately adjacent to the current settlement boundary which is along a section of the northern boundary.	
rownfield or Gre	eenfield: Greenfield		Brownfield Register (If applicable):	
ite Description:	The site is outside Cowes. interspersed with trees.	It is immedia	diately adjacent to some sporadic residential. The site is undulating within the boundaries but gently slopes towards the River Median to the east. It is bounded by substantia	al hedgerows
lanning History:	No recent planning history			
uitability A	Assessment		☐ Site suitable if ticked	
Discounting Fac				
ncludes Ramsar		SPA), Special	Discounted by a Factor in Stage A (5m buffer)  Cial Area of Conservation (SAC), Site of Special Scientific Interest (SSSI),  Site (INCS) National Nature Because (NNR). Site of Ignorations for Nature	marine conservatic
	-	_	Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature twoodlands, Ancient Monument, Marine Conservation Area (MCA).	
	iscounts (Stage A No buffer):		☐ Discounted by a Factor in Stage A (No Buffer)	
	· Coast, Historic Park or Garde iodiversity mitigation	en, Publically	The site is not located within any environmental designations including heritage coast, historic particles.	ark or garden.
	counts Stage B(i)		☐ Discounted by a Factor in Stage B	
	_ 0	des 12, Small	The site is located in FZ1 and is not class 1 or 2 agricultural land.	
	iscounts Stage B(ii): tlement boundaries, Coastal (	Change Mana	☐ Discounted by a Factor in Stage B(ii)  anagement areas, Zones of Ground Instability Management	
Character of th	e Surrounding Area and Loc	cal Policy Co	Context (Including Neighbourhood Plan)	
Character and C	Compatibility of the Surroundi	ng Area: Th	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context is more rural.	
Local Policy Con	text (Including Neighbourhoo	od Plan: Th	The site is located outside but immediately adjacent to the settlement boundary. Strategic Gap	
Mineral Resource			The site is wholly located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate	
Landscape Imp	acts			
mpact upon and	d Relationship to the AONB:	The site is no	s not located in an AONB.	
_andscape Chara	acter Area Key Factors: Hist	torically the w	e whole area was part of the Northern Lowlands. Today, the site is predominantly 'Traditional Enclosed Pasture Land', bordering on the settlement area.	
Agricultural Lanc	d Classification:	e classification	tion is Grade 3 with a small section of urban to the east.	
Landscape Stra	ategic Gap. It's on the edge of		ement with a semi-rural feel having lots or trees and greenery in the vicinity. However it is largely contained by residential development to the west, business estate to the sould to the north, the remainder of the field has been allocated for development, so it would be boithe relatively contained and consistent with settlement pattern. Although wi	

inclusion of this discrete parcel adjacent to an allocation would have limited landscape visual impact. However there are ecological considerations as much of the site falls with the buffer/root protection area of the SINC woodland TPO, as well as buffer habitats of the tertiary river along the south boundary

## 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

# 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

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

Space and Recreation:

## **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

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

Key Details								
Settlement: Cowes	Settlement Tier: 1	Parish: Northwood Site Area (1.8	8 2018 SHLAA_Ref_No: IPS317 2nd Reg18 ISP Housing Allocation Ref: HA026					
Relationship to Settlement Bou	undary (IPS Reg 18 part 2 - 2021):	Located within Settlement Boundary						
Location in Relation to Settlem	nent Boundary 2018:	The site is located outside but immediately adjace	cent to the current settlement boundary which is along the east boundary					
Brownfield or Greenfield: Green	enfield	Brownfield Register (If applicable):	Brownfield Register (If applicable):					
Site Description: The site is t	he emaining section of an open fiel	d that doesn't have residential permission. It is bounded by hedg	es interspersed with trees and is slopes from the east to the west.					
Planning History: None								
<b>Suitability Assessmen</b>	nt 🗆 Sit	e suitable if ticked						
Discounting Factors								
Environmental Discounts (Stage	e A - 5m buffer)		☐ Discounted by a Factor in Stage A (5m buffer)					
Regionally important Geologica	al and Geomorphological Site (RIGG	f Conservation (SAC), Site of Special Scientific Interest (SSSI), , National Nature Reserve (NNR), Site of Importance for Nature ads, 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	•		☐ Discounted by a Factor in Stage A (No Buffer)					
Includes Heritage Coast, Histori safeguarded as biodiversity mit	The state of the s	ble Open Space, Local Green Space, Land	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)		☐ Discounted by a Factor in Stage B					
Flood zones 2 3, Agricultural La	and Quality Grades 12, Small Sites f	alling below the size threshold of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.					
Environmental Discounts Stage Remote from settlement bound		t areas, Zones of Ground Instability Management	☐ Discounted by a Factor in Stage B(ii)					
Character of the Surrounding	g Area and Local Policy Context (	Including Neighbourhood Plan)						
Character and Compatibility o	of the Surrounding Area: The site	s close to existing residential, whilst no compatibility issues are e	nvisaged the site is on the edge of the area.					
Local Policy Context (Including	g Neighbourhood Plan: The site	is located outside but immediately adjacent to the settlement bo	pundary					
Mineral Resources:	Half the	eastern section of the site is located within a mineral safeguardir	ng 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 locat	ed in an AONB.						
Landscape Character Area Key	/ Factors:							
Agricultural Land Classification		de urban						
Impact:  The land gently sleep the land gent	lopes from east to the west of the s	te. There are residential properties to the north and east of the	site but the site is on the edge of the settlement with a semi-rural feel having lots or trees and greenery in the vicinity.					
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. If the site is to be accessed via or near the public right of way, there is a listed building adjacent to it that will

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# 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 No flood risk identified

Water):

## 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

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)

Recreation:

#### **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

Heritage Impacts

# South of Esplanade, east of Waverley Holiday Park

Key Deta	ils							
Settlement:	East Cowes	Settlement Tier: 1	Parish:	Site Area (0.9h	a 2018 SHLAA_	_Ref_No: N/a	2nd Reg18 ISP Housin	g Allocation Ref: N/a
Relationship t	o Settlement Bounda	ary (IPS Reg 18 part 2 - 2021):	Located outside the Settlemen	t boundary, but rea	sonably related to it to	the extent that an exten	isioin could be at least be con	sidered further
Location in Re	elation to Settlement	Boundary 2018:						
Brownfield or	Greenfield: Greenf	ield	Brownfield Register (If applicate	ole):				
Site Description			rea and SINC woodland and east of holid down from the south towards the Sea. So				cle access in reasonable cond	ition marks the north boundary.
Planning Histo	ory: A hybrid plann	ing application has been submitted w	hich includes the sites (ref 21/02437/FUL	)				
Suitabilit	y Assessment	☐ Site suit	able if ticked					
Discounting	Factors							
Environmenta	al Discounts (Stage A	- 5m buffer)			☐ Discounted by a Fa	actor in Stage A (5m buffer	er)	
Regionally im	portant Geological ar	nd Geomorphological Site (RIGG), Nat	servation (SAC), Site of Special Scientific In ional Nature Reserve (NNR), Site of Impon ncient Monument, Marine Conservation	tance for Nature			tal designations including, and eduled ancient monument or	cient woodland, LNR, marine conservation RIGG.
					SINC adjacent to nort	th		
	al Discounts (Stage A	No buffer): ark or Garden, Publically Accessible C	nan Snaca Tocal Green Snaca Tand			actor in Stage A (No Buffer		
	as biodiversity mitiga		pen space, Local Green space, Land		The site is not located space.	d within any environment	:al designations including heri	itage coast, historic park or garden, open
					Open space and prop	oosed Local Green Space a	adjacent to the north.	
Envonmental	Discounts_Stage B(i)				☐ Discounted by a Fa	actor in Stage B		
Flood zones 2	3, Agricultural Land	Quality Grades 12, Small Sites falling	below the size threshold of 0.25ha or 5 d	ewllings:	The site is located in I Agricultural Land Clas	FZ1 and is not class 1 or 2 ssification Grade 3	agricultural land.	
	al Discounts Stage B(i settlement boundari		as, Zones of Ground Instability Manageme	ent	☐ Discounted by a Fa	ictor in Stage B(ii)		
Character o	f the Surrounding A	rea and Local Policy Context (Inclu	ding Neighbourhood Plan)					
Character ar	nd Compatibility of th	ne Surrounding Area:						
Local Policy	Context (Including Ne	eighbourhood Plan:						
Mineral Reso	ources:	The site is not	located in a mineral or mineral safeguard	ling area.				
Landscape I	mpacts							
Impact upon	and Relationship to t	the AONB: The site is 400m west of	the AONB boundary, on land that is appro	ox 35m lower down	a consistent slope.			
Landssana Ch	agraptor Aron Koy For	store. Dort of historic Northorn Lou	lands now Osharna Coast Landscana Cha	aracter Area				
•	naracter Area Key Fac	ctors: Part of historic Northern Low	lands, now Osborne Coast Landscape Cha	iracter Area.				
	and Classification:							
Impact:	contributes to an are	a of more remote character for quiet	adjacent conservation area and local listi enjoyment beyond the sttlement bounda bounded by hedgerows and in Agricultura	ary. Visual impact is	limited in all directions	s except from the holiday	park to the west. The site is	· · · · · · · · · · · · · · · · · · ·

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

Water):

## 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 inconsitent 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

# South of Esplanade, east of Waverley Holiday Park

Key Deta	ails					
Settlement:	East Cowes Set	tlement Tier: 1	Parish:	Site Area (1.08h	a 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 b	ooundary, but reaso	nably related to it to the extent that an ex	ktensioin could be at least be considered further
Location in	Relation to Settlement Bound	ary 2018:				
Brownfield o	or Greenfield: Greenfield		Brownfield Register (If applicable	2):		
Site Descrip		•	Conservation Area and SINC woodland and east of East Cowes, but a vehicle access in reasonable con			
Planning His	tory: A hybrid planning app	ication has been submit	ted which includes the sites (ref 21/02437/FUL)			
Suitabili	ty Assessment	□ Si	te suitable if ticked			
Discounting	g Factors					
	tal Discounts (Stage A - 5m bu				Discounted by a Factor in Stage A (5m bu	uffer)
Regionally in	nportant Geological and Geor	norphological Site (RIGG	of Conservation (SAC), Site of Special Scientific Inte 6), National Nature Reserve (NNR), Site of Importa nds, Ancient Monument, Marine Conservation Are	nce for Nature	The site is not located within any environm cone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,	nental designations including, ancient woodland, LNR, marine conservation scheduled ancient monument or RIGG.
	tal Discounts (Stage A No buff			_	Discounted by a Factor in Stage A (No Bu	uffer)
	itage Coast, Historic Park or G as biodiversity mitigation	arden, Publically Access	sible Open Space, Local Green Space, Land			nental designations including heritage coast, historic park or garden, open
				(	Open space and proposed Local Green Spa	ce 60m to the north.
Envonmenta	al 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 dew		The site is located in FZ1 and is not class 1 on Agricultural Land Classification Grade 3	or 2 agricultural land.
	tal Discounts Stage B(ii): n settlement boundaries, Coa	stal Change Manageme	nt 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 a	and Compatibility of the Surro	unding Area:				
Local Polic	/ Context (Including Neighbou	rhood Plan:				
Mineral Re	sources:	The site	is not located in a mineral or mineral safeguardin	g area.		
Landscape	Impacts					
Impact upo	n and Relationship to the AON	IB: The site is 400m w	est of the AONB boundary, on land that is approx	35m lower down a	consistent slope.	
Landscape	Character Area Key Factors:	Part of historic Norther	n Lowlands, now Osborne Coast landscape Chara	cter Area.		
Agricultura	Land Classification:					
Landscape Impact:	and contributes to an area o	f more remote characte is intact, bounded by he	r for quiet enjoyment beyond the settlement bou edgerows and in Agricultural Land quality 3. Develo	ındary. Visual impad	t is limited from northerly directions due t	Ithough it forms part of the aspect/backdrop to the adjacent holiday park to topgraphy, but is visible as part of the seascape and from southern and ttern and be detrimental to neighbouring tourist uses. Medium value,
Heritage Ir	mpacts					
Impact on I	Historic Environment and Heri	tage Assets: Applicant	states " The Norris Castle Estate, put forward for	a dedicated policy a	nd site allocation to support and	

# South of Esplanade, east of Waverley Holiday Park

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 Two very small areas of surface water risk at NE and SW corners.

Water):

## 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

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

• 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

	, ,	, , ,	,		
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 Set	tlement boundary, but re	asonably related to it to the extent that an exte	nsioin could be at least be considered further
Location in Relation to Settlement Bo	undary 2018:	The site is located outside	de the settlement bounda	ary. It is not adjacent but in close proximity.	
Brownfield or Greenfield: Greenfield		Brownfield Register (If a	pplicable):		
Site Description: The site is an agric	ultural field just outside	of Freshwater. It is located along Copse Lan	e and is bounded by a he	dge to the road and post and wire fencing to the	dwelling to the south and scrub to the north.
Planning History: No recent plannin	g history				
Suitability Assessment		Site suitable if ticked			
Discounting Factors					
Environmental Discounts (Stage A - 5r	n buffer)			☐ Discounted by a Factor in Stage A (5m buffe	er)
Regionally important Geological and G	Geomorphological Site (F	ea of Conservation (SAC), Site of Special Scie RIGG), National Nature Reserve (NNR), Site of odlands, Ancient Monument, Marine Conserv	f Importance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	tal designations including, ancient woodland, LNR, marine conservation neduled ancient monument or RIGG.
Environmental Discounts (Stage A No	buffer):			☐ Discounted by a Factor in Stage A (No Buffe	er)
Includes Heritage Coast, Historic Park safeguarded as biodiversity mitigation		cessible Open Space, Local Green Space, Lan	d	,	ital designations including heritage coast, historic park or garden, open
Envonmental Discounts_Stage B(i)				☐ Discounted by a Factor in Stage B	
	ality Grades 12, Small Si	tes falling below the size threshold of 0.25ha	or 5 dewllings:	The site is located in FZ1 and is not class 1 or	2 agricultural land.
Environmental Discounts Stage B(ii): Remote from settlement boundaries,	Coastal Change Manage	ment areas, Zones of Ground Instability Mar	nagement	☐ Discounted by a Factor in Stage B(ii)	
Character of the Surrounding Area	and Local Policy Conte	ext (Including Neighbourhood Plan)			
Character and Compatibility of the S	urrounding Area: The	site is beyond the built up area.			
Local Policy Context (Including Neigh	hous patt	sing, their design policy sets out that; the des ern and building styles. It further sets out th	sign, location and layout o at development should e	of all development should be compatible with th	has an adopted neighbourhood plan. Whilst there is no specific policy on the distinctive character of the area, respecting the local settlement sion to address the housing needs for everyone in the Parish, including g.
Mineral Resources:	Part	of the northern section of the site is located	within a mineral safegua	rding area. This will need to be considered furtl	ner should the site be considered appropriate
Landscape Impacts					
Impact upon and Relationship to the	AONB: The site is not I Rights of Way A		n the AONB and the impa	act upon it's setting is a consideration in accorda	ance with the Duty of Regard set out at Section 85 of the Countryside and
Landscape Character Area Key Factor	<ul> <li>Key Characteristics</li> <li>Gently rolling land</li> <li>Undulating topog</li> <li>Outside settlement</li> <li>Fields bounded by</li> <li>Mature coniferou</li> </ul>	dscape underlain by Clay, Silt and Sand geolo raphy allows views within the area, to the do nts a predominantly pastoral landscape of irr	owns to the south and to regular medium scale field giving a semi-enclosed, w active feature particularly	the sea giving variety to the landscape ds with some larger arable fields to the north plu wooded ambiance particularly to the central and to the south of Freshwater	·

• 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

Impact:

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

## 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

West Wight has sufficent suuply 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.

Recreation:

#### Highways Factors

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

FRE003	Charlie Bown, Isle o	of Wight, PO40 91	Ol						
	ename bown, isie								
<b>Key Details</b>									
Settlement: Fresh	nwater Settlement Tier:	2 Parish:	Freshwater	Site Area (1.69	2018 SHLAA_Ref_No: IPS008	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Se	ttlement Boundary (IPS Reg 18 part 2 -	2021): Loca	ted outside the Settlement b	oundary, but reaso	onably related to it to the extent that an ex	ktensioin could be at least be considered further			
Location in Relation	on to Settlement Boundary 2018:	The	site is located outside and no	ot immediately adja	acent to the current settlement boundary.				
Brownfield or Gree	enfield: Greenfield	Brov	vnfield Register (If applicable	):					
Site Description:	The site is currently used for agricultures. The land rises from the west to		_	he boundaries to a	ll sides are mature hedgerows. The bound	ary to the west and public right of way is a hedgerow, bank with scrubby			
Planning History:	No apparent planning history.								
Suitability A	ssessment	☐ Site suitable if ticked							
Discounting Fact									
Environmental Dis	scounts (Stage A - 5m buffer)				$\Box$ Discounted by a Factor in Stage A (5m bu	uffer)			
Includes Ramsar si Regionally importa	ite, Special Protection Area (SPA), Speciant Geological and Geomorphological SC), Local Nature Reserve (LNR), Ancien	Site (RIGG), National Nature Re	serve (NNR), Site of Importa	erest (SSSI), nce for Nature		nental designations including, ancient woodland, LNR, marine conservation			
				•	The boundary edge of three sides of the sit	te is located within a SINC.			
	scounts (Stage A No buffer):				$\Box$ Discounted by a Factor in Stage A (No Bu	uffer)			
	Coast, Historic Park or Garden, Publica odiversity mitigation	lly Accessible Open Space, Loc	al Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Disc	ounts_Stage B(i)				Discounted by a Factor in Stage B				
	Agricultural Land Quality Grades 12, Sm	all Sites falling below the size	threshold of 0.25ha or 5 dew	/llings:	The site is located in FZ1 and is not class 1 of	or 2 agricultural land.			
Environmental Dis Remote from settl	scounts Stage B(ii): lement boundaries, Coastal Change Ma	anagement areas, Zones of Gro	ound Instability Management		□ Discounted by a Factor in Stage B(ii)				
Character of the	Surrounding Area and Local Policy	Context (Including Neighbou	rhood Plan)						
Character and Co	ompatibility of the Surrounding Area:	The site has a SINC to three s	ides which separates if from	nearby developme	ent.				
Local Policy Cont	ext (Including Neighbourhood Plan:	design policy sets out that; th	e design, location and layout t development should encou	t of all developmer rage mixed types o	nt should be compatible with the distinctive of accommodation provision to address the	ted neighbourhood plan. Whilst there is no specific policy on housing, their e character of the area, respecting the local settlement pattern and building housing needs for everyone in the Parish, including providing suitable			
Mineral Resource	es:	The site is not located in a mi	neral or mineral safeguardin	g area.					
Landscape Impa	octs								

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-east. 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: 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

## **FRE003**

## Charlie Bown, Isle of Wight, PO40 9DL

- 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

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 No FZ2/3.

Water):

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

West Wight has sufficent suuply 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.

Recreation:

## **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

FRE004	School Grou	ınd, Cop	se Lane, Fr	reshwater, Isle c	of Wight, Po	040 9D	L					
<b>Key Details</b>												
Settlement: Fres		lement Tier: 2		Parish: Freshwater	Site Are	ea (5.17	2018 SHLAA_Re	f No: IPS009	2nd Reg18 I	ISP Housing Alla	ocation Ref: N/a	
	ettlement Boundary (IPS R		021):	Immeadiately adjacent				_			,	
	ion to Settlement Bounda		,	The site is located outs		•	the current settlem	ent boundary which is	s along the south an	nd part along th	e east boundaries.	
	eenfield: Greenfield	•		Brownfield Register (If				,				
Site Description:	The site is currently use land rises from the wes	-		located on the edge of Freso the north.	hwater. The bound	ary to the w	est and the public rig	ght of way is a hedger	ow, bank with scrub	by trees, the bo	oundary to the north is a	hedge. The
Planning History:	No apparent planning h	nistory.										
Suitability A	Assessment		☐ Site suitable	if ticked								
Discounting Fac												
Includes Ramsar s Regionally import	tant Geological and Geom	ea (SPA), Specia orphological Sit	e (RIGG), National	tion (SAC), Site of Special Sci Nature Reserve (NNR), Site at Monument, Marine Conse	of Importance for N	), The	site is not located w	or in Stage A (5m buffor vithin any environmen AC, SINC, SPA, SSSI, sch	ntal designations incl	-	woodland, LNR, marine o	conservation
Includes Heritage	iscounts (Stage A No buffe e Coast, Historic Park or Ga iodiversity mitigation		/ Accessible Open S	Space, Local Green Space, La	nd		site is not located w	or in Stage A (No Buffe	·	uding heritage	coast, historic park or ga	arden, open
	counts_Stage B(i) Agricultural Land Quality (	Grades 12, Sma	Il Sites falling belo	w the size threshold of 0.25h	na or 5 dewllings:		iscounted by a Facto site is located in FZ1	or in Stage B L and is not class 1 or 3	2 agricultural land			
	iscounts Stage B(ii): tlement boundaries, Coast	tal Change Man	agement areas, Zo	ones of Ground Instability Ma	anagement	□D	iscounted by a Facto	or in Stage B(ii)				
Character of the	e Surrounding Area and	Local Policy Co	ontext (Including	Neighbourhood Plan)								
_	Compatibility of the Surrou			existing residential on the ea	st, allotments to the	west.						
Local Policy Con	ntext (Including Neighbour	c s	design policy sets cates the sets cates the sets of th	outside but immediately adja out that; the design, location ets out that development sho allow people with physical a	and layout of all devould encourage mixe	velopment sh d types of ac	ould be compatible commodation provi	with the distinctive clasion to address the ho	haracter of the area,	, respecting the	local settlement patter	n and building
Mineral Resource	ces:	7	The site is not locat	ted in a mineral or mineral sa	feguarding area.							
Landscape Impo	acts											
Impact upon and	d Relationship to the AONE	B: The site is n	ot located in an A	ONB.								
Landscape Chara		Key Characteris Gently rolling Undulating to Outside settle Fields bounde Mature conife	landscape underla pography allows vi ments a predomin d by thick hedges crous shelter belts	in by Clay, Silt and Sand geolews within the area, to the cantly pastoral landscape of iwith frequent hedgerow tree and garden trees form a dist some sunken with fewer roa	downs to the south a rregular medium sca es giving a semi-encl inctive feature parti	ind to the seale fields with osed, woode cularly to the	a giving variety to the some larger arable dambiance particulars south of Freshwate	fields to the north plu arly to the central and			settlement	

• 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 No FZ2/3.

Water):

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

West Wight has sufficent suuply 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

Recreation:

#### **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 heritag evalue, 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

		, , , , , , , , , , , , , , , , , , , ,	ight, PO40 9DL			
Key Details						
Settlement: Freshwater	Settlement Tier: 2	Parish: Freshwater	Site Area ( 6.94	2018 SHLAA_Ref_No: IPS01	0 2nd Reg18 ISP Hous	sing Allocation Ref: N/a
Relationship to Settleme	ent Boundary (IPS Reg 18 part 2 - 2021):	Immeadiately adjacent to	the Settlement Boundary			
Location in Relation to So	ettlement Boundary 2018:	The site is located outside	e but immediately adjacent to	the current settlement boundary	у.	
Brownfield or Greenfield	d: Greenfield	Brownfield Register (If ap	plicable):			
Site Description: The s	site is located on the edge of Freshwater. The	e site rises gently to the north and curr	ently used for agricultural use	es. The boundaries to all sides are	mature hedgerows. There are some	mixed residential boundaries the s

## Suitability Assessment

## **Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

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

Environmental Discounts (Stage A No buffer):

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

Envonmental Discounts Stage B(i)

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

Environmental Discounts Stage B(ii):

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

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

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

## ☐ Discounted by a Factor in Stage A (No Buffer)

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

## ☐ Discounted by a Factor in Stage B

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

☐ 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.

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

## Landscape Impacts

Mineral Resources:

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

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## 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 senstivity 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.

**Biodiversity Net Gain Scope:** 

### Flood Risk

Flood Risk (including Surface No FZ2/3.

Water):

Patches of surface water flood risk.

There are no TPO's on the site.

#### 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

West Wight has sufficent suuply 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.

Recreation:

## **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

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 of offer indirect circular routes to and from the settlement.

Status

F	R	E	0	0	9

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

<b>Key Details</b>							
Settlement: Fres	shwater Sett	lement Tier: 2	Parish:	: Freshwater	Site Area ( 0.84	2018 SHLAA_Ref_No: IPS090	2nd Reg18 ISP Housing Allocation Ref: N/a
Relationship to Se	ettlement Boundary (IPS F	Reg 18 part 2 - 2021):	Im	nmeadiately adjacent to the Se	ettlement Boundar	у	
Location in Relati	ion to Settlement Bounda	ry 2018:	Th	he site is located outside but in	mmediately adjace	nt to the current settlement boundary	
Brownfield or Gre	eenfield: Greenfield		Br	rownfield Register (If applicabl	e):		
Site Description:	The site is mostly level	and currently used for agric	ultural uses. T	Γhe site is located on the edge	of Freshwater. Th	ne boundaries to all sides are mature hedgerow	s with trees interspersed.
Planning History:	Agent states 'In part, by	/ P/01132/15 etc.' (Decemb	er 2021)				
<b>Suitability A</b>	Assessment	✓ Site su	itable if ticked	k			
Discounting Fact	tors						
Environmental Di	iscounts (Stage A - 5m buf	fer)				$\Box$ Discounted by a Factor in Stage A (5m buffe	er)
Regionally import	tant Geological and Geom	orphological Site (RIGG), Na	tional Nature	AC), Site of Special Scientific In Reserve (NNR), Site of Import Iment, Marine Conservation A	ance for Nature	The site is not located within any environmen zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	tal designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.
•	scounts (Stage A No buffe			,		☐ Discounted by a Factor in Stage A (No Buffe	er)
_	Coast, Historic Park or Ga iodiversity mitigation	arden, Publically Accessible	Open Space, L	ocal Green Space, Land		, , , , , , , , , , , , , , , , , , , ,	tal designations including heritage coast, historic park or garden, open
Envonmental Disc	counts_Stage B(i)					☐ Discounted by a Factor in Stage B	
Flood zones 2 3, A	Agricultural Land Quality	Grades 12, Small Sites falling	g below the siz	ze threshold of 0.25ha or 5 de	wllings:	The site is located in FZ1 and is not class 1 or 2	2 agricultural land.
	iscounts Stage B(ii): tlement boundaries, Coas	tal Change Management are	eas, Zones of G	Ground Instability Managemer	nt	☐ Discounted by a Factor in Stage B(ii)	
Character of the	e Surrounding Area and	Local Policy Context (Incl	ıding Neighb	oourhood Plan)			
Character and Co	ompatibility of the Surrou	inding Area: The site has	esidential dev	velopment to the south and ea	ast but will need to	give consideration to location of potential dev	elopment given the proximity of the Monument.
Local Policy Con	text (Including Neighbour	neighbourho character of	od plan. Whil the area, resp	Ist there is no specific policy of ecting the local settlement pa	n housing, their de ttern and building	sign policy sets out that; the design, location are styles. It further sets out that development sho	d range of services and facilities. Freshwater has an adopted and layout of all development should be compatible with the distinctive buld encourage mixed types of accommodation provision to address the mental health difficulties to enjoy independent living.
Mineral Resourc	ces:	The site is no	t located in a	mineral or mineral safeguardi	ng area.		
Landscape Impo	acts						
Impact upon and	Relationship to the AONI	3: The site is not located in	n an AONB.				
Landscape Chara	•	Settled Farmland (Freshwat Key Characteristics	er Isle)				

- 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

## 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 senstivity 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.

There are 110 trees located just beyond

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface No flood risk identified.

Water):

#### 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

West Wight has sufficent suuply 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.

Recreation:

### **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 of offer indirect circular routes to and from the settlement.

Status Currently not suitable

FRE010	Land off Str	oud Road	d, at rear o	of Co-op shop, F	reshwater.				
<b>Key Details</b>									
Settlement: Fres	shwater Settl	ement Tier: 2		Parish: Freshwater	Site Area (1	2018 SHLAA_Re	ef_No: IPS112	2nd Reg18 ISP Housing Allocation Re	rf:
Relationship to Se	ettlement Boundary (IPS R	leg 18 part 2 - 20	021):	Located within Settlem	nent Boundary				
Location in Relati	ion to Settlement Boundar	ry 2018:		The site is located with	nin the settlement boundar	Ŷ.			
Brownfield or Gre	eenfield: Greenfield			Brownfield Register (If	applicable):				
Site Description:	The site is a small paddo	ock/grazing area	located next to d	other residential uses and em	ployment. The boundaries	s are a mix of scrubby hed	ges and fencing. The	access is located on a bend in the road oppos	ite a junction.
Planning History:			•	vn): Outline for residential de oment of 109 units; vehicular	•			advertised application) Site Of Hocknulls Coal Yard & West Island Prin	iters Afton Road Freshwater
Suitability A	Assessment		☐ Site suitable	if ticked					
Discounting Fact	tors								
Environmental Dis	scounts (Stage A - 5m buf	fer)				☐ Discounted by a Factor	or in Stage A (5m buff	er)	
Regionally import	tant Geological and Geom	orphological Site	e (RIGG), Nationa	ation (SAC), Site of Special Sci I Nature Reserve (NNR), Site nt Monument, Marine Conse	of Importance for Nature			ntal designations including, ancient woodland, heduled ancient monument or RIGG	, LNR, marine conservation
Environmental Dis	scounts (Stage A No buffe	r):				☐ Discounted by a Factor	or in Stage A (No Buff	er)	
Includes Heritage			Accessible Open	Space, Local Green Space, La	nd	,		ntal designations including heritage coast, hist	oric park or garden, open
Envonmental Disc	counts_Stage B(i)					☐ Discounted by a Factor	or in Stage B		
Flood zones 2 3, 7	Agricultural Land Quality (	Grades 12, Smal	l Sites falling belo	w the size threshold of 0.25h	na or 5 dewllings:	surface water flood risk		n FZ2 and 3. The south section of the site and and is not class 1 or 2 agricultural land	access is all in a zone of
	scounts Stage B(ii): tlement boundaries, Coast	tal Change Mana	agement areas, Zo	ones of Ground Instability Ma	anagement	☐ Discounted by a Factor	or in Stage B(ii)		
Character of the	e Surrounding Area and	Local Policy Co	ontext (Including	Neighbourhood Plan)					
Character and Co	ompatibility of the Surrou	nding Area: T	he site is close to	existing residential and emp	loyment, no compatibility i	ssues are envisaged			
Local Policy Con	text (Including Neighbour	p a	lan. Whilst there rea, respecting th	is no specific policy on housi le local settlement pattern ar	ing, their design policy sets nd building styles. It furthe	out that; the design, locater sets out that developme	tion and layout of all on the should encourage	reduce the developable area. Freshwater has a development should be compatible with the dimixed types of accommodation provision to a difficulties to enjoy independent living.	distinctive character of the
Mineral Resourc	ces:	Т	he site is not loca	ted in a mineral or mineral sa	afeguarding area.				
Landscape Impo	acts								
Impact upon and	Relationship to the AONE	3: The site is no	ot located in an A	ONB.					
Landscape Chara	, ,	<ul><li>Underlain by a</li><li>Largely natura</li><li>High biodivers</li></ul>	of estuary water, solid geology of land unspoilt are ity interest, with	mud flats and grazing marsh Headon and Osborne Beds of a but fringed by settlement a the northern section designa , such as common reeds cha	f Clay, Silt and Sand as well at Yarmouth and to the far ted as a SSSI and Afton Ma	as Alluvial Deposits of Sar south around Afton rshes designated as a Loca	nd and Gravel and drif		

• Rich in species of wild fowl, such as duck, swan, teal and geese

## 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.

Impact:

The site has some heritage senstivity 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 vale 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 Aftom Marshes LNR and Country park to the south. There is aTPO 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 | SE corner overlaps FZ2/3.

Water):

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

FRE015	Land between C	ourt Road and Spir	nfish Lane, Fre	eshwater (La	nd Area 2 on plan)	).		
<b>Key Details</b>								
Settlement: Fresl	hwater Settlement T	ier: 2 Parish:	Freshwater	Site Area (7.7	2018 SHLAA Ref No:	IPS193	2nd Reg18 ISP Housing Allocation	n Ref:
	ettlement Boundary (IPS Reg 18 pa		meadiately adjacent to					
	on to Settlement Boundary 2018:		<u> </u>		ent to the current settlement bo	oundary which is alo	ong part of the east boundaries.	
	enfield: Greenfield		ownfield Register (If app			,		
Site Description:	The site is part of a larger agricularger field. The site is undulating		e settlement boundary.	The boundaries to the	site are predominately hedges.	The site also envel	opes 2 houses that are located along	Court Road to the west of the
Planning History:	No apparent planning history.							
Suitability A	ssessment	☐ Site suitable if ticked						
Discounting Fact								
_	scounts (Stage A - 5m buffer)				☐ Discounted by a Factor in St	tage A (5m huffer)		
Includes Ramsar s Regionally import	site, Special Protection Area (SPA), ant Geological and Geomorpholog IC), Local Nature Reserve (LNR), A	gical Site (RIGG), National Nature	Reserve (NNR), Site of In	nportance for Nature	The site is not located within a	any environmental o	designations including, ancient woodluled ancient monument or RIGG.	and, LNR, marine conservation
Environmental Dis	scounts (Stage A No buffer):				☐ Discounted by a Factor in St	tage A (No Buffer)		
	Coast, Historic Park or Garden, Pu odiversity mitigation	iblically Accessible Open Space, L	ocal Green Space, Land		•		designations including heritage coast,	historic park or garden, open
Envonmental Disc	counts_Stage B(i)				☐ Discounted by a Factor in St	tage B		
Flood zones 2 3, A	Agricultural Land Quality Grades 1	2, Small Sites falling below the siz	e threshold of 0.25ha or	5 dewllings:	The site is located in FZ1 and is	s not class 1 or 2 ag	ricultural land.	
	scounts Stage B(ii): lement boundaries, Coastal Chan	ge Management areas, Zones of G	Ground Instability Manag	ement	☐ Discounted by a Factor in St	tage B(ii)		
Character of the	e Surrounding Area and Local Po	olicy Context (Including Neighb	ourhood Plan)					
Character and Co	ompatibility of the Surrounding Ar	ea: The site is close to existing	residential, no compatibi	lity issues are envisage	ed.			
Local Policy Cont	text (Including Neighbourhood Pla	plan. Whilst there is no spearea, respecting the local s	ecific policy on housing, tettlement pattern and be	their design policy sets uilding styles. It furthe	out that; the design, location and r sets out that development should be set to the set of the set	nd layout of all deve ould encourage mixe	daries. Strategic Gap. Freshwater has lopment should be compatible with ted types of accommodation provision culties to enjoy independent living.	he distinctive character of the
Mineral Resource	es:	The site is not located in a r	mineral or mineral safegu	ıarding area.				
Landscape Impa	acts							
Impact upon and	Relationship to the AONB: The	site is not located in an AONB.						
Landscape Charac	Key Char • Gently • Undula • Outside • Fields b	armland (Freshwater Isle) acteristics rolling landscape underlain by Cla ting topography allows views wit e settlements a predominantly pa bounded by thick hedges with free	hin the area, to the down storal landscape of irreg quent hedgerow trees gi	ns to the south and to ular medium scale fiel ving a semi-enclosed, v	the sea giving variety to the land ds with some larger arable fields vooded ambiance particularly to	to the north plus he	orse paddocks associated with settler uthern sections of the area	nent

• 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

• Intricate network of rural lanes, some sunken with fewer roads to the north and western margins

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

- 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.

Impact:

Landscape 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 wher 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 te 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 No FZ2/3. East boundary overlaps surface water flood risk and south boundary abuts it. Water):

## 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 hedgerwo (S41 poriority habitat)

Access to Services and Facilities:

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

Access to Open

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

Space and

There are a number of public open space facilities nearby.

Recreation:

It is within the walking distace 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 hedgerwo (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 wher 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 te site some recreational value, and listed buildings to the south-east giving some heritage sensitivity. Strategic

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 Highways works necessary to upgrade widthsetc would irrereparbly harm local rural character.

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

Status

Key Details					
ettlement: Freshwater Settlement Tier:	2 Paris	h: Freshwater	Site Area (3	2018 SHLAA_Ref_No: IPS194	2nd Reg18 ISP Housing Allocation Ref:
elationship to Settlement Boundary (IPS Reg 18 part 2	- 2021):	Immeadiately adjace	nt to the Settlement Bounda	ary	
ocation in Relation to Settlement Boundary 2018:		The site is located ou away.	tside and not immediately a	djacent to the current settlement boundary. Th	ne boundary is to the north east, in close proximity, approximately 50
Brownfield or Greenfield: Greenfield		Brownfield Register (	If applicable):		
The site is an agricultural field locate the north east.	ed just outside the settleme	ent boundary. The bo	oundaries to the site are pre	dominately hedges. The site is set back from the	e road by a village green area. The site is fairly level but slightly rises
Planning History: No apparent planning history.					
Suitability Assessment	☐ Site suitable if tick	ed			
Discounting Factors					
Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Spe Regionally important Geological and Geomorphological Conservation (SINC), Local Nature Reserve (LNR), Ancier Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publicated as biodiversity mitigation Envonmental Discounts_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Special Stage B(ii):	Site (RIGG), National Natural Natural Natural Monatt Woodlands, Ancient Monally Accessible Open Space, mall Sites falling below the	re Reserve (NNR), Site nument, Marine Cons Local Green Space, L size threshold of 0.25	e of Importance for Nature servation Area (MCA).  Land  Sha or 5 dewllings:	zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch  Discounted by a Factor in Stage A (No Buffe	er)  Ital designations including, ancient woodland, LNR, marine conservationeduled ancient monument or RIGG.   Ber)  Ital designations including heritage coast, historic park or garden, open
Remote from settlement boundaries, Coastal Change M	anagement areas, Zones o	f Ground Instability N	/lanagement		
Character of the Surrounding Area and Local Policy	Context (Including Neigh	bourhood Plan)			
Character and Compatibility of the Surrounding Area:	The site is close to existing	ng residential, no com	npatibility issues are envisag	ed.	
Local Policy Context (Including Neighbourhood Plan:	housing, their design polipattern and building style	icy sets out that; the es. It further sets out	design, location and layout of that development should e	of all development should be compatible with th	nas an adopted neighbourhood plan. Whilst there is no specific policy ne distinctive character of the area, respecting the local settlement sion to address the housing needs for everyone in the Parish, including.
	The site is not located in	a mineral or mineral	safeguarding area.		
Mineral Resources:					
Mineral Resources:  Landscape Impacts					

**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

## 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 seperated 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, scatterd trees at south biundaries and hedgerows at the west boundary.

Biodiversity Net Gain Scope:

#### Flood Risk

Flood Risk (including Surface No FZ2/3. South west boundary abuts surface water flood risk

Water):

#### 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

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

Space and There are a number of public open space facilities nearby

Recreation:

#### **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 dvelopment 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

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

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

<b>Key Details</b>										
Settlement: Freshwater	Settlement Tier:	2	Parish:	Freshwater	Site Area (1	2	018 SHLAA_Ref_No: IPS195	2nd Reg	g18 ISP Housing Allocation F	Ref:
Relationship to Settlement Boundary	(IPS Reg 18 part 2 -	2021):	Lo	cated outside the Settlement	boundary, but rea	easonably re	lated to it to the extent that an e	extensioin could be a	at least be considered furth	ier
Location in Relation to Settlement B	oundary 2018:			ne site is located outside and r vay.	not immediately a	adjacent to t	he current settlement boundary	. The boundary is to	the north east, in close pr	oximity, approximately 50m
Brownfield or Greenfield: Greenfiel	d		Br	ownfield Register (If applicab	le):					
Site Description: The site is an agri	cultural field located	I just outside the set	tlement	t boundary. The boundaries t	to the site are pred	dominately	hedges. The site is bounded by (	Camp to the north a	nd is fairly level across the	site.
Planning History: No recent planni	ng history.									
Suitability Assessment		✓ Site suitable i	f ticked							
Discounting Factors										
Environmental Discounts (Stage A - 5	im buffer)					Discou	nted by a Factor in Stage A (5m k	buffer)		
Includes Ramsar site, Special Protect Regionally important Geological and Conservation (SINC), Local Nature Re	Geomorphological S	ite (RIGG), National	Nature	Reserve (NNR), Site of Import	tance for Nature		s not located within any environ R, RAMSAR, SAC, SINC, SPA, SSSI,	•	•	nd, LNR, marine conservation
Environmental Discounts (Stage A No	o buffer):					☐ Discou	nted by a Factor in Stage A (No B	Buffer)		
Includes Heritage Coast, Historic Par safeguarded as biodiversity mitigation		ly Accessible Open S	pace, Lo	ocal Green Space, Land			s not located within any environi		including heritage coast, h	istoric park or garden, open
Envonmental Discounts_Stage B(i)						Discou	nted by a Factor in Stage B			
Flood zones 2 3, Agricultural Land Q	uality Grades 12, Sm	all Sites falling below	v the siz	ze threshold of 0.25ha or 5 de	ewllings:	The site is	s located in FZ1 and is not class 1	. or 2 agricultural lan	d.	
Environmental Discounts Stage B(ii): Remote from settlement boundaries		nagement areas, Zo	nes of G	Ground Instability Manageme	nt	□ Discou	nted by a Factor in Stage B(ii)			
Character of the Surrounding Are	a and Local Policy (	Context (Including I	Neighbo	ourhood Plan)						
Character and Compatibility of the	Surrounding Area:	The site is close to e	existing	residential, no compatibility i	ssues are envisage	ged.				
Local Policy Context (Including Neig	hbourhood Plan:	housing, their desig	n policy g styles.	sets out that; the design, loc . It further sets out that deve	ation and layout o lopment should e	of all develo encourage m	oundary. Strategic Gap. Freshwat pment should be compatible wit ixed types of accommodation pr ifficulties to enjoy independent I	th the distinctive cha rovision to address tl	aracter of the area, respect	ing the local settlement
Mineral Resources:		The site is not locat	ed in a r	mineral or mineral safeguardir	ng area.					
Landscape Impacts										
Impact upon and Relationship to the		not located in an AC t is visible from the		nd the impact upon it's settir	ng is a consideratio	ion in accord	ance with the Duty of Regard se	et out at Section 85 c	of the Countryside and Righ	its of Way Act 2000.
Landscape Character Area Key Facto	<ul><li>Key Characteri</li><li>Gently rolling</li><li>Undulating t</li></ul>	g landscape underlai opography allows vi	ews witl	ay, Silt and Sand geology with hin the area, to the downs to	the south and to t	the sea givin	ng variety to the landscape e larger arable fields to the north	h plus horse paddoc	ks associated with settleme	ent

• 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

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

- 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

Impact:

Landscape It is outside the settlement boundary on the edge of the area, close to other development but with a more rural in nature with a rural feel and settling. 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 No FZ2/3. North boundary abuts surface water flood risk.

Water):

## 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

West Wight has sufficent suuply 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

Recreation:

## **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.

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

Status

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

<b>Key Details</b>									
Settlement: Fres	hwater (Totland)	Settlement Tier:	2	Parish: Totland	Site Area (4.8	9 2018 SHLAA_Ref_No: IPS1	110	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Se	ettlement Boundar	y (IPS Reg 18 part 2 -	2021):	Immeadiately adjacent t	to the Settlement Bounda	ry			
Location in Relati	on to Settlement E	Boundary 2018:		The site is located outsic	de but immediately adjac	ent to the current settlement bounda	ary which is alon	g the south west boundary.	
Brownfield or Gre	eenfield: Greenfie	ld		Brownfield Register (If a	pplicable):				
Site Description:	The site is a mix	of scrub, walking are	as and grassed areas	. It is a level area close to the	e cliff tops in Totland.				
Planning History:		•		•				r parking/garaging; access from Fort Warc tland, conditional approval 26 May 1998 (	
Suitability A	ssessment		☐ Site suitable i	fticked					
Discounting Fact	tors								
Environmental Dis	scounts (Stage A -	5m buffer)				☐ Discounted by a Factor in Stage	A (5m buffer)		
Regionally import	tant Geological and	d Geomorphological S	ite (RIGG), National	ion (SAC), Site of Special Scien Nature Reserve (NNR), Site of t Monument, Marine Conserv	f Importance for Nature		cated within any	environmental designations including, and IC, SPA, SSSI, scheduled ancient monumer	
Environmental Dis	scounts (Stage A N	o buffer):				☐ Discounted by a Factor in Stage	A (No Buffer)		
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Spafeguarded as biodiversity mitigation				pace, Local Green Space, Land	d	2.4ha of the site is located in public	ic open space and	d has been removed from the assessment environmental designations including her	
Envonmental Disc Flood zones 2 3, 7		Quality Grades 12, Sm	all Sites falling belov	the size threshold of 0.25ha	or 5 dewllings:	☐ Discounted by a Factor in Stage The site is located in FZ1 and is not		cultural land.	
	scounts Stage B(ii) tlement boundarie		nagement areas, Zo	nes of Ground Instability Man	nagement	☐ Discounted by a Factor in Stage  Small section at northern tip is with		nge Management Area and not suitable.	
Character of the	e Surrounding Are	ea and Local Policy (	Context (Including I	Neighbourhood Plan)					
Character and Co	ompatibility of the	Surrounding Area:	The site is close to e	xisting residential, tourism, na	ature sites and open spac	e use. The site is also close to the clif	iff tops where the	ere are instability issues.	
Local Policy Conf	text (Including Nei	ghbourhood Plan:	The site is located o	utside but immediately adjac	ent to the settlement bo	undary			
Mineral Resourc				· · ·		ill need to be considered further sho	ould the site be co	onsidered appropriate.	
Landscape Impo	acts								
Impact upon and	l Relationship to th		not located in an AC om both land and se		tops at Totland. If develo	pment is considered appropriate pro	posals will need	to consider the impact on the wider area	and views into and out of
Landscape Chara	cter Area Key Fact	Key Character Gently rollin Undulating t Outside sett Fields bound Mature coni Intricate net Settlement p	g landscape underlai opography allows vid ements a predomina ed by thick hedges v ferous shelter belts a work of rural lanes, s pattern varies, based	antly pastoral landscape of irr with frequent hedgerow trees and garden trees form a distin come sunken with fewer road around farmsteads and haml	owns to the south and to be bowns to the south and to be guiar medium scale field giving a semi-enclosed, when the feature particularly is to the north and wester lets to the south with sub	the sea giving variety to the landscap ds with some larger arable fields to the vooded ambiance particularly to the to the south of Freshwater on margins urban style dwellings spreading along	he north plus hor central and soutl	rse paddocks associated with settlement hern sections of the area more sparse scattered farms and nucleat inues into the settlement and helps to into	_

• 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

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

- 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.

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 No FZ2/3.

Water):

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

West Wight has sufficent suuply 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.

Recreation:

## **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

FRE027	Land to the	rear of	Lanes End,	Totland			
Key Detail	ls						
Settlement: F	reshwater (Totland) Settl	ement Tier:	2	Parish: Totland	Site Area (0.2	26 2018 SHLAA_Ref_No: IPS403	2nd Reg18 ISP Housing Allocation Ref:
Relationship to	Settlement Boundary (IPS R	eg 18 part 2 -	- 2021):	Located within Settle	ement Boundary		
Location in Rel	lation to Settlement Boundar	y 2018:		The site is located in	the settlement boundary.		
Brownfield or (	Greenfield: Greenfield			Brownfield Register (	If applicable):		
Site Descriptio	n: The site is a piece of gro residential boundaries a			sidential properties. It is c	urrently used as resident pa	rking along with some scrubby grassed area	as and trees. The site slopes up to the north and is bounded by a mix of
Planning Histor	ry: No recent planning perr	mission.					
Suitability	Assessment		✓ Site suitable	if ticked			
Discounting F	actors						
	Discounts (Stage A - 5m buff					☐ Discounted by a Factor in Stage A (5m	buffer)
Regionally imp	ar site, Special Protection Are Portant Geological and Geom SINC), Local Nature Reserve (	orphological S	Site (RIGG), National	Nature Reserve (NNR), Site	e of Importance for Nature	The site is not located within any environg zone, NNR, RAMSAR, SAC, SINC, SPA, SSS	nmental designations including, ancient woodland, LNR, marine conservation SI, scheduled ancient monument or RIGG.
	Discounts (Stage A No buffe					☐ Discounted by a Factor in Stage A (No	Buffer)
	age Coast, Historic Park or Ga s biodiversity mitigation	rden, Publica	ally Accessible Open S	Space, Local Green Space, I	Land	The site is not located within any enviror space.	nmental designations including heritage coast, historic park or garden, open
	Discounts_Stage B(i)					☐ Discounted by a Factor in Stage B	
Flood zones 2	3, Agricultural Land Quality (	Grades 12, Sm	nall Sites falling belov	w the size threshold of 0.25	5ha or 5 dewllings:	The site is located in FZ1 and is not class	1 or 2 agricultural land.
	Discounts Stage B(ii):	ral Changa Ma		and of Canad Instability N	Acrosom	☐ Discounted by a Factor in Stage B(ii)	
Remote from S	settlement boundaries, Coast	ai Change ivia	anagement areas, 20	nes of Ground Instability N	/lanagement	Touches upon Coastal Change Manageme	ent Area on west side.
Character of	the Surrounding Area and	Local Policy	Context (Including	Neighbourhood Plan)			
Character and	d Compatibility of the Surrou	nding Area:	The site is close to	existing residential, no con	npatibility issues are envisag	ged.	
Local Policy C	Context (Including Neighbourh	nood Plan:	The site is situated	within the settlement bour	ndary		
Mineral Reso	urces:		The site is not locat	ed in a mineral or mineral	safeguarding area.		
Landscape In	npacts						
Impact upon a	and Relationship to the AONE					sing and development any impact on lands tial impacts on dominance, shading and priv	cape character will be reduced. If development is considered acceptable, vacy.
Landscape Cha	aracter Area Key Factors: F	Part of Freshv	water Isle Historic Lar	ndscape Character Area. No	ow classed as settlement lar	ndscape.	
Agricultural La	and Classification:	The classificat	tion is urban				
	although it is at the outskirts of deciduous trees in northern		•	·	anised settlement. It is surr	ounded on three sides by residendial develo	opment and is effectively screened from wider visual impacts by a thick scree
πηραστ. Ο	n deciduous tiees iii iioi tileli	i directions. V	varue and sensitivity	13 10 VV.			

Heritage Impacts

Biodiversity / Ecological 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.

## Land to the rear of Lanes End, Totland

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 rooot 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 No flood risk identified on site. Surface water risk on Lanes End off site to the south.

Water):

## 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

West Wight exhibits surpluses of all open space types except Parks & Gardens and Allotments.

Space and

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

Recreation: of existing amenity greenspace.

### Highways Factors

Highway Access:

The site has three accesses onto Lanes End. The widest and mist direct access is to the west. The approach from the south is slightly layout by an unusual road configuration staggered arounbd the amenity open space and this may benefit from realignment alongside development.

The other two southern access points are narrow andwould 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

FRE033	Land at E	rambles Fa	arm, Fresh	water	•						
<b>Key Details</b>											
Settlement: Freshv	water	Settlement Tier: 2	2	Parish:	Freshwater	Site A	Area ( App	prox. 2.9 2018 SHLAA_Ref_No: N/a	3	2nd Reg18 ISP Hous	sing Allocation Ref:
Relationship to Sett	tlement Boundary	IPS Reg 18 part 2 -	2021):	Imr	meadiately adjacen	nt to the Settlement	t Bounda	ry			
Location in Relation	n to Settlement Bo	undary 2018:									
Brownfield or Green	nfield: Greenfield			Bro	wnfield Register (If	If applicable):					
Site Description:	Agricultural field, a	djacent to the sett	lement boundary r	nirth of Fre	eshwater, with view	ws over the Solent.					
Planning History:	No relevant plann	ng history.									
Suitability As	sessment		☐ Site suitable	e if ticked							
Discounting Factor	ors										
Environmental Disc	counts (Stage A - 5r	n buffer)						☐ Discounted by a Factor in Stage	A (5m buffer)		
Includes Ramsar site Regionally importar Conservation (SINC)	nt Geological and G	ieomorphological S	ite (RIGG), Nationa	al Nature F	Reserve (NNR), Site	e of Importance for	Nature	The site is not located within any e zone, NNR, RAMSAR, SAC, SINC, SP		_	ncient woodland, LNR, marine conservation or RIGG.
Environmental Dica	volunts (Ctago A No.	huffor).									
Environmental Disconnection Includes Heritage Co			ly Accessible Open	Space, Lo	cal Green Space, La	and .		Discounted by a Factor in Stage		ignations including he	eritage coast, historic park or garden, open
safeguarded as biod	diversity mitigatior							space.	environmental des	ngnations including ne	eritage coast, historic park or garden, open
Envonmental Disco		dia Gardanda Gar	all Green Callina In al			de la esta de la compansión de la compan		☐ Discounted by a Factor in Stage			
Flood zones 2 3, Ag	gricultural Land Qu	ality Grades 12, Sm	all Sites falling belo	ow the size	e threshold of 0.25r	ona or 5 dewillings:		The site is located in FZ1 and is not	t class 1 or 2 agricu	ultural land.	
Environmental Disco Remote from settle	• ,	Coastal Change Ma	nagement areas, Z	Zones of G	round Instability Ma	lanagement		☐ Discounted by a Factor in Stage	B(ii)		
Character of the S	Surrounding Area	and Local Policy (	Context (Including	g Neighbo	urhood Plan)						
Character and Con	mpatibility of the S	urrounding Area:	The site is beyond	the built i	up area and located	d in the wider rural	area				
Local Policy Conte	ext (Including Neigh	bourhood Plan:	The site is located	l outside b	ut immediately adj	ljacent to the settle	ment boo	undary			
Mineral Resources			The site is not loca	ated in a m	nineral or mineral sa	safeguarding area.		,			
Landscape Impac	tc										
		A CALD: The site is		A ON D							
Impact upon and R	relationship to the	AONB: The site is	not located in an A	AONB.							
Landscape Charact	er Area Key Factor	Key Characteri     Gently rolling     Undulating to     Outside settl     Fields bound     Mature conif     Intricate nets     Settlement p     The influence     areas     Building style     History of Fre	g landscape underlopography allows wements a predomined by thick hedges ferous shelter belts work of rural lanes wattern varies, base of the large villages wary from tradities water as a holice.	lain by Clay views with inantly pas s with freq s and gard s, some sur ed around ge of Fresh ional stone day resort	in the area, to the outgrade in the area, to the outgrade of it uent hedgerow tree en trees form a distance with fewer roa farmsteads and har water is muted due to dwellings and land	rirregular medium sees giving a semi-enstinctive feature par bads to the north and amlets to the south are to the enclosed and and arks such as the cious Victorian villas	h and to to to scale field nclosed, writcularly nd wester with sub and rolling	the sea giving variety to the landscap is with some larger arable fields to the wooded ambiance particularly to the to the south of Freshwater in margins urban style dwellings spreading along g character of the area and the tree of	he north plus hors central and south ag the lanes, with recover which contiruty red brick villa:	ern sections of the arc more sparse scattered nues into the settleme s to more recent bung	

## 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 hers would be somewhat inconsitent 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 esignations. There is a hedgerow along the eastern boiundary.

Biodiversity Net Gain Scope:

### Flood Risk

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

Water):

## Proximity to Key Services

Access to Public Transport:

There us a bus stop (Brambles Corner) adjacent to the site.

Access to Pedestrian Cycle Links:

Public Right of Way at north-eats boundary. Colwell Road has pedestrian footways.

Access to Services and Facilities:

Both Totland and Freshwater do have services and facilities.

Access to Open

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

Space and Recreation:

## Highways Factors

Highway Access: Adjacent to Colwell Road, althoug 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 acurately delineate a site boundary as required, so an estimated site boundary was drawn by low planning dept. Currently not suitable. Landscape, visual impacts and inconsitent with existing settlement form.

Currently not suitable

Status

FSH002	Land at Kite I	Hill Farm	Firestone	e Copse Roa	d, Kite Hill F	PO33 4LE			
<b>Key Details</b>				·					
Settlement: Fishk	oourne Settlen	ment Tier: 5	P	arish: Fishbourne	Site	e Area ( 0.24	2018 SHLAA_Ref_No: IPS179	2nd Reg18 ISP Housin	ng Allocation Ref:
	ettlement Boundary (IPS Reg					`	does not have a settlement boundary		8
·	on to Settlement Boundary		_,.		d outside the settlem				
	enfield: Greenfield			Brownfield Regist					
Site Description:	Kite Hill Farm Barns is loca	ated within a for	mer farm comple	x on Kite Hill. The site	e is a collection of bu	ildings with acces	s onto Firestone Copse Hill.		
Planning History:	Proposed change of use a (TCP/33239 - P/00843/17		f agricultural barr	s to one dwelling ho	use and associated ga	ames room, barn,	shed and garages, barns at Kite Hill Fa	arm, Firestone Copse Road, Woot	ton, refused 28 November 2017
Suitability A	ssessment	v	Site suitable if	ticked					
Discounting Fact									
Includes Ramsar s Regionally import	scounts (Stage A - 5m buffer ite, Special Protection Area ant Geological and Geomor C), Local Nature Reserve (LN	(SPA), Special A phological Site (	RIGG), National N	ature Reserve (NNR),	Site of Importance for	(SSSI), The zone	scounted by a Factor in Stage A (5m b site is not located within any environn e, NNR, RAMSAR, SAC, SINC, SPA, SSSI,	mental designations including, and	cient woodland, LNR, marine conservation RIGG.
Includes Heritage	scounts (Stage A No buffer): Coast, Historic Park or Gard odiversity mitigation		ccessible Open Sp	ace, Local Green Spac	ce, Land		•	·	itage coast, historic park or garden, open
Envonmental Disc Flood zones 2 3, A	counts_Stage B(i) Agricultural Land Quality Gra	ades 12, Small S	ites falling below	the size threshold of	0.25ha or 5 dewllings		scounted by a Factor in Stage B site is located in FZ1 and is not class 1	or 2 agricultural land.	
	scounts Stage B(ii): lement boundaries, Coastal	Change Manag	ement areas, Zone	es of Ground Instabili	ty Management	□ D	scounted by a Factor in Stage B(ii)		
Character of the	Surrounding Area and Lo	ocal Policy Con	text (Including No	eighbourhood Plan)					
Character and Co	ompatibility of the Surround	ding Area: The	site is close to ex	isting residential, no	compatibility issues a	are envisaged.			
Local Policy Cont	text (Including Neighbourho	ood Plan: The	site is located ou	tside the settlement	boundary.				
Mineral Resource	es:	The	site is not located	l in a mineral or mine	eral safeguarding area	l.			
Landscape Impo	acts								
Impact upon and	Relationship to the AONB:	take account of	of topography, loc	•	tinctiveness, landscap			•	any appropriate sites will be expected to light pollution and tranquillity will need to
Landscane Chara	cter Area Key Factors: Sot	ttlomont							

Landscape Character Area Key Factors: Settlement

Agricultural Land Classification:

The classification is Grade 3

Impact:

Landscape 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 transititions 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 butouches 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 No risks identified.

Water):

## 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

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

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

Recreation:

#### 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

A_Ref_No: IPS060 2nd Reg18 ISP Housing Allocation Ref: N/a a settlement boundary
a settlement boundary
g open sided barns. The site is bounded by hedges to fields and fences to yard and farm area.
oval 24 August 2015 (TCP/06142/G/P/00799/15)
Factor in Stage A (5m buffer)
ted within any environmental designations including, ancient woodland, LNR, marine conservation R, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.
Factor in Stage A (No Buffer)
ted within any environmental designations including heritage coast, historic park or garden, open
Factor in Stage B
n FZ1 and is not class 1 or 2 agricultural land.
Factor in Stage B(ii)
on the edge of the area where the context of the area is more rural.
s Strategic Gap.
<u> </u>
e land is rural and more agricultural. If development is considered appropriate, the impact on the ples.
i i

Landscape Character Area Key Factors: Partial settlement, partial 'Traditional Enclosed Pasture Land (Northern Clay Pasture Land)'

**Key Characteristics** 

2 Rolling pastoral landscape with small copses, hedgerows and hedgerow trees

2 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

2 Ancient woodland areas

2 Nature conservation value of woodland and grassland areas within the area and wetland areas on its edges

2 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 considtent with the rural character. There are public footpaths off-site to the north and south giving this site some further visual senstivity. 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 likley to be present. Land north of the site is the North Eastern Woods Local Ecological Network and Firestone Copse SINC is 120m north. The highway edge off-site yto the north is marked by a number of TPOs.

Biodiversity Net Gain Scope:

#### Flood Risk

Flood Risk (including Surface No risks identified.

Water):

### 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 quantitive standard analysis, Havenstreet forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitive 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 provison - 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

# **HAV002b** F H WINTER AND SONS LTD (South-west side)

<b>Key Detai</b>	ils							
Settlement:	Havenstreet	Settlement Tier:	4	Parish: Havenstreet and Ashey	Site Area (0.9		2018 SHLAA_Ref_No: IPS072	2nd Reg18 ISP Housing Allocation Ref: N/a
Relationship t	o Settlement Bour	ndary (IPS Reg 18 part 2 -	- 2021):	Located within or adjacent a	a lower tier settlemen	it that do	es not have a settlement boundary	
Location in Re	elation to Settleme	nt Boundary 2018:		Havenstreet does not have a	a settlement boundar	γ.		
Brownfield or	Greenfield: Brow	rnfield		Brownfield Register (If applied	cable):			
Site Description	The site is an	existing car dealership	garage and showroon	m along the main Havenstreet roa	nd. The site is level wi	ith a num	ber of single storey structures and buildi	ngs on it.
Planning Histo	ory: None relevan	nt.						
Suitability	y Assessmen	t	Site suitable i	f ticked				
Discounting I	Factors							
Includes Rams Regionally imp	portant Geological	ntection Area (SPA), Spec and Geomorphological	Site (RIGG), National	tion (SAC), Site of Special Scientific Nature Reserve (NNR), Site of Imp t Monument, Marine Conservatio	portance for Nature	The site	ounted by a Factor in Stage A (5m buffer) e is not located within any environmenta NNR, RAMSAR, SAC, SINC, SPA, SSSI, schee	l designations including, ancient woodland, LNR, marine conservation
Environmenta Includes Herit	al Discounts (Stage	A No buffer): Park or Garden, Publica		Space, Local Green Space, Land			ounted by a Factor in Stage A (No Buffer) e is not located within any environmenta	Il designations including heritage coast, historic park or garden, open
Envonmental	Discounts_Stage B	·(i)				<b>✓</b> Disco	ounted by a Factor in Stage B	
			nall Sites falling below	v the size threshold of 0.25ha or 5	5 dewllings:	Howev	e is located in FZ1 and is not class 1 or 2 arer, given the character of the area it is cothe minimum size threshold.	agricultural land. onsidered to small to accommodate 5 dwellings and therefore falls
	al Discounts Stage I settlement bound		anagement areas, Zoi	nes of Ground Instability Manager	ment	Disco	ounted by a Factor in Stage B(ii)	
Character of	f the Surrounding	Area and Local Policy	Context (Including I	Neighbourhood Plan)				
Character an	d Compatibility of	the Surrounding Area:	The site is close to e	existing residential, whilst no com	patibility issues are e	nvisaged	consideration will need to be given to th	e proximity of the garage opposite
Local Policy (	Context (Including	Neighbourhood Plan:	The site is located o	outside the settlement boundary a	and in the wider rural	area but	a confirmed brownfield site.	
Mineral Reso				ed in a mineral or mineral safegua				
Landscape II	mnacts							
,	•	o the AONB: The site is	s not located in an AO	DNB.				
Landscape Ch	naracter Area Key F							
Agricultural L	and Classification:	The classifica	tion is Grade 4.					
	Given the location senstivity is low.	of the site, among other	r housing any impact	on landscape character will be mi	inimal. Consideration	n will thou	ugh need to be given to the nearby house	es in regards to shading and overlooking. Landscape Value and
Heritage Imp	pacts							
Impact on His	storic Environment			nservation area but there is a liste	_	th. As suc	ch any development must have special re	gard to the desirability of preserving the building or its setting or any

## **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 No risks identified.

Water):

## 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 quantitive standard analysis, Havenstreet forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitive 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 provison - according to the supporting Open Space Assessment.

The site is within the wlaking 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.

HAV003 Land at Woodf	ords Dairy (1), F	Pondcast Lane, Haver	nstreet				
Key Details							
Settlement: Havenstreet Settlemen	nt 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	3 part 2 - 2021):	Located within or adjacent a lov	ver tier settlement that	does not have a settlement boundary			
Location in Relation to Settlement Boundary 201	18:			d is located in the wider rural area.			
Brownfield or Greenfield: Greenfield		Brownfield Register (If applicabl	le):				
Site Description: The site is a thin strip of land	behind a barn with access.	There are trees and scrubby area to the	he east boundary and r	esidential 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.			
Envonmental Discounts_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grade	es 12, Small Sites falling belo	w the size threshold of 0.25ha or 5 de		☐ 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 Cha	ange Management areas, Zo	ones of Ground Instability Managemer		Piscounted 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 wi	ider rural area.				
Local Policy Context (Including Neighbourhood	Plan: The site is located	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							
		ONB. There are long views to the sout with the Duty of Regard set out at Sect	_	_	ate. Therefore it has an impact upon the AONB setting, which is a		

Landscape Character Area Key Factors: Primarily settlement. Partial overlap with 'Traditional Enclosed Pasture Land (Northern Clay Pasture Land)'

**Key Characteristics** 

2 Rolling pastoral landscape with small copses, hedgerows and hedgerow trees

2 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

2 Ancient woodland areas

2 Nature conservation value of woodland and grassland areas within the area and wetland areas on its edges

2 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 te 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 No risks identified.

Water):

## 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

For quantitive standard analysis, Havenstreet forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitive 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 provison - according to the supporting Open Space Assessment.

Recreation: 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 ther are long views to the south. The site contains characteristics typical of the Traditional Enclosed Pasture Land. The access road is narrow, suiable for single vehicles only and lacks pedestrain footways - so woul dencourage 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 considerd suitable.

Status

HAV004 Land to south east	of Pondcast Lane, Havenstreet					
Key Details						
Settlement: Havenstreet Settlement Tier:	Parish: Havenstreet and Ashey Site Area (2.7	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 settlemen	nt 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 stable	es and barns and some fruit trees. The site slopes to the south and is boun	ded by hedgerows to all boundaries with large trees to the south.				
Planning History: No recent planning history.						
Suitability Assessment  Discounting Factors	☐ Site suitable if ticked					
Regionally important Geological and Geomorphological S	ial Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), ite (RIGG), National Nature Reserve (NNR), Site of Importance for Nature 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):	hy Accessible Open Space Local Creen Space Land	Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, Historic Park or Garden, Publical safeguarded as biodiversity mitigation	iy Accessible Open Space, Local Green Space, Land	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_Stage B(i)		☐ Discounted by a Factor in Stage B				
Flood zones 2 3, Agricultural Land Quality Grades 12, Sm	all Sites falling below the size threshold of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Ma	nagement 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** 

2 Rolling pastoral landscape with small copses, hedgerows and hedgerow trees

2 Field trees are a feature of the east of the area around Hardingshute, Nunwell and Upton

Historic farmsteads are located throughout the area

2 The designed landscape and historic buildings at Nunwell contribute strongly to the character of that part of the area

② Ancient woodland areas

2 Nature conservation value of woodland and grassland areas within the area and wetland areas on its edges

2 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 visble 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 thi sarea also forms part of the North Eastern Woods Local Ecologoical 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 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

For quantitive standard analysis, Havenstreet forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitive 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 provison - according to the supporting Open Space Assessment.

Recreation: 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 to 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
<b>Key Details</b>	
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 B	undary (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 Settle	tent Boundary 2018: The site is located outside the settlement boundary and is located in the wider rural area.
Brownfield or Greenfield: G	enfield 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 appar	nt planning history.
Suitability Assessme	nt Site suitable if ticked
Discounting Factors	
Environmental Discounts (Sta	e A - 5m buffer) Discounted by a Factor in Stage A (5m buffer)
Includes Ramsar site, Special Regionally important Geolog	rotection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), all and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature ure Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).
Environmental Discounts (Sta	e A No buffer):
Includes Heritage Coast, Hist safeguarded as biodiversity r	ic Park or Garden, Publically Accessible Open Space, Local Green Space, Land tigation  The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
Envonmental Discounts_Stag	B(i) Discounted by a Factor in Stage B
Flood zones 2 3, Agricultural	and Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:  The site is located in FZ1 and is not class 1 or 2 agricultural land.
Environmental Discounts Sta Remote from settlement bou	e B(ii): daries, Coastal Change Management areas, Zones of Ground Instability Management
Character of the Surround	g Area and Local Policy Context (Including Neighbourhood Plan)
Character and Compatibility	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 (Includ	g 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 Relationsh	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 at Section 85 of the Countryside and Rights of Way Act 2000.
Landscape Character Area K	'Traditional Enclosed Pasture Land (Northern Clay Pasture Land)' Key Characteristics  ② Rolling pastoral landscape with small copses, hedgerows and hedgerow trees ② Field trees are a feature of the east of the area around Hardingshute, Nunwell and Upton ② Historic farmsteads are located throughout the area ② The designed landscape and historic buildings at Nunwell contribute strongly to the character of that part of the area ② Ancient woodland areas

2 Nature conservation value of woodland and grassland areas within the area and wetland areas on its edges

2 Scheduled monuments a number of which are currently at risk.

The classification is Grade 3

Agricultural Land Classification:

## **HAV007**

## Land at Coppid Hall Farm, Havenstreet

Landscape

It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural.

Impact:

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 No risks identified.

Water):

## 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

For quantitive standard analysis, Havenstreet forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitive 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 provison - according to the supporting Open Space Assessment.

Recreation: 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 pedestran footways.

## **SHLAA Conclusion**

Currently not suitable. Landscape, heritage and highway concerns. Would represent a developmen inconsitent 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

Land sout	h of Copp	id Hall Farm, H	avenstreet					
Key Details								
Settlement: Havenstreet S	Settlement Tier:	1 Parish	: Havenstreet and Ashey	Site Area (3.68	3 2018 SHLAA_Ref_No: IPS255	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlement Boundary (If	PS Reg 18 part 2 -	2021): Lo	ocated within or adjacent a low	ver tier settlemen	t that does not have a settlement boundary			
Location in Relation to Settlement Bour	ndary 2018:	Н	avenstreet does not benefit fro	om a settlement b	oundary and is therefore considered to be in the	wider rural area.		
Brownfield or Greenfield: Greenfield		Ві	rownfield Register (If applicable	e):				
Site Description: The site is currently	a series of fields t	hat is bounded by a hedges	s with trees interspersed. The I	land slopes gradu	ally from north west to south west.			
Planning History: No recent planning	history.							
Suitability Assessment		☐ Site suitable if ticked	H					
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 (SRegionally important Geological and Geomorphological Site (RIGG), National Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Mor			re Reserve (NNR), Site of Importance for Nature		The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.			
Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic 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.			
Envenmental Discounts Stage P(i)					☐ Discounted by a Factor in Stage B			
Envonmental Discounts_Stage B(i) Flood zones 2 3, Agricultural Land Qual	ity Grades 12, Sm	all Sites falling below the si	ze threshold of 0.25ha or 5 dev	wllings:	It is not on class 1 or 2 agricultural land			
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Co Character of the Surrounding Area of				t	☐ Discounted by a Factor in Stage B(ii)			
Character and Compatibility of the Sur	rounding Area:	The site is close to existing	residential, no compatibility is	sues are envisage	ed			
Local Policy Context (Including Neighb	ourhood Plan:	The site is located outside	the settlement boundary and i	n the wider rural	area. Eastern section is Strategic Gap.			
Mineral Resources:		The site is not located in a	mineral or mineral safeguardin	ng area.				
Landscape Impacts								
Impact upon and Relationship to the A			_		m the AONB which would be difficult to mitigate ntryside and Rights of Way Act 2000.	e. Therefore it has an impact upon the AONB setting	g, which is a	
Landscape Character Area Key Factors:	Key Characteri Rolling pasto Field trees an Historic farm The designed Ancient woo	oral landscape with small copses, hedgerows and hedgerow trees re a feature of the east of the area around Hardingshute, Nunwell and Upton Insteads are located throughout the area If landscape and historic buildings at Nunwell contribute strongly to the character of that part of the area						

The classification is Grade 4

Agricultural Land Classification:

## **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 No risks identified.

Water):

## 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 For quantitive standard analysis, Havenstreet forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitive 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 provison - according to the supporting Open Space Assessment.

There is a children's recreation ground to the north of the site.

Recreation: There is a children's recre

#### **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 inconsitent 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

LAK002	Merrie Ga	Sardens and Black Pan Farm/Scotchells Brook off Newport Road , Lake									
<b>Key Details</b>											
Settlement: The	Bay (Lake)	Settlement Tier:	1	Parish: Lake		Site Area (10	2018 SHLAA_Ref_No: IPS303, IPS29	2 2nd Reg18 ISP Housir	ng Allocation Ref:		
Relationship to Se	ettlement Boundary (I	PS Reg 18 part 2 -	2021):	Bisects the Set	tlement Boundary						
Location in Relati	on to Settlement Bou	ndary 2018:		The developed	l area of the site is	within the settle	ment boundary and the remainder of the site	is outside and immediately adj	acent 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 forwheetares the developable area has been submitted as 7.5 hectares.								ough the site has been put forward as 10		
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 A	ssessment		☐ Site suitabl	e if ticked							
Discounting Fact											
Environmental Dis	scounts (Stage A - 5m	buffer)					☐ Discounted by a Factor in Stage A (5m buffer)				
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (Regionally important Geological and Geomorphological Site (RIGG), National Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Mo			al Nature Reserve (NN	R), Site of Importa	nce for Nature	The site is not located within any environme zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, so	ntal designations including, an				
	scounts (Stage A No b						☐ Discounted by a Factor in Stage A (No Buf	fer)			
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation				The site is not located within any environmental designations including heritage coast, historic park or garden, open space.							
Envonmental Disc	counts_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 dewllings:				rllings:	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.						
	scounts Stage B(ii): :lement boundaries, C	Coastal Change Ma	ınagement areas, Z	Zones of Ground Instal	bility Management		☐ Discounted by a Factor in Stage B(ii)				
Character of the	e Surrounding Area (	and Local Policy (	Context (Includin	g Neighbourhood Pla	an)						
-	ompatibility of the Su	,			•	hour opening ho	urs. The site is close to existing residential, no	compatibility issues are envisa	ged		
Local Policy Conf	text (Including Neighb	ourhood Plan:	n: 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 Resourc						•	propriate.				
Landscape Impo	acts										
	Relationship to the A	ONB: The site is	not located in an	AONB.							
pace apon and	neadonship to the A	THE SICE IS									
Landscape Chara	cter Area Key Factors	: Changed Coun Key Character	tryside - Leisure. istics								

Use for formal sporting and leisure activities

Agricultural Land Classification:

Mosaic of habitats of potential benefit to wildlife (particularly the golf courses)

The classification is predominately Grade 4 with a section to the site of Grade 3.

2 Smallbrook stadium sees occasional activities with high noise and traffic having temporary impact on the tranquillity of the area

## **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 senstivity.

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 buit 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 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. Water):

## 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 ipartially s in the settlement boundary of Sandown where there are a range of services and facilities.

Access to Open

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..

Space and Recreation:

**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

Land adj. Lake Com	nmon Road and Lake Common, Lak	ke					
Key Details							
Settlement: The Bay (Lake) Settlement Tier:	1 Parish: Lake S	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 a	ccess0 of the site is Lake Common Open Space. The larger and v	d wider northern	section is a green field bordered by deciduo	ous 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)			☐ Discounted by a Factor in Stage A (5m but	ffer)			
Includes Ramsar site, Special Protection Area (SPA), Spe Regionally important Geological and Geomorphological	cial Area of Conservation (SAC), Site of Special Scientific Interes Site (RIGG), National Nature Reserve (NNR), Site of Importance at Woodlands, Ancient Monument, Marine Conservation Area (	est (SSSI), ce for Nature	The majority of the site is not located within	n any environmental designations including, ancient woodland, LNR, GAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.			
Environmental Discounts (Stage A No buffer):			☐ Discounted by a Factor in Stage A (No Buf	ffer)			
Includes Heritage Coast, Historic Park or Garden, Public safeguarded as biodiversity mitigation	ally Accessible Open Space, Local Green Space, Land		The majority of the site is not located within any environmental designations including heritage coast, historic park garden, open space.  However th south tail comprising approximately one third of the site is designated open space.				
Envonmental Discounts_Stage B(i)			☐ Discounted by a Factor in Stage B				
	nall Sites falling below the size threshold of 0.25ha or 5 dewllin		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 N	anagement 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 bound	ndary and the re	emainder of the site is outside and immediate	ely adjacent to it.			
Mineral Resources:	Part of the north-west of the site is located within a mineral s	l safeguarding a	rea. This will need to be considered further s	should the site be considered appropriate.			
Landscape Impacts							
Impact upon and Relationship to the AONB: The site	s 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)

2 Smallbrook stadium sees occasional activities with high noise and traffic having temporary impact on the tranquillity of the area

The classification is Grade 4/urban Agricultural Land Classification:

Impact:

Landscape 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 River, with associated surface water flood risk extending the length of the entire east boundary, including across access point.

Water):

#### 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

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.

Recreation:

### **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

MER003	Cheeks Farm, Mers	stone Lane,	Merstone, Ne	ewport, PO30 3D	E			
<b>Key Details</b>								
Settlement: Mei	rstone Settlement Tier:	5	Parish: Arreton	Site Area (0.6	6 20	18 SHLAA_Ref_No: IPS075a	2nd Reg18 ISP Hous	sing Allocation Ref:
Relationship to S	ettlement Boundary (IPS Reg 18 part 2	- 2021):	Located within or a	adjacent a lower tier settlemer	nt that does n	ot have a settlement boundary		
Location in Relat	ion to Settlement Boundary 2018:		The site is located	outside the settlement bound	dary and is loca	ited in the wider rural area		
Brownfield or Gro	eenfield: Brownfield		Brownfield Registe	er (If applicable):				
Site Description:	The site is a mix of rural employmen a boarded fence to the neighbour.	t, derelict buildings.	The site includes some r	new build and a three-storey en	empty building	, a derelict barn and car parking a	reas. The site is bounded by	open wooden fencing , hedges, stonewall a
Planning History:	Various relating to conversions and	alterations of buildir	ngs to residential and new	v units.				
Suitability A	Assessment	☐ Site suitable	e if ticked					
Discounting Fac								
Includes Ramsar Regionally import Conservation (SIN Environmental Di Includes Heritage	iscounts (Stage A - 5m buffer) site, Special Protection Area (SPA), Spe tant Geological and Geomorphological NC), Local Nature Reserve (LNR), Ancier iscounts (Stage A No buffer): e Coast, Historic Park or Garden, Publication	Site (RIGG), Nationa nt Woodlands, Ancie	al Nature Reserve (NNR), s ent Monument, Marine Co	Site of Importance for Nature onservation Area (MCA).	The site is zone, NNR	RAMSAR, SAC, SINC, SPA, SSSI, so	ental designations including, a cheduled ancient monument of fer)	ancient woodland, LNR, marine conservation or RIGG.  Description of the conservation o
	counts_Stage B(i)				☐ Discounted by a Factor in Stage B			
Flood zones 2 3,	Agricultural Land Quality Grades 12, Sr	nall Sites falling belo	ow the size threshold of 0	.25ha or 5 dewllings:	The site is	ocated in FZ1.		
					Grade 2 ar	_	r, as the site is part brownfield	nd that should be protected. Sites located on Id and incorporates a number of rural
	iscounts Stage B(ii): tlement boundaries, Coastal Change M	anagement areas, Z	ones of Ground Instability	y Management	Discoun	eed by a Factor in Stage B(ii)		
Character of th	e Surrounding Area and Local Policy	Context (Including	neighbourhood Plan)					
Character and C	Compatibility of the Surrounding Area:	Existing employme	ent uses will need to be c	onsidered if residential is incor	rporated.			
Local Policy Con	ntext (Including Neighbourhood Plan:		outside the settlement bated in a mineral or miner	•	al area, is brov	rnfield and includes employment	uses. Grade 2 Agricultural lar	nd.

#### 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** 2 Enclosed pastoral landscape in close proximity to valley floor and arable 2 Ancient woodland areas Programme Hedgerow Brees
Programme
Progr 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 No on-site flood risk identified.

Water):

#### 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 In the Open Space Assessment Newport sub-area exhibits quantitive 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.

Recreation:

#### **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 pedstrian footways, residential development would be highly car-dependent.

Status

NBR00	l land to	south & wes	st of Lower	Calbourne Mil	l Newhridge					
TTDITOO.	Laria to	South & Wes	ot of Lowel	carboarric iviii	i, ive worldge					
<b>Key Deta</b>	ils									
Settlement:	Newbridge	Settlement Tier: 5		Parish: Shalfleet	Site Area (0.8	38 2	018 SHLAA_Ref_No: IPS208	2nd Reg18 ISP Housi	ng Allocation Ref:	
Relationship 1	o Settlement Boundary	(IPS Reg 18 part 2 - 2	2021):	Located within or adja	cent a lower tier settlemen	nt that does	not have a settlement boundary			
Location in R	elation to Settlement Bo	oundary 2018:		Newbridge does not h	ave a settlement boundary	<i>1</i> .				
Brownfield or	Greenfield: Greenfield	d		Brownfield Register (If	f applicable):					
Site Descripti	on: The site is a greer	nfield site on the edge	e of Newbridge. The	site is bounded by a mix o	of hedges and trees as well a	as residentia	al boundaries. The site is undulatin	g but falls away to the east.		
Planning Hist	ory: No recent plannii	ng history.								
Suitabilit	y Assessment		☐ Site suitable if	ticked						
Discounting	Factors									
Environmenta	al Discounts (Stage A - 5	m buffer)				Discou	nted by a Factor in Stage A (5m buf	ffer)		
Regionally im	portant Geological and	Geomorphological Si	te (RIGG), National N	on (SAC), Site of Special Sc lature Reserve (NNR), Site Monument, Marine Conse	of Importance for Nature		s not located within any environme R, RAMSAR, SAC, SINC, SPA, SSSI, sc			arine conservation
Environmenta	al Discounts (Stage A No	buffer):				Discou	nted by a Factor in Stage A (No Buff	fer)		
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green safeguarded as biodiversity mitigation					and		s not located within any environme	<u> </u>	ritage coast, historic par	k or garden, open
Envonmental	Discounts_Stage B(i)					Discou	nted by a Factor in Stage B			
Flood zones 2	3, Agricultural Land Q	uality Grades 12, Sma	Ill Sites falling below	the size threshold of 0.25h	na or 5 dewllings:	The site is	s located in FZ1 and is not class 1 or	<sup>2</sup> 2 agricultural land.		
	al Discounts Stage B(ii): settlement boundaries	, Coastal Change Mar	nagement areas, Zon	es of Ground Instability Ma	anagement	☐ Discounted by a Factor in Stage B(ii)				
Character o	f the Surrounding Are	a and Local Policy C	ontext (Including N	eighbourhood Plan)						
Character ar	nd Compatibility of the	Surrounding Area:	The site is beyond th	e built up area and located	I in the wider rural area.					
Local Policy	Context (Including Neig	hbourhood Plan:	The site is located ou	itside the settlement bour	ndary and in the wider rural	l area.				
Mineral Res	ources:	-	The site is not locate	d in a mineral or mineral sa	afeguarding area.					
Landscape I	mpacts									
Impact upon	and Relationship to the	AONB: The site is r	not located in an AOI	NB.						
Landscape Cl	naracter Area Key Facto	rs: Settlement								
•		The classification	on is Grada 2							
	and Classification:			. h <del></del>		·	9	The second of th		
Impact:	Newbridge.		_		nd beyond. Value is mediun		ite visible from the mid distance to vivity is low/medium.	the east, albeit against the ba	ckdop of the existing de	veloped area of

#### Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not in a conservation area but is near to a grade II listed building (Bumblepores, Ivy Cottage), 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

### **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 tradditional 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 Easten 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 No flood risks on-site identified. There is a river valley off-site to the east.

Water):

#### 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

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

Space and

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 typoligies.

Recreation:

#### **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 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

NCH001	Langbridge (	Business Cent	re, Newchurch				
Key Details	3						
-	wchurch (Langbridge Settle	ement Tier: 4	Parish: Newchurch	Site Area (2.2	2018 SHLAA_Ref_No: IPS001	2nd Reg18 ISP Housing Allocation Ref:	
	Settlement Boundary (IPS Re				that does not have a settlement boundary		
Location in Rela	tion to Settlement Boundar	y 2018:	Newchurch has no settle	ment boundary.			
Brownfield or G	reenfield: Brownfield		Brownfield Register (If ap	pplicable):			
Site Description	Langbridge Business Cen	tre is located in Newchu	rch. It has a number of single storey in	dustrial units on a level si	te and is bounded by fences.		
Planning History	No relevant planning his	tory.					
Suitability	Assessment	Site	suitable if ticked				
Discounting Fa	ctors						
Environmental [	Discounts (Stage A - 5m buff	er)			☐ Discounted by a Factor in Stage A (5m buff	er)	
Regionally impo	rtant Geological and Geomo	orphological Site (RIGG),	Conservation (SAC), Site of Special Scien National Nature Reserve (NNR), Site of s, Ancient Monument, Marine Conserva	Importance for Nature	The site is not located within any environmer zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch Adjacent, so partially within the 5m buffer of		e conservation
Environmental [	Discounts (Stage A No buffer	):			☐ Discounted by a Factor in Stage A (No Buffe	er)	
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 environmer space.	ntal designations including heritage coast, historic park or	garden or oper
Envonmental Di	scounts_Stage B(i)				☐ Discounted by a Factor in Stage B		
Flood zones 2 3	, Agricultural Land Quality G	rades 12, Small Sites fall	ing below the size threshold of 0.25ha	or 5 dewllings:	The site is located in FZ1 and is not class 1 or	2 agricultural land.	
Remote from se			areas, Zones of Ground Instability Mana	agement	☐ Discounted by a Factor in Stage B(ii)		
-		, ,	cluding Neighbourhood Plan)	mant usas immadiataly	adissant		
	Compatibility of the Surrour		an employment area with other employ				
,	ntext (Including Neighbourh			•	area. It is brownfield with employment uses.		
Mineral Resou	rces:	i ne whole	site is located within a mineral safegua	rding area. This will need	I to be considered further should the site be co	onsidered appropriate	
Landscape Imp	pacts						
Impact upon ar	nd Relationship to the AONB	The site is not located	in an AONB although there are views a	across to the AONB Dowr	s. The site has existing development, any rede	evelopment could be viewed in context of the existing.	
Landscape Chai	, K 2 2 2	Ancient woodland areas Hedgerows and some h		nd arable areas			
Agricultural Lar	nd Classification:	he classification is Grade	23				
Landscape Th Impact:	e site has existing developm	ent, any redevelopment	could be viewed in context of the exist	ing.			

### **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 Adjacent to FZ2/3 in SW corner.

Water):

#### 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

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.

Recreation:

#### **Highways Factors**

Highway Access: The site has an existing access onto the main road. However, there are no pedestrain 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 likley to be highly car dependent.

Status

NCH002	Popes Farm	, High Street	, Newchurch			
<b>Key Details</b>						
Settlement: New	wchurch Sett	lement Tier: 4	Parish: Newchurch	Site Area (1.2	2018 SHLAA_Ref_No: IPS250	2nd Reg18 ISP Housing Allocation Ref: N/a
Relationship to Se	Settlement Boundary (IPS R	Reg 18 part 2 - 2021):	Located within or a	djacent a lower tier settlemen	t that does not have a settlement boundary	
Location in Relati	tion to Settlement Bounda	ry 2018:	Newchurch has no	settlement boundary.		
Brownfield or Gre	reenfield: Greenfield		Brownfield Register	r (If applicable):		
Site Description:	The site is agricultural, i established hedgerows,		red from the road. There are new bu	uilds to the front and various f	arm structures within the rest of the site and gra	izing land to the rear. The site is bounded by dense vegetation,
Planning History:				es with parking; alterations to	vehicular access (revised plans)(readvertised app	olication), Popes Farm, High Street, Newchurch, Sandown, conditional
Suitability A	Assessment	□ Si	te suitable if ticked			
Discounting Fac						
Environmental Di	viscounts (Stage A - 5m buf	fer)			☐ Discounted by a Factor in Stage A (5m buffe	er)
Includes Ramsar s Regionally import	site, Special Protection Are	ea (SPA), Special Area o orphological Site (RIGO	of Conservation (SAC), Site of Special G), National Nature Reserve (NNR), S ands, Ancient Monument, Marine Co	ite of Importance for Nature	, , , , , , , , , , , , , , , , , , , ,	al designations including, ancient woodland, LNR, marine conservation
Environmental Di	iscounts (Stage A No buffe	er):			☐ Discounted by a Factor in Stage A (No Buffe	r)
	e Coast, Historic Park or Ga piodiversity mitigation	arden, Publically Acces	sible Open Space, Local Green Space	, Land	,	tal designations including heritage coast, historic park or garden, open
Envonmental Disc	scounts_Stage B(i)				☐ Discounted by a Factor in Stage B	
		Grades 12, Small Sites	falling below the size threshold of 0.	25ha or 5 dewllings:	The site is located in FZ1. The Western portion The eastern half of the site is located on Grade	n of the site which is predominately built on is located within Grade 2. e 3.
					Whilst land that is Grade 2 is generally discour therefore been included in the following asses	nted, this area is built on with a series of barns and outbuildings. It has ssment.
	viscounts Stage B(ii): ttlement boundaries, Coas	tal Change Manageme	nt areas, Zones of Ground Instability	Management	☐ Discounted by a Factor in Stage B(ii)	
Character of th	ne Surrounding Area and	Local Policy Context	(Including Neighbourhood Plan)			
-	Compatibility of the Surrou	•	is close to existing residential and a	school, no compatibility issues	are envisaged	
Local Policy Con	ntext (Including Neighbour	hood Plan: The site	is located outside the settlement bo	oundary and in the wider rural	area	
Mineral Resource	ces:		is not located in a mineral or minera	•		
Landscape Imp	pacts					
Impact upon and	d Relationship to the AONE		ted in an AONB. However there are section 85 of the Countryside and Rig		sterly directions and the site has an impact upor	n it's setting, which is a consideration in accordance with the Duty of
	, C C C	2 Ancient woodland ar 2 Hedgerows and somo 2 Historic farmsteads c	e hedgerow trees lispersed throughout the areas			
Agricultural Lanc	d Classification:	The Western portion o	of the site which is predominately bu	ilt on is located within Grade 2	<ol> <li>The eastern half of the site is located on Grade</li> </ol>	e 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 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 visble. 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 Southern boundary road is flood risk.

Water):

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

There are some open space provisions within Newchurch including Field of Hope Nature Reserve.

Space and

However this site is outside the walking threshold for all open space types except natural greenspace.

Recreation:

#### **Highways Factors**

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

NET002	Land know	un ac 'Caa'	viow Mood	owel on the	s couth ci	do of Dria	251 Dr	rivo/Gully Boo	d Cooviou	,		
NETUUZ	Land Knov	vii as sea	view ivieau	ows , on the	south Si	de oi Pric	זט עזכ	rive/Gully Road	u, Seaview	<i>1</i> .		
<b>Key Details</b>												
Settlement: Nett	tlestone	ettlement Tier: 4		Parish: Nettlestone	and Seaview	Site Area (2.6	68	2018 SHLAA_Ref_No: II	PS308	2nd Reg18 ISP Housing	; Allocation Ref:	
Relationship to Se	ettlement Boundary (IF	PS Reg 18 part 2 - 2	2021):	Located within o	r adjacent a low	ver tier settlemen	nt that do	es not have a settlement	boundary			
Location in Relation	on to Settlement Bour	ndary 2018:		Seaview/Nettles	tone does not h	nave a settlement	t boundar	у.				
Brownfield or Gre	eenfield: Greenfield			Brownfield Regis	ster (If applicable	e):						
Site Description:	The site is located or	n the edge of the a	area and is currently	a field with no buildir	ngs. The site is a	gently sloping and	id is boun	ded by hedges and trees.				
Planning History:		e; outline for deta	ched dwelling with			_				, Seaview, Refused 24 Janu uary 2014 appealed to the s		
Suitability A	ssessment		☐ Site suitable	f ticked								
Discounting Fact	tors											
Environmental Dis	scounts (Stage A - 5m	buffer)					Disc	ounted by a Factor in Stag	ge A (5m buffer)			
Regionally import	site, Special Protection tant Geological and Ge IC), Local Nature Reser	omorphological Si	te (RIGG), National	Nature Reserve (NNR)	), Site of Importa	ance for Nature				lesignations including, ancie led ancient monument or R		rine conservation
Environmental Dis	scounts (Stage A No bu	uffer):					Disc	ounted by a Factor in Stag	ge A (No Buffer)			
Includes Heritage	Coast, Historic Park or		y Accessible Open S	pace, Local Green Spa	ace, Land					lesignations including herita	age coast, historic park	or garden, open
safeguarded as bi	iodiversity mitigation						space.		•			
Envonmental Disc							☐ Discounted by a Factor in Stage B					
Flood zones 2 3, A	Agricultural Land Quali	ity Grades 12, Sma	all Sites falling belov	v the size threshold of	f 0.25ha or 5 de\	wllings:	The sit	e is located in FZ1 and is r	not class 1 or 2 agr	icultural land.		
	scounts Stage B(ii): tlement boundaries, Co	oastal Change Mai	nagement areas, Zo	nes of Ground Instabil	lity Managemen	nt	Disc	ounted by a Factor in Stag	ge B(ii)			
Character of the	e Surrounding Area a	ınd Local Policy C	ontext (Including i	Neighbourhood Plan	)							
Character and Co	ompatibility of the Sur	rounding Area:	The site is close to e	existing residential to t	he north but ha	s fields to the eas	st and we	st.				
Local Policy Cont	al 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 Resource	ces:		The bottom south 6	east corner is located v	within a mineral	safeguarding are	ea. This w	vill need to be considered	d further should the	e site be considered approp	priate.	
Landscape Impo	acts											
Impact upon and	Relationship to the AC	ONB: The site is	not located in an AC	ONB.								
Landscape Charac	cter Area Key Factors:	North East Past Key Characteris										

② Historic farmsteads dispersed throughout the area
 ② Historic buildings and designed landscape in the coastal area in the north close to Springvale
 ② Grassland areas

Agricultural Land Classification:
The classification is Grade 3

Hedgerows, hedgerow trees and copses

Rolling pastoral landscape on heavier clay soils

2 Ancient woodland

## 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/remotemeness. The site provides a rural settlement and Priory Drive is a natural settlement edge procluding 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 Surface water flow path which touches across north-west corner.

Water):

#### 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

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

There is limited public open space provision nearby, and the site only falls with in the walking access standard for children/young people and accessible natural greenspace. However, the coastal footpath and coast is closely located

Recreation: 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/remotemeness. The site provides a rural settlement and Priory Drive is a natural settlement edge procluding 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

NET005	Kenneth Hous	se, Edd	dington Ro	ad, Nettlestone, P	O34 5BU								
Key Details													
Settlement: Nettle	estone Settlem	nent Tier: 4	ļ	Parish: Nettlestone and Seavi	iew Site Area (11	L.5	2018 SHLAA_Re	f_No: IPS062	2r	nd Reg18 ISP Ho	ousing Allocati	ion Ref:	
Relationship to Set	tlement Boundary (IPS Reg	; 18 part 2 - 2	2021):	Located outside the Settler	ment boundary with r	no meaning	gful relationship t	o it					
Location in Relatio	n to Settlement Boundary 2	2018:		The site is located outside	the settlement bound	dary and is	located in the wi	der rural area.					
Brownfield or Gree	enfield: Greenfield			Brownfield Register (If app	olicable):								
	The site comprises of agric eastwards gaining views of			rith the farm buildings at Kennet	th House. The site is b	ounded by	, hedgerows and	mature trees. The	e western field	ls are relatively	level. The eas	stern most fields	slope down
Planning History:	Lawful Development Certi	ficate for co	ontinued occupancy	of dwelling unrelated to agricult	ture, Kenneth House,	Eddington	Road, St. Helens,	Ryde, conditiona	l approval 24 /	August 2017 (P,	/00838/17/LD	)C/20348/D)	
Suitability As	ssessment		☐ Site suitable	if ticked									
Discounting Facto													
Environmental Disc	counts (Stage A - 5m buffer)	.)				Disco	ounted by a Facto	or in Stage A (5m k	ouffer)				
Includes Ramsar sit Regionally importa	te, Special Protection Area ( int Geological and Geomorp	(SPA), Specia phological Si	ite (RIGG), National	tion (SAC), Site of Special Scienti Nature Reserve (NNR), Site of In t Monument, Marine Conservat	mportance for Nature	The site	e is not located w	ithin any environr C, SINC, SPA, SSSI,	mental designa	_	_	odland, LNR, mari	ine conservation
Conservation (Sinc	c), Local Nature Reserve (Liv	NK), AIICIEIIL	woodiands, Anciei	it Mondinent, Manne Conservat	tion Area (MCA).								
	counts (Stage A No buffer):					Disco	ounted by a Facto	or in Stage A (No B	Buffer)				
_	diversity mitigation	en, Publicali	ly Accessible Open :	Space, Local Green Space, Land		The site space.	e is not located w	ithin any environr	mental designa	ations including	र heritage coas	st, historic park o	or garden, open
Envonmental Disco	ounts_Stage B(i)					Disco	ounted by a Facto	or in Stage B					
Flood zones 2 3, A	gricultural Land Quality Gra	ades 12, Sma	all Sites falling belo	v the size threshold of 0.25ha or	r 5 dewllings:	The site	e is located in FZ1	and is not class 1	. or 2 agricultu	ral land.			
Environmental Disc Remote from settle	9	Change Mar	nagement areas, Zo	nes of Ground Instability Manag	gement	Disco	ounted by a Facto	or in Stage B(ii)					
Character of the	Surrounding Area and Lo	cal Policy C	Context (Including	Neighbourhood Plan)									
Character and Co	mpatibility of the Surround	ing Area:	The site is beyond t	he built up area and located in tl	he wider rural area.								
Local Policy Conte	ext (Including Neighbourhoo			outside the settlement boundary ial nursing home, sheltered acco	•			estone and Seavie	ew have a Pari	sh Plan SPD (20	005) which in r	relation to housir	ng sets outs the
Mineral Resource	S:	-	The whole site is lo	cated within a mineral safeguard	ding area. This will ne	ed to be co	onsidered further	should the site b	e considered a	appropriate.			
Landscape Impac	cts												
				ONB. It is on the outskirts of the sidered and reflected in any desi		is more rui	ral/agricultural. I	f development is o	considered ap	propriate, the in	mpact on the	wider area and v	views into and ou
Landscape Charact	ter Area Key Factors:				<u> </u>								

Agricultural Land Classification: The classification is Grade 3

Impact:

Landscape Strategic Gap.

#### Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. The site is located immediately east of the Church of St Helens a grade II listed building. As the site affects or is near to a listed building, any

## 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

There is limited public open space provision nearby

Space and Recreation:

#### **Highways Factors**

Highway Access: The site can be accessed from Eddington Road

#### **SHLAA Conclusion**

Curently 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

NET006	Land at Priory Drive	e, PO34 5BU	
<b>Key Details</b>			
Settlement: Nettle	estone Settlement Tier:	4 Parish: Nettlestone and Seaview Site Area (1	2018 SHLAA_Ref_No: IPS063 2nd Reg18 ISP Housing Allocation Ref:
Relationship to Set	tlement Boundary (IPS Reg 18 part 2	- 2021): Located within or adjacent a lower tier settlemen	nt that does not have a settlement boundary
Location in Relatio	n to Settlement Boundary 2018:	Seaview/Nettlestone does not have a settlement	: boundary.
Brownfield or Gree	enfield: Greenfield	Brownfield Register (If applicable):	
Site Description:	The site comprises of part of an agric	cultural field that fronts Priory Drive. The site is bounded to three sides by h	nedgerows and is open to the south.
Planning History:	No apparent planning history.		
Suitability As	ssessment	☐ Site suitable if ticked	
Discounting Facto	ors		
Environmental Disc	counts (Stage A - 5m buffer)		☐ Discounted by a Factor in Stage A (5m buffer)
Regionally importa	nt Geological and Geomorphological	cial Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature at Woodlands, Ancient Monument, Marine Conservation Area (MCA).	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservations, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.
	counts (Stage A No buffer):	ally Accessible Open Space, Local Green Space, Land	☐ Discounted by a Factor in Stage A (No Buffer)
_	diversity mitigation	my Accessible Open Space, Local Green Space, Land	The site is not located within any environmental designations including heritage coast, historic park or garden, oper space.
Envonmental Disco	ounts_Stage B(i)		☐ Discounted by a Factor in Stage B
Flood zones 2 3, A	gricultural Land Quality Grades 12, Sn	nall Sites falling below the size threshold of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.
Environmental Disc Remote from settle		anagement 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 Co	mpatibility of the Surrounding Area:	The site is close to existing residential to the north but has fields to the ea	st and south.
Local Policy Conte	ext (Including Neighbourhood Plan:	Seaview/Nettlestone does not have a settlement boundary. Strategic Gap	).
Mineral Resource	s:	The site is not located in a mineral or mineral safeguarding area.	
Landscape Impac	cts		
Impact upon and F	Relationship to the AONB: The site is	s not located in an AONB	
Landscape Charac	<ul><li> Ancient woo</li><li> Rolling past</li><li> Historic farr</li></ul>	ristics , hedgerow trees and copses	ngvale

② Grassland areas

Agricultural Land Classification:

The classification is Grade 3

### 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 inconstent 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 No flood risks identified.

Water):

#### 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 quantitive shortages of amenity greenspace and parks and gardens and a small defiency 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/remotemeness. The site provides a rural settlement and Priory Drive is a natural settlement edge procluding extensive and in-depth development further to the south. Priory Drive is an actual settlement edge procluding extensive and in-depth development further to the south. Priory Drive is an actual settlement edge procluding extensive and in-depth development further to the south. 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

# Land west of Eddington Road Nettlestone (See Attached Planning Statement )

<b>Key Details</b>					
Settlement: Nettlestone Se	ettlement Tier: 4	Parish: Nettlestone and Seaview	Site Area (3.9	2018 SHLAA_Ref_No: IPS127	2nd Reg18 ISP Housing Allocation Ref: N/a
Relationship to Settlement Boundary (IP	S Reg 18 part 2 - 2021):	Located within or adjacent a lower	tier settlement t	hat does not have a settlement boundary	
Location in Relation to Settlement Boun	dary 2018:	Nettlestone does not have a settle	ment boundary		
Brownfield or Greenfield: Greenfield		Brownfield Register (If applicable):			
Site Description: The site is used as pa	ddocks and is bounded to the nort	h by trees and a mature hedge to the west	t, residential bou	ndaries to the east and a high hedge bounding	g Eddington Road. The site slopes down to the west of the site.
Planning History: No apparent plannin	g history.				
Suitability Assessment	☐ Site suitabl	e if ticked			
Discounting Factors					
Regionally important Geological and Geo	Area (SPA), Special Area of Consert omorphological Site (RIGG), Nation	vation (SAC), Site of Special Scientific Intercal al Nature Reserve (NNR), Site of Importance ent Monument, Marine Conservation Area	est (SSSI), ce for Nature	Discounted by a Factor in Stage A (5m buffer 0.15ha to the north of the site is located within assessment.	n an ancient woodland buffer and has been removed from the
				•	environmental designations including, ancient woodland, LNR, marine SPA, SSSI, scheduled ancient monument or RIGG.
Environmental Discounts (Stage A No bu		S S S S S S S S S S S S S S S S S S S		$\Box$ Discounted by a Factor in Stage A (No Buffe	er)
Includes Heritage Coast, Historic Park or safeguarded as biodiversity mitigation	Garden, Publically Accessible Oper	i Space, Local Green Space, Land		The site is not located within any environmen space.	tal designations including heritage coast, historic park or garden, open
Envonmental Discounts_Stage B(i) Flood zones 2 3, Agricultural Land Quali	ty Grades 12, Small Sites falling bel	ow the size threshold of 0.25ha or 5 dewll	ings:	2 agricultural land.	
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Co	pastal Change Management areas, 2	Zones of Ground Instability Management	[	☐ Discounted by a Factor in Stage B(ii)	
Character of the Surrounding Area a	nd Local Policy Context (Including	g Neighbourhood Plan)			
Character and Compatibility of the Surr	rounding Area: The site is close to	o existing residential, no compatibility issu	es are envisaged		
Local Policy Context (Including Neighbo		d outside the settlement boundary. Strate accommodation and affordable housing.	gic Gap. Nettlest	one and Seaview have a Parish Plan SPD (2005	5) which in relation to housing sets outs the need for a residential nursin
Mineral Resources:	There is a small a	rea to the south east that is located in a m	ineral safeguardi	ng area. This will need to be considered furth	er should the site be considered appropriate.
Landscape Impacts					
Impact upon and Relationship to the AC	ONB: The site is not located in an A	AONB.			
Landscape Character Area Key Factors:	North East Pasture land Key Characteristics  Pledgerows, hedgerow trees and Rolling pastoral landscape on hele Historic farmsteads dispersed Historic buildings and designed Grassland areas	neavier clay soils	ı close to Springv	ale	
Agricultural Land Classification:	The classification is Grade 3				

### 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 inconsietent with the settlement pattern. Vale 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 Small area of surface water risk in far south-west corner.

Water):

#### 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 quantitive shortages of amenity greenspace and parks and gardens and a small defiency in allotment space. There is limited public open space provision nearby, and the site only falls with in 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 hedgeroiw (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 inconsietent with the prevailing settlement pattern, remote from services and likely be car-dependent.

Status

NET008	Land at The	Meadow	ws, Priory Drive Seaview					
<b>Key Details</b>								
Settlement: Nettl	lestone Sett	tlement Tier: 4	Parish: Nettlestone and Seaview Site Area	(0.7 2018 SHLAA_Ref_No: IPS201 2nd Reg18 ISP Housing Allocation Ref:				
Relationship to Se	ttlement Boundary (IPS F		.021): Located within or adjacent a lower tier settle	ement that does not have a settlement boundary				
Location in Relation	on to Settlement Bounda	ary 2018:	Seaview/Nettlestone does not have a settler	nent boundary.				
Brownfield or Gree	enfield: Greenfield		Brownfield Register (If applicable):					
Site Description:	The site is an area of ar	menity land and	garden off Priory Drive. The boundary is a mix of hedges and some	rees. The site is flat adjacent to the property but rises up towards the east.				
Planning History:	Demolition of garage; of Demolition of garage; of Refused 24 January 202	outline for 2 dwe outline for 2 dwe 13 (P/01544/12/	ellings; formation of vehicular access; provision of parking for The Mo ellings; formation of vehicular access; provision of parking for The Mo	onnection with existing dwelling (amended description) (revised plans) eadows, land at and adjacent The Meadows, Priory Drive, Seaview Refused 15 June 2012 (P/00473/12/TCP/10423/D). eadows (revised scheme)(revised plans)(readvertised application), land at and adjacent The Meadows, Priory Drive, Seaviev with vehicular access and parking, land at and adjacent to The Meadows, Priory Drive, Seaview, Refused 7 February 2014				
Suitability A	ssessment		☐ Site suitable if ticked					
Discounting Fact	ors							
Environmental Dis	scounts (Stage A - 5m but	ffer)		☐ Discounted by a Factor in Stage A (5m buffer)				
Regionally importa	ant Geological and Geom	norphological Sit	al Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), te (RIGG), National Nature Reserve (NNR), Site of Importance for Nati 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 Dis	scounts (Stage A No buffe	or).		Discounted by a Factor in Stand A (No Buffor)				
Includes Heritage			y Accessible Open Space, Local Green Space, Land	Discounted by a Factor in Stage A (No Buffer)  The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Disco	ounts Stage B(i)			☐ Discounted by a Factor in Stage B				
		Grades 12, Smal	Il Sites falling below the size threshold of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
Environmental Dis Remote from settl		stal Change Man	nagement areas, Zones of Ground Instability Management	☐ Discounted by a Factor in Stage B(ii)				
Character of the	Surrounding Area and	l Local Policy Co	ontext (Including Neighbourhood Plan)					
Character and Co	ompatibility of the Surrou	unding Area: T	The site is close to existing residential, no compatibility issues are env	saged.				
Local Policy Cont	ext (Including Neighbour		The site is located outside the settlement boundary and in the wider need for a residential nursing home, sheltered accommodation and a	rural area. Strategic Gap. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets outs the ffordable housing.				
Mineral Resource	es:	Т	The site is not located in a mineral or mineral safeguarding area.					
Landscape Impa	ects							
Impact upon and	Relationship to the AON	B: The site is n	ot located in an AONB.					
		<ul><li>2 Ancient woodl</li><li>2 Rolling pastora</li><li>2 Historic farms</li><li>2 Historic buildin</li><li>2 Grassland area</li></ul>	tics edgerow trees and copses lland al landscape on heavier clay soils steads dispersed throughout the area ngs and designed landscape in the coastal area in the north close to say	Springvale				
Agricultural Land	Classification:	The classificatio	on is Grade 3					

### Land at The Meadows, Priory Drive 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. 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 procluding 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 Surface water flow path runs south to north across site.

Water):

#### 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 quantitive shortages of amenity greenspace and parks and gardens and a small defiency in allotment space.

There is limited public open space provision nearby, and the site only falls with in 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**

Curently 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 settlement and Priory Drive is a natural settlement edge procluding 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

NET009	Land West of Nettl	lestone and South of Nettlestone Hill	
<b>Key Details</b>			
Settlement: Nett	lestone Settlement Tier:	4 Parish: Nettlestone and Seaview Site Area (6	9 2018 SHLAA_Ref_No: IPS282 2nd Reg18 ISP Housing Allocation Ref:
Relationship to Se	ettlement Boundary (IPS Reg 18 part 2	- 2021): Located within or adjacent a lower tier settleme	ent that does not have a settlement boundary.
Location in Relation	on to Settlement Boundary 2018:	Nettlestone does not have a settlement bounda	ary.
Brownfield or Gre	enfield: Greenfield	Brownfield Register (If applicable):	
Site Description:	The site is located to the east of Net Pondwell.	tlestone and comprises a series of fields. The site slopes down from the ea	ast boundary to the south boundary before rising up towards the Wishing Well public house and the outskirts of Ryde
Planning History:	No recent planning history.		
Suitability A	ssessment	☐ Site suitable if ticked	
Discounting Fact			
Environmental Dis	scounts (Stage A - 5m buffer)		☐ Discounted by a Factor in Stage A (5m buffer)
Includes Ramsar s	ite, Special Protection Area (SPA), Spe	ecial Area of Conservation (SAC), Site of Special Scientific Interest (SSSI),	The eastern boundary forms part of a SINC buffer.
, ,		Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature nt Woodlands, Ancient Monument, Marine Conservation Area (MCA).	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.
	scounts (Stage A No buffer):		☐ Discounted by a Factor in Stage A (No Buffer)
	Coast, Historic Park or Garden, Publica odiversity mitigation	ally Accessible Open Space, Local Green Space, Land	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
Envonmental Disc	ounts_Stage B(i)		☐ Discounted by a Factor in Stage B
Flood zones 2 3, A	Agricultural Land Quality Grades 12, Sr	mall Sites falling below the size threshold of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.
	scounts Stage B(ii): lement boundaries, Coastal Change M	lanagement 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 Co	ompatibility of the Surrounding Area:	The site is set behind but close to existing residential, no compatibility is	sues are envisaged.
Local Policy Cont	text (Including Neighbourhood Plan:	The site is located outside the settlement boundary and in the wider rur need for a residential nursing home, sheltered accommodation and affo	al area. Strategic Gap. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets outs the
Mineral Resource	es:	The western half of the site is located within a mineral safeguarding area	This will need to be considered further should the site be considered appropriate.
Landscape Impa	acts		
Impact upon and	Relationship to the AONB: The site i	is not located in an AONB.	
Landscape Charac	2 Ancient wo	eristics s, hedgerow trees and copses	

Historic farmsteads dispersed throughout the area

② Grassland areas

Agricultural Land Classification:

The classification is Grade 3

2 Historic buildings and designed landscape in the coastal area in the north close to Springvale

### Land West of Nettlestone and South of Nettlestone Hill

Landscape Impact:

It is outside a settlement boundary and whilst close to residential is more rural coutryside 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

Given the proximity of the SINC relevant surveys may be required.

#### Biodiversity Net Gain Scope:

#### Flood Risk

Flood Risk (including Surface Small area of surface water risk central and at south boundary.

Water):

#### 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

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

There is limited public open space provision nearby

Recreation:

#### **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 woul dneed confirmmation from a safety perspecive.

#### **SHLAA Conclusion**

Currently not suitable. It is outside a settlement boundary and whilst close to residential is more rural coutryside 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

NEW004	Land at Staplers He	eath, off Stap	olers Road, Newp	ort						
<b>Key Details</b>										
Settlement: New	oort Settlement Tier:	1	Parish: Newport	Site Area (4.94	2018 SHLAA_Ref_No: IPS325	2nd Reg18 ISP Housing Allocation Ref:				
Relationship to Se	ttlement Boundary (IPS Reg 18 part 2	- 2021):	Immeadiately adjacent to	meadiately adjacent to the Settlement Boundary						
Location in Relation	on to Settlement Boundary 2018:		The site is located outside	but immediately adjace	nt to the current settlement boundary. The se	ettlement boundary currently runs along the west and north boundaries.				
Brownfield or Gree	enfield: Greenfield		Brownfield Register (If app	olicable):						
Site Description:		m located on the edge	e of Newport. The site has a roa	ad on two side with hedg	gerow boundaries. The site rises from Landsca	ape Lane up to the east. ing to the north. The site also incorporates IPS324.				
Planning History:	Both applications on west side (form 21/02423/OUT   Outline for 13 hous 20/01529/OUT - Outline for 14 dwel (Checked June 2022)	ses and formation of v			ane Newport Isle Of Wight (Pending)					
Suitability As	ssessment	☐ Site suitable i	fticked							
Discounting Fact	ors									
Environmental Dis	counts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buffe	er)				
Regionally importa	te, Special Protection Area (SPA), Spe ant Geological and Geomorphological C), Local Nature Reserve (LNR), Ancier	Site (RIGG), National I	Nature Reserve (NNR), Site of Ir	mportance for Nature	The site is not located within any environmen zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	ntal designations including, ancient woodland, LNR, marine conservation heduled ancient monument or RIGG.				
	counts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buffe					
Includes Heritage	Coast, Historic Park or Garden, Publicandiversity mitigation	ally Accessible Open S	pace, Local Green Space, Land		, , , , , , , , , , , , , , , , , , , ,	ntal designations including heritage coast, historic park or garden, open				
Envonmental Disco	ounts Stage B(i)				☐ Discounted by a Factor in Stage B					
	Agricultural Land Quality Grades 12, Sr	mall Sites falling below	the size threshold of 0.25ha or	r 5 dewllings:	The site is located in FZ1 and is not class 1 or	2 agricultural land.				
Environmental Dis Remote from settl	counts Stage B(ii): ement boundaries, Coastal Change M	anagement areas, Zor	nes of Ground Instability Manag	gement	☐ Discounted by a Factor in Stage B(ii)					
Character of the	Surrounding Area and Local Policy	Context (Including N	Neighbourhood Plan)							
Character and Co	mpatibility of the Surrounding Area:	The site is close to e	xisting residential, no compatib	bility issues are envisaged	d					
Local Policy Cont	ext (Including Neighbourhood Plan:	The site is outside b	ut immediately adjacent to the	Newport settlement bo	undary.					
Mineral Resource	ineral Resources:  The eastern half of the site is within the 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 within the AONB. Landscape Character Area Key Factors: Traditional Enclosed Pasture land

The bottom south west corner of the site is classified as urban the other Grade 3. Agricultural Land Classification:

Landscape Lane is rural in character and as such marks a transition from developed settlement to countryside character. The site is situated on a slope that continues to rise up to the east away from the settlement edge. The eastern part of the site is a high point in surrounding topography and visually exposed. Impact:

### **NEW004**

### Land at Staplers Heath, off Staplers Road, 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. 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 the 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 No flood risk identified.

Water):

#### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and Recreation: 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

NEW013	Land at F	Horsebridge	Hill, New	port							
Key Details											
Settlement: New	vnort	Settlement Tier: 1		Parish: Newport	Site Area (27.	67 201	.8 SHLAA_Ref_No: IPS390	2nd Reg1	18 ISP Housing Allocati	ion Ref: N/a	
	•	(IPS Reg 18 part 2 - 2		Located within Settlen		.07	10 311L/V _   Ne1_NO.   11 3330	2110 11081		TOTT RCT. 147 G	
•	on to Settlement Bo		2021).		· · · · · · · · · · · · · · · · · · ·	cont to the cur	rent settlement boundary wh	high is along the east a	nd part of the south h	oundarios	
Brownfield or Gre		ulluary 2016.		Brownfield Register (If		Lent to the cur	rent settlement boundary wi	ilicii is along the east al	iu part of the south be	outlaines.	
Site Description:	The site is a large s				e site is a series of agricultu		ulating but sloping to the sou	th that are bounded by	y a mix of hedges that	t in places are inters	spersed with
Planning History:	Both applications (P/00920/16/TCP/ September 2017	are Small west section /11675/J) Demolition /11675/K) An applica	on only. n of sheds and cont	cainer; outline for 10 dwellin	ngs; formation of vehicular a	access, land a	djacent, The Old Dairy Farm, I				
Suitability A	ssessment		☐ Site suitable	if ticked							
Discounting Fact	tors										
Environmental Dis	scounts (Stage A - 5r	m buffer)				Discount	ed by a Factor in Stage A (5m	n buffer)			
Regionally import	ant Geological and G	Geomorphological Si	te (RIGG), National	tion (SAC), Site of Special Sc Nature Reserve (NNR), Site at Monument, Marine Conse	of Importance for Nature	0.9ha to the	e east is located in a SINC and ng an Ancient Woodland buff	d this area has been rer		sment. The eastern	n edge is partly
							der of site is not located with on zone, NNR, RAMSAR, SAC, S	•	-		d, LNR, marine
	scounts (Stage A No					☐ Discount	ed by a Factor in Stage A (No	Buffer)			
_	odiversity mitigation		y Accessible Open S	Space, Local Green Space, La	and	The site is r space.	not located within any enviror	nmental designations i	ncluding heritage coas	st, historic park or g	garden, open
Envonmental Disc	counts_Stage B(i)					☐ Discount	ed by a Factor in Stage B				
Flood zones 2 3, A	Agricultural Land Qu	ality Grades 12, Sma	all Sites falling below	w the size threshold of 0.25h	ha or 5 dewllings:	The site is l	ocated in FZ1 and is not class	1 or 2 agricultural land	ı.		
	scounts Stage B(ii): lement boundaries,	Coastal Change Mar	nagement areas, Zo	ones of Ground Instability Ma	anagement	□ Discount	ed by a Factor in Stage B(ii)				
Character of the	e Surrounding Area	and Local Policy C	ontext (Including	Neighbourhood Plan)							
Character and Co	ompatibility of the S	urrounding Area:	The site is close to	existing residential, no comp	patibility issues are envisag	ged.					
Local Policy Cont	text (Including Neigh	nbourhood Plan:	The site is located (	outside but immediately adj	acent to the current settler	ment boundar	y. Strategic Gap.				
Mineral Resource	es:			ted in a mineral or mineral s			, , ,				
Landscape Impa	acts										
Impact upon and	Relationship to the	AONB: The site is r	not located in an A	ONB.							
Landscape Charac	cter Area Key Factor	rs: Traditional Encl	losed Pasture land								
Agricultural Land	Classification:	The classification	on is Grade 3								

Impact:

Landscape The land gently slopes from north to south. There are residential properties to the south and west but there are long views across the east over the Medina Valley particularly from the higher sections to the north-west. There at also long views to/from the south from northern sections of the site. Although developed areas of Newport actiually 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 represnting a significant intrusion into the Strategic Gap bewteen Newport and Cowes/East Cowes.

#### **NEW013**

### Land at Horsebridge Hill, 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.

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 studiesmay be required.

**CHECKED JUNE 2022** 

#### **Biodiversity Net Gain Scope:**

#### Flood Risk

Water):

Flood Risk (including Surface Two bands of surface water flood risk run across the site from flowing down towards the River Medina to te east. One band is central and one band I snear the south boiundary.

#### Proximity to Key Services

Access to Public Transport:

There s a bus stop in close proximity and is along Route1 - Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes. This runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle 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:

Newport has a full range of services and facilities

Access to Open

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and Recreation:

#### **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 overal capacity The site could also be accessed from Stag Lane. The strategic road network is located along Horsebridge Hill.

#### **SHLAA Conclusion**

Currently not suitable

Landscap impact and Strategic Gap. Although developed areas of Newport activally extend further north than this site, these areas comprise incongruous ribbon development, so deveopment of this site would still be inconsistent wit the existing settlement form, as well as representing a significant intrusion into the settlement gap bewteen 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 at also long views to/from the south from northern sections of the site. The site is senstive from alandscap perspective.

Status

NEW015	Land at Buckbury F	arm, Buckbury Lane, Newport						
Key Details								
Settlement: Newp	ort Settlement Tier:	1 Parish: Newport S	Site Area (0.37	2018 SHLAA_Ref_No: IPS407	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Set	tlement Boundary (IPS Reg 18 part 2 -	2021): Immeadiately adjacent to the Settle	ment Boundary					
Location in Relation	n to Settlement Boundary 2018:	The site is located outside but imme	ediately adjacent to	the current settlement boundary whic	ch is along the north eastern boundary on the other side of the unmade road.			
Brownfield or Gree	nfield: Greenfield	Brownfield Register (If applicable):						
Site Description:	The site is a grassed area with substa	ntial hedges to all boundaries. The site gently slopes to the so	outh west and has a	farm gate to Buckbury Lane.				
	No recent planning history. (Checked June 2022)							
Suitability As	sessment	☐ Site suitable if ticked						
- Discounting Facto	ors							
Includes Ramsar sit Regionally importa	nt Geological and Geomorphological S	ial Area of Conservation (SAC), Site of Special Scientific Interes Site (RIGG), National Nature Reserve (NNR), Site of Importance t Woodlands, Ancient Monument, Marine Conservation Area (	st (SSSI), e for Nature	•	nuffer) mental designations including, ancient woodland, LNR, marine conservation scheduled ancient monument or RIGG.			
	counts (Stage A No buffer):	lly Accessible Ower Space Level Creek Space Level		<ul> <li>□ Discounted by a Factor in Stage A (No Buffer)</li> <li>The site is not located within any environmental designations including heritage coast, historic park or garden, open space.</li> <li>□ Discounted by a Factor in Stage B</li> </ul>				
	diversity mitigation	lly Accessible Open Space, Local Green Space, Land						
Envonmental Disco								
Flood zones 2 3, Ag	gricultural Land Quality Grades 12, Sm	nall Sites falling below the size threshold of 0.25ha or 5 dewllin	ngs: The	site is located in FZ1 and is not class 1	or 2 agricultural land			
Environmental Disc Remote from settle		anagement areas, Zones of Ground Instability Management	□р	☐ Discounted by a Factor in Stage B(ii)				
Character of the	Surrounding Area and Local Policy	Context (Including Neighbourhood Plan)						
Character and Cor	mpatibility of the Surrounding Area:	The site is close to existing residential, no compatibility issue	s are envisaged.					
Local Policy Conte	ext (Including Neighbourhood Plan:	The site is located outside but immediately adjacent to the co	urrent settlement b	oundary which is along the north easte	ern boundary on the other side of the unmade road.			
Mineral Resources		The site is not located in a mineral or mineral safeguarding a		, ,	·			
Landscape Impac	rts							
Impact upon and R	Relationship to the AONB: The site is	not located in an AONB.						
Landscane Charact	er Area Key Factors: Traditional En	closed Pasture land						
Za.iascape charact	Truditional En							

The classification is urban Agricultural Land Classification:

Impact:

Landscape It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. The site itself slopes to the south west although screened by existing vegetation. The proximity of woodland, tree belts and hedgerow gives the site some ecological value as fringe habitat. The development east of Newport down Long Lane is already a somewhat inconsistent offs-hoot from Newport's prevailing development, and this site would exacerbate this further since development has not extended south of the rural track Buckberry Lane.

### 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. **CHECKED JUNE 2022** 

### **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 No flood risk identified.

Water):

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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and Recreation:

#### **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

Key Details											
Settlement: Newp	ort Se	ettlement Tier:	1	Parish:	Newport	Site Area (30.3	5 20	18 SHLAA Ref No:	IPS359	2nd Reg18 ISP Housing Allocation Ref: N/a	
	lement Boundary (IP:				meadiately adjacent to the Settle						
Location in Relation	n to Settlement Boun	dary 2018:			e site is located outside but imme velopment is located to the soutl				undary. Newport ha	as a full range of services being the county town. Resid	ential
Brownfield or Gree	nfield: Greenfield				ownfield Register (If applicable):						
Site Description:	The site forms a large	e site encompas	sing 30.35 hectares a	nd is cu	rrently a farm with associated ag	ricultural buildi	ings. It is lo	cated on the easter	n edge of Newport.		
	No apparent planning (Checked June 2022)	-									
Suitability As	sessment		☐ Site suitable if	fticked							
Discounting Facto	rs										
Includes Ramsar sit Regionally importa	nt Geological and Geo	Area (SPA), Spec omorphological S	Site (RIGG), National I	Nature F	C), Site of Special Scientific Intere Reserve (NNR), Site of Importance ment, Marine Conservation Area	st (SSSI), e for Nature	The site is		ny environmental d	designations including, ancient woodland, LNR, marine led ancient monument or RIGG.	conservation
Includes Heritage C	ounts (Stage A No bu oast, Historic Park or diversity mitigation		lly Accessible Open S	pace, Lo	ocal Green Space, Land			ted by a Factor in St not located within a		designations including heritage coast, historic park or ga	arden, open
Envonmental Disco	unts_Stage B(i)						Discoun	ted by a Factor in St	age B		
Flood zones 2 3, Ag	gricultural Land Qualit	ty Grades 12, Sn	nall Sites falling below	the size	e threshold of 0.25ha or 5 dewllin	ngs:	The site is	located in FZ1 and is	not class 1 or 2 ag	ricultural land.	
Environmental Disc Remote from settle	• • • •	astal Change Ma	anagement areas, Zor	nes of G	round Instability Management		Discoun	ted by a Factor in St	age B(ii)		
Character of the	Surrounding Area ar	nd Local Policy	Context (Including N	leighba	ourhood Plan)						
Character and Cor	npatibility of the Surr	ounding Area:	The site is adjacent	to existi	ng residential so unlikely to be ar	ny compatibility	y issues.				
Local Policy Conte	xt (Including Neighbo	ourhood Plan:	The site is located o	utside b	out immediately adjacent to the so	ettlement boun	ndary of the	main county town v	where there are a fu	ıll range of services and facilities. Strategic Gap.	
Mineral Resource	5:		The site is not locate	ed in a n	nineral or mineral safeguarding a	rea.					
Landscape Impac	ts										
Impact upon and F	elationship to the AC	ONB: The site is	not located in an AO	NB.							
Landscape Charact	er Area Key Factors:	Traditional En	closed Pasture land								
		The land is cla									

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.

### **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 Surface water flood risk along southern boundary.

Water):

#### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and

Medina Leisure centre is located to the north west of the site

Recreation:

#### **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 trems of sustainability and should be prioritised.

Western sections offer scope to provide allotments.

Status

NEW021	Land at Hunters	Way (2), off	Staplers Road, New	/port		
<b>Key Details</b>						
Settlement: Nev		Tier: 1	Parish: Newport	Site Area (1.1	9 2018 SHLAA_Ref_No: IPS311	2nd Reg18 ISP Housing Allocation Ref: N/a
Relationship to S	ettlement Boundary (IPS Reg 18	part 2 - 2021):	Located outside the Settle	ment boundary, but re	asonably related to it to the extent that an exte	ensioin could be at least be considered further
Location in Relat	ion to Settlement Boundary 2018	3:	The site is located outside	but immediately adjac	ent to the current settlement boundary which	is at the south west corner of the site.
Brownfield or Gr	eenfield: Greenfield		Brownfield Register (If app	olicable):		
Site Description:	The site is an agricultural field countryside and towns to the		dgerows and trees along Mews Lan	ne, the Staplers Road ar	nd the north boundaries. The land falls away go	ently in a north-westerly direction with far reaching views to the
Planning History:	No recent planning history. (Checked June 2022)					
Suitability A	Assessment	☐ Site suitab	le if ticked			
Discounting Fac	tors					
Environmental D	iscounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buf	fer)
Regionally impor	tant Geological and Geomorphol	ogical Site (RIGG), Nation	vation (SAC), Site of Special Scienti nal Nature Reserve (NNR), Site of Ir ient Monument, Marine Conservat	mportance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, so	ntal designations including, ancient woodland, LNR, marine conservation cheduled ancient monument or RIGG.
Environmental D	iscounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buff	for\
Includes Heritage	Coast, Historic Park or Garden,	Publically Accessible Ope	n Space, Local Green Space, Land		, , , , , , , , , , , , , , , , , , , ,	ental designations including heritage coast, historic park or garden, open
safeguarded as b	iodiversity mitigation				space.	
Envonmental Dis	counts_Stage B(i)				☐ Discounted by a Factor in Stage B	
Flood zones 2 3,	Agricultural Land Quality Grades	12, Small Sites falling be	low the size threshold of 0.25ha or	r 5 dewllings:	The site is located in FZ1 and is not class 1 or	r 2 agricultural land.
	iscounts Stage B(ii): tlement boundaries, Coastal Cha	nge Management areas,	Zones of Ground Instability Manag	gement	☐ Discounted by a Factor in Stage B(ii)	
Character of th	e Surrounding Area and Local	Policy Context (Includir	ng Neighbourhood Plan)			
Character and C	Compatibility of the Surrounding	Area: The site is close t	co existing residential, whilst no cor	mpatibility issues are er	nvisaged, the site is on the edge of the area who	ere the context of the area is more rural.
Local Policy Cor	ntext (Including Neighbourhood F	lan: The site is locate	d outside but immediately adjacen	nt to the current settler	nent boundary	
Mineral Resour	ces:	The eastern half	of the site is located within a mine	ral safeguarding area.	This will need to be considered further should	the site be considered appropriate.
Landscape Imp	acts					
Impact upon and	d Relationship to the AONB: Th	e site is not located in an	AONB.			
Landscape Chara	acter Area Key Factors: Tradition	onal Enclosed Pasture lar	nd			
Agricultural Land	,	essification is Grade 3				
Landscape It is	outside the settlement boundar	y on the outskirts of the		_	n a relative high point in the topography and the poment here would be inconsistent with te sett	nere appears to be the potential for very long seasonal views to/from the tlement form.
Heritage Impac	cts					
Impact on Histor	ric Environment and Heritage Ass		ted in a conservation area and the logical potential. Early consultation		•	

### **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 No flood risk identified.

Water):

#### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and There are a number of public open space facilities nearby in Newport.

Recreation:

### **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 negaitive impact upon landscape and prevailing rural character.

Status

# NEW023b Site off East Pan Lane, east of St. Georges Way and directly south of Asda, Newport, Isle Of Wight

<b>Key Details</b>							
Settlement: Nev	vport Settlement	Tier: 1	Parish: Newport	Site Area (1.0	8 2018 SHLAA_Ref_No: IPS309	2nd Reg18 ISP Housing Allocation Ref:	N/a
Relationship to S	ettlement Boundary (IPS Reg 18 p	part 2 - 2021):	Located outside the Settlemer	nt boundary, but re	asonably related to it to the extent that a	an extensioin could be at least be considered further	
Location in Relat	ion to Settlement Boundary 2018	:	The site is outside the settlem	ent boundary whic	h is 90m to the west		
Brownfield or Gr	eenfield: Greenfield		Brownfield Register (If applica	ble):			
Site Description:	The site is a field that is bound	ed by hedges and trees, w	rith some substantial trees to the sou	ith west. It is gently	sloping from the north sown to the sou	ith and overlooks the new Asda site.	
Planning History:	TCP/33247/P/01228/17.	ort. PENDING		eviously advertised	as part OS parcel 5627 off Pan Lane)(rea	advertised application)(revised location), Land on the co	orner of St Georges Way
Suitability A	Assessment	☐ Site suitable	if ticked				
Discounting Fac	tors						
Environmental D	scounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5	5m buffer)	
Includes Ramsar Regionally impor	site, Special Protection Area (SPA tant Geological and Geomorpholo	ogical Site (RIGG), Nationa	ation (SAC), Site of Special Scientific I I Nature Reserve (NNR), Site of Impo nt Monument, Marine Conservation	rtance for Nature		ronmental designations including, ancient woodland, LN SSSI, scheduled ancient monument or RIGG.	NR, marine conservation
	iscounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (N	No Buffer)	
_	Coast, Historic Park or Garden, Piodiversity mitigation	Publically Accessible Open	Space, Local Green Space, Land		The site is not located within any envir space.	ronmental designations including heritage coast, histori	ic park or garden, open
Envonmental Dis	counts_Stage B(i)				☐ Discounted by a Factor in Stage B		
Flood zones 2 3,	Agricultural Land Quality Grades	12, Small Sites falling belo	ow the size threshold of 0.25ha or 5 d	dewllings:	The site is located in FZ1 and is not class	ass 1 or 2 agricultural land.	
	iscounts Stage B(ii): tlement boundaries, Coastal Char	nge Management areas, Zo	ones of Ground Instability Managem	ent	☐ Discounted by a Factor in Stage B(ii)	)	
Character of th	e Surrounding Area and Local F	Policy Context (Including	Neighbourhood Plan)				
Character and C	ompatibility of the Surrounding A	The site is outside	the settlement boundary on the edg	ge of the area.			
Local Policy Cor	text (Including Neighbourhood Pl	an: The site is outside	the settlement boundary which is 90	Om to the west			
Mineral Resour	ces:	The west quarter of	of the site is located within a mineral	safeguarding area.	This will need to be considered further	should the site be considered appropriate.	
Landscape Imp	acts						
Impact upon and	Relationship to the AONB: The	site is not located in an A	ONB.				
Landscane Chara	acter Area Key Factors: Traditio	nal Enclosed Pasture land					
	,	ssification is Grade 3					
Agricultural Land				.,			
			rea where the land is becoming more west has views across to Newport an	_		e development of Asda. The site is elevated and visually	exposea, even more so

## **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 No on-site flood risk identified. However main access roads to the west are covered by FZ2/3.

Water):

#### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and Recreation:

#### **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

Settlement: Newport   Settlement Tier:   Parish   Newport   Settlement Tier:   Parish   Newport   Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to the Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to the Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to the Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to the Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to the Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to its Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to its Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to its Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to its Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to its Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to its Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to the Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to its Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to its Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to the Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to the Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to the Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to the Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to the Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to the Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to the Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to the Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to the Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to the Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediately adjacent to the Settlement Boundary (IPS Reg 18 part 2 - 2021):	Land at Worsley R
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):  Location in Relation to Settlement Boundary (2018):  A large proportion of the site is within the settlement boundary with a small section to the north west outside and immediately adjacent to it.  Brownfield or Greenfield: Green	/ Details
Location in Relation to Settlement Boundary 2018: A large proportion of the site is within the settlement boundary with a small section to the north west outside and immediately adjacent to it.  Brownfield register (If applicable):  Site Description: The site is a large field that slopes towards the south and west. The site is mostly bounded by hedges of varying quality. To Worsley Road the boundary is a scrubby hedge on an earth bank with post and wire fencing behind planning History. (Checked June 2022)  Suitability Assessment  Discounting Factors:  Environmental Discounts (Stage A - 5m buffer) Includes Ramars rite, Special Protection Area (SPA), Special Area of Conservation (SAC). Site of Special Scientific interest (SSSI), Regionally important Geological and Geomorphological Site (RicGs), National Nature Reserve (NNR), Ancient Woodlands, Ancient Moodland, National Nature Reserve (NNR), Ancient Woodlands, Ancient Moodlands, Anc	ement: Newport Settlement Tier
Brownfield or Bescription:  In patient is a large field that slopes towards the south and west. The site is mostly bounded by hedges of varying quality. To Worsley Road the boundary is a scrubby hedge on an earth bank with post and wire fencing behind from the field in the site is a large field that slopes towards the south and west. The site is mostly bounded by hedges of varying quality. To Worsley Road the boundary is a scrubby hedge on an earth bank with post and wire fencing behind from the field in the street is a large field that slopes towards the south and west. The site is mostly bounded by hedges of varying quality. To Worsley Road the boundary is a scrubby hedge on an earth bank with post and wist. The site is mostly bounded by hedges of varying quality. To Worsley Road the boundary is a scrubby hedge on an earth bank with post and wist. The site is mostly bounded by hedges of varying quality. To Worsley Road the boundary is a scrubby hedge on an earth bank with post and wist. The site is mostly bounded by hedges of varying quality. To Worsley Road the boundary is a scrubby hedge on an earth bank with post and wist is a scrubby hedge on an earth bank with post and wist is a scrubby hedge on an earth bank with post and wist is a scrubby hedge on an earth bank with post and wist is a scrubby hedge on an earth bank with post and with an earth scrubby hedge on an earth bank with post and with an earth scrubby hedge on an earth bank with post and wist is a scrubby hedge on an earth bank with post and with an earth scrubby hedge on an earth bank with post and with scrubby hedge on an earth bank with post and with scrubby hedge on an earth bank with post and with scrubby hedge on an earth bank with post and with scrubby hedge on an earth bank with post and with an earth scrubby hedge of the surded of the scrubby hedge of varying quality. To Worsley Road the boundary is a scrubby hedge of the scrubby hedge of the surded of the scrubby hedge of the scrubby hedge of the scrubby hedge of the scrubby hedge of t	tionship to Settlement Boundary (IPS Reg 18 part
Site Description: The site is a large field that slopes towards the south and west. The site is mostly bounded by hedges of varying quality. To Worsley Road the boundary is a scrubby hedge on an earth bank with post and wire fencing behind planning History:  (Checked June 2022)  Suitability Assessment    Site suitable if ticked	tion in Relation to Settlement Boundary 2018:
Planning History: Rorecent planning history. Rorecent planning history. Rorecent planning history. Rorected June 2022)  Suitability Assessment  Discounting Factors  Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSS)), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  Environmental Discounts, Stage B(I): Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewillings:  Environmental Discounts Stage B(Ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management  The site is not located within any environmental designations including heritage coast, historic park or garden, space.  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, space.  Discounted by a Factor in Stage B (Iii)  The site is located in FZ1 and is not class 1 or 2 agricultural land.  Environmental Discounts Stage B(Iii)  Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)  The site is close to existing residential, no compatibility issues are envisaged  The site is content of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)  The site is close to existing residential, no compatibility issues are envisaged.	vnfield or Greenfield: Greenfield
Suitability Assessment  Discounting Factors  Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  Environmental Discounts (Stage B (ii)):  Environmental Discounts (Stage B (iii)):  Environmental Discounts Stage B (iii):  Environmental Discounts	Description: The site is a large field that slopes
Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RiGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  Environmental Discounts (Stage A No Buffer) Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  Environmental Discounts_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:  Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management  Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)  The site is close to existing residential, no compatibility issues are envisaged    Discounted by a Factor in Stage A (No Buffer)	
Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  Environmental Discounts_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:  Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management  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	tability Assessment
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  Envoronmental 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:  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:  The site is close to existing residential, no compatibility issues are envisaged	ounting Factors
Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  Envonmental Discounts_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:  Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management  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	ronmental Discounts (Stage A - 5m buffer)
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  Envonmental Discounts_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:  Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management  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	onally important Geological and Geomorphologica
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  Envonmental Discounts_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:  Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management  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	conmental Discounts (Stage A No buffer):
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:  The site is located in FZ1 and is not class 1 or 2 agricultural land.  Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management  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	ides Heritage Coast, Historic Park or Garden, Publi
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:  The site is located in FZ1 and is not class 1 or 2 agricultural land.  Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management  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	onmental Discounts Stage B(i)
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:  The site is close to existing residential, no compatibility issues are envisaged	
Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged	
	racter of the Surrounding Area and Local Polic
	uracter and Compatibility of the Surrounding Area
Local Policy Context (Including Neighbourhood Plan: The site is mostly within the settlement boundary	al Policy Context (Including Neighbourhood Plan:
Mineral Resources:  The site is not located in a mineral or mineral safeguarding area.	neral Resources:
Landscape Impacts	dscape Impacts
Impact upon and Relationship to the AONB: The site is not located in an AONB.	act upon and Relationship to the AONB: The site
Landscape Character Area Key Factors: Traditional Enclosed Pasture land	dscape Character Area Key Factors: Traditional
Agricultural Land Classification: The classification is urban with a s small section of Grade 3 to the south west	cultural Land Classification: The classification
Landscape Impact:  It has a rural character, although in a two dimensional strategic sense it reprsents a logical area of expansion fo Newport, not far from the centre. However, the site falls steeply to the south and south west. There are far reaching a cross the south and south west and the site has a significant visual impact.  There are more level sections in only small parts along the boundary of Worsley Road. There is a public right of way along a section of the south.	act: across the south and south west and the There are more level sections in only sm

### 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. CHECKED JUNE 2022

### **NEW024**

### Land at Worsley Road, Newport

#### 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 fo rlarge scale biodiversity net gain.

Flood Risk

Flood Risk (including Surface FZ2/3 across southern boundary.

Water):

#### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and

The site is within the walking threshold for amenity open space and accessible natural greenspace.

Recreation:

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 stratgegic 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

NEW02	5 Little F	airlee Farm,	Newport						
<b>Key Detai</b>	ls								
Settlement:		Settlement Tier:	1	Parish: Newport	Site Area (28	.6 2018 SHLAA_Ref_No: I	PS294 2nd Reg18 IS	P Housing Allocation Ref:	
Relationship t	o Settlement Bounda	ary (IPS Reg 18 part 2	- 2021):	Located outside the S	ettlement boundary, but re	asonably related to it to the exten	t that an extensioin could be at leas	st be considered further	
Location in Re	lation to Settlement	t Boundary 2018:		The site is located out	tside the settlement bound	ary.			
Brownfield or	Greenfield: Greenf	field		Brownfield Register (I	f applicable):				
Site Description			_	Newport to Ryde road. The sit		a solar farm which amounts to ha	alf the site area. It also includes par	t of the dismantled railway.	The site is bounded b
Planning Histo	ry: An application (Checked June		gy Scheme for phot	tovoltaic/solar park and assoc	iated ancillary infrastructur	e (conditional approval 17 Octobe	er 2013 (P/00737/13-TCP/31510)		
Suitability	/ Assessment		☐ Site suitabl	le if ticked					
Discounting I	-actors								
Environmenta	l Discounts (Stage A	- 5m buffer)				☐ Discounted by a Factor in Sta	ge A (5m buffer)		
Regionally im	oortant Geological a	nd Geomorphological	Site (RIGG), Nation	vation (SAC), Site of Special So al Nature Reserve (NNR), Site ent Monument, Marine Cons	of Importance for Nature		y environmental designations inclu , SPA, SSSI, scheduled ancient monu		., marine conservation
Environmenta	l Discounts (Stage A	No buffer):				☐ Discounted by a Factor in Sta	ge A (No Buffer)		
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation					and	The site is not located within ar space.	y environmental designations inclu	ding heritage coast, historic	park or garden, open
Envonmental	Discounts_Stage B(i)	)				☐ Discounted by a Factor in Sta	ge B		
Flood zones 2	3, Agricultural Land	l Quality Grades 12, Sr	mall Sites falling bel	low the size threshold of 0.25	ha or 5 dewllings:	The site is located in FZ1 and is	not class 1 or 2 agricultural land		
	l Discounts Stage B(i settlement boundar		anagement areas,	Zones of Ground Instability M	anagement	☐ Discounted by a Factor in Sta	ge B(ii)		
Character of	the Surrounding A	area and Local Policy	Context (Includin	g Neighbourhood Plan)					
Character an	d Compatibility of th	ne Surrounding Area:	The site incorpor	ates a solar farm and a green	corridor.				
Local Policy	Context (Including No	eighbourhood Plan:	The site is located	d outside the settlement bour	ndary. Strategic Gap.				
Mineral Reso	ources:		The top north ea	st corner of the site is located	within a mineral safeguard	ing area. This will need to be cons	sidered further should the site be co	onsidered appropriate.	
Landscape II	npacts								
,	•	the AONB: The site i	s not located in an	AONB.					
Landscape Ch	aracter Area Key Fac	ctors: Traditional Er	nclosed Pasture lan	d					
•	and Classification:		ition is Grade 3						
Landscape Impact:	t is Strategic Gap and East. It is bounded by The site has ecologic	d outside the settleme y trees and hedgerows al and heritage value	ent boundary on the sto the east but is to a degree and als	visble in the wider landscape	to the west and north. d from a public right of way	along the south boundary and and	comprises three vacant green fields		<sup>:</sup> airlee Road up to the
Heritage Im	pacts								
Impact on His	storic Environment a					ling to the south west corner outs or historic interest which it posses	ide the site, as such any developme	ent must have special regard	to the desirability of

# Little Fairlee Farm, 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 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, follwing an internal hedge/tree line.

**CHECKED JUNE 2022** 

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Patches of surface water flood risk central on site.

Water):

### 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.

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:

Access to Pedestrian Cycle Links:

Newport has a full range of services and facilities but these are not likely to be in walking distance

Access to Open

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and Recreation: 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 inconsitent 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 enitre site rises from Fairlee Road up to the East. It is bounded by trees and hedgerows to the east but is visble 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

NEW026	Land off Gur	nville Roa	ad, (east) N	lewport					
Key Details									
Settlement: Newp	oort Settle	ement Tier: 1		Parish: Newport	Site Area (1.8	2018 SHLAA_Ref_No: II	PS291 2nd Reg18 ISP F	Housing Allocation Ref: N/a	
Relationship to Seti	tlement Boundary (IPS Re	eg 18 part 2 - 20	021):	Immeadiately adjacent t	to the Settlement Bounda	nry			
Location in Relation	n to Settlement Boundar	y 2018:		The site is located outside	de the current settlement	boundary which is along the sout	th. It is in close proximity to the bound	dary at approximately 50m away	
Brownfield or Gree	enfield: Greenfield			Brownfield Register (If a	pplicable):				
	The site is located to eas pavement/footpath run			•	at agricultural land access	ed off Gunville Road. The area rise	es gently to the eastern extent. It has	s hedgerows to all four sides. There is a	
	No recent planning histo (Checked June 2022)	ory.							
Suitability As	ssessment		☐ Site suitable if	ticked					
<b>D</b> iscounting Facto									
Environmental Disc	counts (Stage A - 5m buff	fer)				☐ Discounted by a Factor in Stag	ge A (5m buffer)		
Includes Ramsar sit	te, Special Protection Are	ea (SPA), Special		ion (SAC), Site of Special Scie				ng, ancient woodland, LNR, marine cons	servation
	_			Nature Reserve (NNR), Site of Monument, Marine Conserv	•	zone, NNR, RAMSAR, SAC, SINC,	, SPA, SSSI, scheduled ancient monum	ent or RIGG.	
			,	,	,				
	counts (Stage A No buffer Coast, Historic Park or Ga		Accessible Open Si	pace, Local Green Space, Lan	d	☐ Discounted by a Factor in Stag	<u> </u>		
	diversity mitigation	. den, i denedny	Accessione open of			The site is not located within an space.	y environmental designations includir	ng heritage coast, historic park or garde	n, open
Envonmental Disco	_ 0 17					☐ Discounted by a Factor in Stag	ge B		
Flood zones 2 3, Ag	gricultural Land Quality G	Grades 12, Smal	l Sites falling below	the size threshold of 0.25ha	or 5 dewllings:	The site is located in FZ1 and is r	not class 1 or 2 agricultural land.		
Environmental Disc Remote from settle	• • •	cal Change Mana	agement areas, Zor	nes of Ground Instability Man	nagement	☐ Discounted by a Factor in Stag	ge B(ii)		
Character of the	Surrounding Area and I	Local Policy Co	ntext (Including N	leighbourhood Plan)					
Character and Cor	mpatibility of the Surrour	nding Area: T	he site is close to e	xisting residential, no compa	tibility issues are envisage	ed			
Local Policy Conte	ext (Including Neighbourh	nood Plan: T	he site is located o	utside the settlement bound	arv but is located on the r	main road with a footpath and bus	s stops.		
Mineral Resources				ed in a mineral or mineral saf	•				
Landscape Impac	cts								
Impact upon and R	Relationship to the AONB	3: The site is no	ot located in an AO	NB.					
Landscape Charact	ter Area Key Factors:	Fraditional Enclo	osed Pasture land						
Agricultural Land C	Classification:	The classificatio	n is Grade 3						
Impact: too. A	Although partially screene	ed by hedges it	is visually exposed	in the landscape to long view	/S.			and to some extent down towards the r	

## Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area or in close proximity to listed buildings.

Possibly site of St Augustine's medieval leper hospital of potential national importance. Also brickworks and pond.

# Land off Gunville Road, (east) Newport

**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 ther are hedgerows (S41 Priority Habitat) at all boundaries.

**CHECKED JUNE 2022** 

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface No on-site flood risk identified. However main access road to the west are covered by FZ2/3 further south from the site.

Water):

### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and The open space audit indicated playing fields to the south east, these are connected to the school

Recreation:

#### **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 seperated from the main settlement by water-course, SINC, flood zone 2/3, as well as rising topography.

Status

# NEW027a Land to the Rear of Bank Cottage, Dodnor Lane, Newport

<b>Key Deta</b>	ils							
Settlement:	Newport	Settlement Tier:	1 Pa	arish: Newport	Site Area (1.2	201	8 SHLAA_Ref_No: IPS289	2nd Reg18 ISP Housing Allocation Ref:
Relationship t	to Settlement Bounda	ary (IPS Reg 18 part 2 -	2021):	Immeadiately adjacent to the S	Settlement Bounda	ary		
Location in R	elation to Settlement	Boundary 2018:		The site is located outside but i	immediately adjace	ent to the curi	rent settlement boundary whic	ch is along the west boundaries.
Brownfield or	r Greenfield: Greenfi	ield		Brownfield Register (If applicab	ole):			
Site Description	on: The site is a lev	vel site and comprises o	of a residential house w	vith land behind. There is a hedger	row adjoining the I	highway and a	a high hedge along the north ea	ast boundary
Planning Histo	ory: No recent plan (Checked July 2							
Suitabilit	y Assessment		☐ Site suitable if ti	icked				
Discounting	Factors							
	al Discounts (Stage A					Discounte	ed by a Factor in Stage A (5m b	ouffer)
Regionally im	portant Geological ar	nd Geomorphological S	ite (RIGG), National Na	n (SAC), Site of Special Scientific In Iture Reserve (NNR), Site of Import Monument, Marine Conservation A	tance for Nature		•	nental designations including, ancient woodland, LNR, marine conservatio scheduled ancient monument or RIGG.
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , ,	,	,	,	The norther	n boundary is located in a SINC	C buffer. It is not anticipated that this will impact on the developable area
	al Discounts (Stage A					Discounte	ed by a Factor in Stage A (No B	uffer)
	tage Coast, Historic Page Biodiversity mitigation		ly Accessible Open Spa	ice, Local Green Space, Land		The site is n space	ot located within any environn	nental designations including heritage coast, historic park or garden, open
Envonmental	Discounts_Stage B(i)					Discounte	ed by a Factor in Stage B	
Flood zones 2	2 3, Agricultural Land	Quality Grades 12, Sm	all Sites falling below t	he size threshold of 0.25ha or 5 de	ewllings:	The site is lo	ocated in FZ1 and is not class 1	or 2 agricultural land.
	al Discounts Stage B(i settlement boundari		nagement areas, Zones	s of Ground Instability Manageme	nt	□ Discounte	ed by a Factor in Stage B(ii)	
Character o	f the Surrounding A	rea and Local Policy (	Context (Including Ne	ighbourhood Plan)				
Character ar	nd Compatibility of th	ne Surrounding Area:	The site is located on t	the outskirts of the area where the	e area is more rura	al and agricult	ural.	
Local Policy	Context (Including Ne	eighbourhood Plan:	The site is located out	side but immediately adjacent to t	the current settlen	ment boundary	y which is along the west boun	daries. Strategic Gap.
Mineral Res	ources:		The site is not located	in a mineral or mineral safeguardi	ing area.			
Landscape I	Impacts							
Impact upon	and Relationship to t	the AONB: The site is	not located in an AONI	В.				
Landscape Cl	haracter Area Key Fac	ctors: Traditional En	closed Pasture land					
•	Land Classification:	The classificat						
Landscape Impact:	It is outside the settle view/visual impact, b	ement boundary on the pefore descending again	e outskirts of the area v n to a stream valley on					ghtly up away from the road to the north and is exposed to wider e woul drepresnt a devlopment highly inconsistent with the existing
Heritage Im	pacts							
Impact on Hi	istoric Environment a		he site is not located in HECKED JUNE 2022	a conservation area and there are	e no listed buildings	s close by.		

# **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 aLocal ecological network (Medina Estuary) and is predominatly scrub. There is a stream along the northen boundary which provides ecological value, together with its adjacent supporting habitat. **CHECKED JUNE 2022** 

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface 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.

Newport has access to a full range of services and facilities. There is an employment area of the south Access to Services and Facilities:

Access to Open

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and

The wider area has access to public open space provisions. Recreation:

### **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 represnt a development highly inconsistent with the existing settlement pattern.

Status Currently not suitable

NEW028	Land adj	acent 80 W	atergate R	load, Newport							
Key Details				, ,							
Settlement: New	nort	Settlement Tier:	ı	Parish: Newport	Site Area ( 0.6	5 2	2018 SHLAA Ref No: IPS2	78	2nd Reg18 ISP Ho	ousing Allocation Ref:	
		(IPS Reg 18 part 2 -		Immeadiately adjacent to			.010 3HEAA_RCI_NO.   11 32	70	Zila Regio isi Tio	using Anocation Net.	
	on to Settlement Bo		2021).				current settlement bounda	ry which is along	the north houndar	v	
	enfield: Greenfield			Brownfield Register (If a		cire to the e	differe sectionient sound	iry willeri is along	, the north boundary	<u>y</u> .	
Site Description:	The site an agricu	ltural area on the oเ	itskirts of Newport.	The site slopes from east and		d is bounde	d by a mix of hedgerows ar	nd trees.			
Planning History:	No recent plannin (Checked June 20	ng history.									
Suitability A	ssessment		☐ Site suitable	if ticked							
Discounting Fact											
Environmental Dis Includes Ramsar si Regionally importa	scounts (Stage A - 5 ite, Special Protecti ant Geological and (	on Area (SPA), Spec Geomorphological S	ite (RIGG), Nationa	ation (SAC), Site of Special Scier I Nature Reserve (NNR), Site of nt Monument, Marine Conserv	Importance for Nature	The site i	nted by a Factor in Stage As not located within any er R, RAMSAR, SAC, SINC, SPA	nvironmental des	0	, ancient woodland, LNR, m nt or RIGG.	narine conservation
Includes Heritage	scounts (Stage A No Coast, Historic Park odiversity mitigation	or Garden, Publical	ly Accessible Open	Space, Local Green Space, Land	b		nted by a Factor in Stage A s not located within any er		signations including	heritage coast, historic par	·k or garden, open
Envonmental Disco	ounts_Stage B(i)					Discou	nted by a Factor in Stage B	3			
Flood zones 2 3, A	Agricultural Land Qu	uality Grades 12, Sm	all Sites falling belo	w the size threshold of 0.25ha	or 5 dewllings:	The site i	s located in FZ1 and is not	class 1 or 2 agric	ultural land.		
Environmental Dis Remote from settl		Coastal Change Ma	nagement areas, Zo	ones of Ground Instability Mana	agement	Discou	nted by a Factor in Stage B	B(ii)			
Character of the	Surrounding Ared	a and Local Policy (	Context (Including	Neighbourhood Plan)							
Character and Co	ompatibility of the S	Surrounding Area:	The site is close to	existing residential, whilst no c	compatibility issues are en	envisaged, th	ne site is on the edge of the	e area where the	context of the area	a is more rural	
Local Policy Cont	ext (Including Neigh	hbourhood Plan:	The site is located	outside but immediately adjace	ent to the settlement bou	oundary					
Mineral Resource	es:			ted in a mineral or mineral safe		,					
Landscape Impa	ıcts										
Impact upon and	Relationship to the	AONB: The site is	not located in an A	ONB.							
Landscane Charac	cter Area Key Facto	rs: Settlement									
	,		ian ia Cuadahan								
Agricultural Land			ion is Grade urban								
•		ent boundary on the		ea where the land is rural and i	more agricultural, accesso	sed via a nar	row country lane. It is scre	eened by vegetat	ion on north, south	and east sides, but has lon	g open views

## 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. CHECKED JUNE 2022

# 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 No flood risk identified.

Water):

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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Newport has a range of public open space provisions. Space and

Recreation:

### **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 pedstrian 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

Land I	<b>NEW029</b>	Land nort
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# Land north of 155a-165 Staplers Road, Newport

<b>Key Details</b>								
Settlement: New	vport	tlement Tier: 1	P	arish: Newport	Site Area (0.9	99	2018 SHLAA_Ref_No: IPS270	2nd Reg18 ISP Housing Allocation Ref: N/a
Relationship to Se	ettlement Boundary (IPS	Reg 18 part 2 - 2	021):	Immeadiately adjacent to the Set	ttlement Bounda	ary		
Location in Relation	ion to Settlement Bounda	ary 2018:		The site is located outside but im	mediately adjac	cent to the	e settlement boundary. To the north	and west of the site are fields and to the south and east is residential.
Brownfield or Gre	eenfield: Greenfield			Brownfield Register (If applicable	e):			
Site Description:			-	nd and grass areas sloping from west north and west of the site are fields a			_	ows, scrub and post and rail fencing. The site is located outside but
Planning History:	There was a proposal t (Checked June 2022)	to widen the land	e that was granted(TC	CP/06320/C, P/00887/17)				
<b>Suitability A</b>	Assessment		☐ Site suitable if t	icked				
Discounting Fact	tors							
Environmental Dis	scounts (Stage A - 5m bu	ffer)				Disc	ounted by a Factor in Stage A (5m bu	ffer)
Regionally import	tant Geological and Geon	norphological Sit	e (RIGG), National Na	on (SAC), Site of Special Scientific Inte ature Reserve (NNR), Site of Importa Monument, Marine Conservation Are	nce for Nature			ental designations including, ancient woodland, LNR, marine conservation cheduled ancient monument or RIGG
Environmental Dis	scounts (Stage A No buff	or)·				□ p:	overted by a Fasteria Stage A (No Bud	
Includes Heritage			Accessible Open Spa	ace, Local Green Space, Land			ounted by a Factor in Stage A (No Bufe is not located within any environments)	ental designations including heritage coast, historic park or garden, open
Envonmental Disc	counts Stage B(i)					Disco	ounted by a Factor in Stage B	
		Grades 12, Sma	ll Sites falling below t	the size threshold of 0.25ha or 5 dew	vllings:		e is located in FZ1 and is not class 1 o	r 2 agricultural land.
Remote from sett				es of Ground Instability Management	t	Disco	ounted by a Factor in Stage B(ii)	
,	e Surrounding Area and	•	, ,	,				
Character and Co	ompatibility of the Surro	unding Area:	here is unlikely to be	e any compatibility issues.				
•	text (Including Neighbou			• • •		oundary of	the main county town where there a	are a full range of services and facilities.
Mineral Resourc	ces:		The site is not located	l in a mineral or mineral safeguarding	g area.			
Landscape Impo	acts							
Impact upon and	Relationship to the AON	IB: The site is n	ot located in an AON	В.				
Landscape Chara	icter Area Key Factors:	Traditional Encl	osed Pasture land					
Agricultural Land	•	The site is class						
				nd visual exposure to/from the count	tryside towards	the main	land. The site connects to mature tre	ees and a watercourse and appears to have some ecological value.
Heritage Impact	ts							
Impact on Histori	ic Environment and Herit	•		n a conservation area and there are r haeological implications.	no listed buildin	gs close b	y.	

# 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 No flood risk identified.

Water):

#### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and

The site has access to the countryside via a PROW but there are no play areas etc. in close proximity.

Recreation:

### **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

# Old Marl Pit & land adjacent, Watergate Road, Newport PO30 1XP (Riverview Stables, 82 Watergate

<b>Key Deta</b>	ils												
Settlement:	Newport	Settlement Tier:	1	Parish: Newport	Site Area (3.	.55 2	018 SHLAA_Ref_No: IPS265	2nd Reg18 ISP Housing Allocation Ref:					
Relationship	to Settlemer	nt Boundary (IPS Reg 18 part 2	- 2021):	Immeadiately adjacen	Immeadiately adjacent to the Settlement Boundary								
Location in R	elation to Se	ttlement Boundary 2018:		The site is located out	side but immediately adja	cent to the c	current settlement boundary which	is along the east boundary.					
Brownfield or	r Greenfield:	Greenfield		Brownfield Register (If	f applicable):								
Site Descripti	ion: The si	te is rural comprising three dis	tinct land parcels.										
Planning Hist	-	cent planning history. ked June 2022)											
Suitabilit	y Assess	ment	☐ Site suitable i	f ticked									
Discounting	Factors												
Environment	al Discounts	(Stage A - 5m buffer)				☐ Discou	nted by a Factor in Stage A (5m buf	fer)					
Regionally im	portant Geo	cial Protection Area (SPA), Spe logical and Geomorphological I Nature Reserve (LNR), Ancier	Site (RIGG), National	Nature Reserve (NNR), Site	of Importance for Nature			ntal designations including, ancient woodland, LNR, mar heduled ancient monument or RIGG.	ine conservation				
Environment	al Discounts	(Stage A No buffer):				Discou	nted by a Factor in Stage A (No Bufl	Fort					
	tage Coast, F	Historic Park or Garden, Public	ally Accessible Open S	pace, Local Green Space, La	and			ntal designations including heritage coast, historic park o	or garden, open				
Envonmental	l Discounts S	Stage B(i)				☐ Discou	nted by a Factor in Stage B						
Flood zones 2	2 3, Agriculti	ural Land Quality Grades 12, Sr	nall Sites falling belov	v the size threshold of 0.25h	ha or 5 dewllings:	The site is	s located in FZ1 and is not class 1 or	2 agricultural land.					
	settlement	Stage B(ii): boundaries, Coastal Change M unding Area and Local Policy		·	anagement	□ Discou	nted by a Factor in Stage B(ii)						
	•	,	, ,	,	o compatibility issues are	envisaged, th	ne site is on the edge of the area wh	nere the context of the area is more rural. There are a nu	umber of trees to				
Local Policy	Context (Inc	luding Neighbourhood Plan:	The site is located o	outside but immediately adj	acent to the settlement bo	oundary							
Mineral Res	ources:		The site is not locat	ed in a mineral or mineral sa	afeguarding area.								
Landscape I	Impacts												
Impact upon	and Relation	nship to the AONB: The site i	s not located in an AC	ONB.									
Landscape C	haracter Are	a Key Factors: Intensive Agr	icultural Land										
Agricultural I	Land Classific	cation: The classifica	tion is Grade urban to	o the east and Grade 3 to th	ne west.								
Landscape Impact:	It is outside The site com to south bel	the settlement boundary on the settlement boundary on the settlement boundary on the prises of three distinct land part of the pit is level.	arcels, the northern mel in places before dr	nost parcel is currently used opping towards the west, tl	l as equestrian grazing and his area is heavily treed an	d is elevated on the scrubby ar	with views across the countryside fr	rea with views across the adjacent countryside. rom most places. It slopes from the east to the west before parcel. These two parcels are accessed via a narrow vs.					
Heritage Im	npacts												
Impact on H	istoric Enviro	_	The site is not located CHECKED JUNE 2022	l in a conservation area and	I there are no listed buildir	ngs close by.							

# 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 No flood risk identified.

Water):

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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and Recreation: 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

NEW03	8 <b>1</b> La	and off Forest Ro	ad, Newpor	t				
<b>Key Deta</b>	ils							
Settlement:	Newport	Settlement Tier	: 1	Parish: Newport	Site Area (	42.5	2018 SHLAA_Ref_No: IPS256	2nd Reg18 ISP Housing Allocation Ref:
Relationship t	to Settleme	nt Boundary (IPS Reg 18 part 2	2 - 2021):	Immeadiately adjac	cent to the Settlement Bou	ndary		
Location in Ro	elation to S	ettlement Boundary 2018:		The site is located of	outside the settlement bou	ndary and	is north of Gunville.	
Brownfield or	r Greenfield	: Greenfield		Brownfield Registe	r (If applicable):			
Site Description	on: The s	ite comprises of a series of lar	rge fields to the north	of Gunville and along For	est road. `The boundaries	of the sit	e are a mix of substantial hedges intersper	sed with trees.
Planning Histo		ecent planning history. cked June 2022)						
Suitabilit	y Assess	sment	☐ Site suitable	if ticked				
Discounting	Factors							
		s (Stage A - 5m buffer)					viscounted by a Factor in Stage A (5m buffe	er)
Regionally im	portant Ge	ecial Protection Area (SPA), Sp ological and Geomorphologica al Nature Reserve (LNR), Ancie	al Site (RIGG), Nationa	l Nature Reserve (NNR), S	Site of Importance for Natur		site is not located within any environment e, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	tal designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.
Environmenta	al Discounts	s (Stage A No buffer):					viscounted by a Factor in Stage A (No Buffe	r)
Includes Herit safeguarded a		Historic Park or Garden, Publi sity mitigation	cally Accessible Open	Space, Local Green Space	e, Land		site is not located within any environment	tal designations including heritage coast, historic park or garden, open
Envonmental Flood zones 2	_	_Stage B(i) tural Land Quality Grades 12, S	Small Sites falling belo	w the size threshold of 0.	.25ha or 5 dewllings:		viscounted by a Factor in Stage B site is located in FZ1 and is not class 1 or 2	2 agricultural land.
Environmenta Remote from		s Stage B(ii): t boundaries, Coastal Change I	Management areas, Zo	ones of Ground Instability	/ Management		viscounted by a Factor in Stage B(ii)	
Character o	f the Surro	unding Area and Local Polic	ry Context (Including	Neighbourhood Plan)				
Character ar	nd Compati	bility of the Surrounding Area:	The site is outside	the settlement boundary	beyond the built up area			
Local Policy	Context (In	cluding Neighbourhood Plan:	The site is located	outside and not immedia	tely adjacent to the settlen	nent bou	ndary	
Mineral Res	ources:		The site is not loca	ted in a mineral or miner	al safeguarding area.			
Landscape I	Impacts							
Impact upon	and Relation	onship to the AONB: The site	e is not located in an A	ONB.				
Landscape Cl	haracter Ar	ea Key Factors: Traditional I	Enclosed Pasture land					
Agricultural L	Land Classif	ication: The classific	cation is Grade 3. Wh	ilst all the fields are agricu	ultural there is a section to	the north	of the fields that is classified as no agricult	tural.
Impact:	south. Virt	ually all sections of the site are ction to exiting built form of N	e visually exposed in t ewport is tenuous and	he landscape to long viev I this woul dbe a develop	vs. ment inconsistent with the	existing		rom Forest Road the land is fairly level with far reaching views over the public rights of way in the area - centrally across the site and at southern
Heritage Im	pacts							
Impact on Hi	istoric Envir	conment and Heritage Assets:	The site is not locate CHECKED JUNE 2022		and there are no listed build	dings clos	se by.	

# Land off Forest Road, 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. 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 surronding 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 Band of surface water flood risk diagonally across the site.

Water):

### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and Recreation: 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 Frest Road and offer potential access points, although these would result in the loss of the public footpath sannd their passive recreational value.

### **SHLAA Conclusion**

Currently not suitable

This is a large site outside the settlement boundary. The connection to exiting 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

<b>Key Details</b>					
Settlement: New	yport Settlement	Tier: 1	Parish: Newport Site Area (1.	2018 SHLAA_Ref_No: IPS346	2nd Reg18 ISP Housing Allocation Ref: N/a
Relationship to Se	ettlement Boundary (IPS Reg 18 p	art 2 - 2021):	Bisects the Settlement Boundary		
Location in Relati	on to Settlement Boundary 2018	:	The site is located outside but immediately adjac	ent to the current settlement boundary which is alo	ng the south boundary.
Brownfield or Gre	eenfield: Greenfield		Brownfield Register (If applicable):		
Site Description:	The site is on the edge of Newp tree in the residential garden a	•	agricultural field, and garden land. The site includes a re	esidential property and a large barn structure. The	boundaries are a mix of hedgerows and larger trees with a large fir
Planning History:	21/02479/FUL: Partial demoliti Pending (Checked June 2022)	on of 155 Staplers Road;	Residential development comprising of 14 dwellings, no	ew access road, pumping station and landscaping	
Suitability A	ssessment	☐ Site suitable	e if ticked		
Discounting Fact	tors				
Environmental Dis	scounts (Stage A - 5m buffer)			☐ Discounted by a Factor in Stage A (5m buffer)	
Includes Ramsar s Regionally import	site, Special Protection Area (SPA) ant Geological and Geomorpholo	gical Site (RIGG), Nation	vation (SAC), Site of Special Scientific Interest (SSSI), al Nature Reserve (NNR), Site of Importance for Nature ent Monument, Marine Conservation Area (MCA).	The site is not located within any environmental zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sched	designations including, ancient woodland, LNR, marine conservation uled ancient monument or RIGG.
		moreme woodianas, mion			
	scounts (Stage A No buffer): Coast, Historic Park or Garden, P	uhlically Accessible Oper	Snace Local Green Snace Land	☐ Discounted by a Factor in Stage A (No Buffer)	
_	odiversity mitigation	ublically Accessible Oper	T Space, Local Green Space, Land	The site is not located within any environmental space.	designations including heritage coast, historic park or garden, open
Envonmental Disc	counts_Stage B(i)			☐ Discounted by a Factor in Stage B	
Flood zones 2 3, 7	Agricultural Land Quality Grades	12, Small Sites falling bel	ow the size threshold of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 ag	gricultural land.
	scounts Stage B(ii): :lement boundaries, Coastal Chan	ge Management areas, 2	Zones of Ground Instability Management	☐ Discounted by a Factor in Stage B(ii)	
Character of the	e Surrounding Area and Local P	olicy Context (Including	g Neighbourhood Plan)		
Character and Co	ompatibility of the Surrounding A	rea: The site is close to	o existing residential, no compatibility issues are envisag	ged.	
Local Policy Con	text (Including Neighbourhood Pl	an: The site is located	d outside but immediately adjacent to the current settle	ment boundary.	
Mineral Resourc	res:	The site is not loc	ated in a mineral or mineral safeguarding area.		
Landscape Impo	acts				
Impact upon and	Relationship to the AONB: The	site is not located in an a	AONB.		
Landscape Chara	cter Area Key Factors: Traditio	nal Enclosed Pasture land	d		
Agricultural Land	Classification: The class	ssification is Grade 3			
Landscape The	site slopes down to the west and	has very long views and	visual exposure to/from the countryside towards the m	nainland.	
Impact: The	presence of a tertiary river, hedg	erow, adjacent woodlan	d and mature TPOs suggest this is a site with ecological v	value.	
Heritage Impac	ts				
Impact on Histor	ic Environment and Heritage Asse	ets: The site is not locat	ed in a conservation area and there are no listed buildin	ngs close by. Heathfield is an undesignated heritage	asset (IWHER 12765).

# 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 nad 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 No flood risk identified.

Water):

#### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and

The site has access to the countryside via a PROW but there are no play areas etc. in close proximity.

Recreation:

### **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

NEW03	<b>5</b> Land east o	of Gunvil	le Road				
Va. Data	!I_						
Key Deta		**!	1	Cita Assa	2.50 2040 CHI AA Def Mer IDC220	2nd Dent O ICD Haveing Allegation Defi	
Settlement:	·	ttlement Tier:		Bisects the Settlement Boundary	3.58 2018 SHLAA_Ref_No: IPS230	2nd Reg18 ISP Housing Allocation Ref:	
•	to Settlement Boundary (IPS elation to Settlement Bound		2021).	,	of the site that is within the settlement boundary and the	he eastern nortion of the site is outside hut immediate	ely adiacent t
Location in K	elation to settlement bound	iai y 2010.		it.	of the site that is within the settlement boundary and the	Te eastern portion of the site is outside but immediate	ery adjacent t
Brownfield or	Greenfield: Greenfield			Brownfield Register (If applicable):			
Site Descripti	on: The site is an irregular boundary. The site is	•		d and is open fields/scrub with trees on the nort	nern, eastern and southern boundaries. A small section	towards Gunville road has residential properties to the	e south
Planning Hist	No recent planning his (Checked June 2022)	story.					
Suitabilit	y Assessment		☐ Site suitable if t	icked			
Discounting	Factors						
	al Discounts (Stage A - 5m bu				☐ Discounted by a Factor in Stage A (5m buffer)		
Regionally im	portant Geological and Geo	morphological S	Site (RIGG), National Na	n (SAC), Site of Special Scientific Interest (SSSI), ture Reserve (NNR), Site of Importance for Natu Monument, Marine Conservation Area (MCA).	RAMSAR, SAC, SPA, SSSI, scheduled ancient monur	n a SINC. This area along with a 5m buffer has been re	
	al Discounts (Stage A No buf		II. A	and the self-construction of	☐ Discounted by a Factor in Stage A (No Buffer)		
	tage Coast, Historic Park or C as biodiversity mitigation	Garden, Publica	lly Accessible Open Spa	ce, Local Green Space, Land	The site is not located within any environmental despace.	esignations including heritage coast, historic park or ga	arden, open
	Discounts_Stage B(i)				☐ Discounted by a Factor in Stage B		
Flood zones 2	2 3, Agricultural Land Quality	y Grades 12, Sm	nall Sites falling below t	he size threshold of 0.25ha or 5 dewllings:	0.4 ha of the site including the access to it is locate The remainder of the site is located in FZ1 and is no this basis.	ed in FZ 2 and 3. ot in class 1 or 2 Agricultural land. The site has been a	issessed on
	al Discounts Stage B(ii): settlement boundaries, Coa	astal Change Ma	anagement areas, Zone	s of Ground Instability Management	☐ Discounted by a Factor in Stage B(ii)		
Character o	f the Surrounding Area an	d Local Policy	Context (Including Ne	ighbourhood Plan)			
Character a	nd Compatibility of the Surro	ounding Area:	The site is close to exi	sting residential, no compatibility issues are env	saged.		
Local Policy	Context (Including Neighbou	urhood Plan:	The site is outside but	immediately adjacent to the settlement bound	ry of Gunville which has access to some services and fac	ilities.	
Mineral Res	ources:		The site is not located	in a mineral or mineral safeguarding area.			
Landscape I	mpacts						
Impact upon	and Relationship to the AOI	NB: The site is	not located in an AON	В.			
Landscane C	haracter Area Key Factors:	Traditional En	closed Pasture land				
	and Classification:	The classificat					
						al and affairs attained to the control of the contr	and to the
Impact:	design principles.			e and a sense of tranquility which are all compo	pact on nearby houses, the wider area and views into an nearby houses are and sensitivity.	a out of the site will need to be considered and reflect	ted in any

# Heritage Impacts

# 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 Large band of FZ2/3 traverses the site, but takes up much less than half the site area so site not discounted.

Water):

### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and Recreation: 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 eccological, 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 assoiated with the Gunville Stream traverses the site and covers most of the potential access point.

Sections of the west end may have scope fo ropen space and /or biodiversity net gain enhancement to serve neighbouring allocated land.

Status

N	E۱	W	0	3	7
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# Land between Buckbury Lane and Long Lane, Newport

<b>Key Details</b>							
Settlement: New	vport	Settlement Tier: 1	Pa	rish: Newport	Site Area (2.17	2018 SHLAA_Ref_No: IPS228	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Se	ettlement Boundar	ry (IPS Reg 18 part 2 - 2	021):	Immeadiately adjacent to the Sett	tlement Boundar	1	
Location in Relati	ion to Settlement E	Boundary 2018:		The site is located outside but imn	mediately adjace	t to the current settlement boundary whi	ch is along the north west boundaries.
Brownfield or Gre	eenfield: Greenfie	eld		Brownfield Register (If applicable)	):		
Site Description:	The site is a thic	k scrubby field with hig	h hedgerows adjacent	to Long Lane and Buckbury Lane ar	nd hedges to oth	r boundaries. The site has views across N	lewport and slopes from north to south.
Planning History:	No recent plann (Checked June 2	•					
Suitability A	Assessment		☐ Site suitable if tio	cked			
Discounting Fac	tors						
	iscounts (Stage A -			(2.2)	(000)	Discounted by a Factor in Stage A (5m	buffer)
Regionally import	tant Geological and	d Geomorphological Sit	e (RIGG), National Nat	(SAC), Site of Special Scientific Inter cure Reserve (NNR), Site of Importar onument, Marine Conservation Are	nce for Nature	The site is not located within any enviror zone, NNR, RAMSAR, SAC, SINC, SPA, SSS	nmental designations including, ancient woodland, LNR, marine conservation II, scheduled ancient monument or RIGG.
Environmental Di	iscounts (Stage A N	lo buffer):				□ Discounted by a Factor in Stage A (No	Ruffer)
Includes Heritage		rk or Garden, Publically	Accessible Open Space	ce, Local Green Space, Land		, , , , , , , , , , , , , , , , , , , ,	nmental designations including heritage coast, historic park or garden, open
Envonmental Disc	counts_Stage B(i)					☐ Discounted by a Factor in Stage B	
Flood zones 2 3,	Agricultural Land (	Quality Grades 12, Sma	ll Sites falling below th	e size threshold of 0.25ha or 5 dewl	llings:	The site is located in FZ1 and is not class	1 or 2 agricultural land.
Remote from sett				of Ground Instability Management		□ Discounted by a Factor in Stage B(ii)	
-	_			·	lity issues are env	isaged, the site is on the edge of the area	where the context of the area is more rural.
	,			ide but immediately adjacent to the	•	<u> </u>	
Mineral Resource	text (Including Nei			· ·		his will need to be considered further sho	alld the site he considered appropriate
		L	The cust section of the	Site is located William a milleral sale	Saarams arear	ins will need to be considered further she	and the site se considered appropriate.
Landscape Impo							
Impact upon and	Relationship to th	ne AONB: The site is n	ot located in an AONB	<b>).</b>			
Landscape Chara	acter Area Key Fact	ors: Landscape Impr	ovement Area				
Agricultural Land	l Classification:	The classification	on is Grade 3				
Impact: raise Long Heritage Impac	ed topography and g Lane is already a	d exposed in the wider somewhat inconsisten	landscape to long view t offs-hoot from Newp	vs. port's prevailing development, and t	his site would ex	acerbate this further by extending still fur	e south and west. Although it is currently slightly overgrown, the area is on ther to the south-east. And away from the centre of Newport.
Impact on Histor	ric Environment an		e site is not located in ECKED JUNE 2022	a conservation area and there are n	no listed building:	close by.	

# Land between Buckbury Lane and Long Lane, Newport

### 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 likley to have reptile potential. Appropriate studies are likely to be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface No flood risk identified.

Water):

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

**CHECKED JUNE 2022** 

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

In the Open Space Assessment Newport exhibits quantitive 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.

Recreation:

### 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 off shoot 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

NEW038	Land adjacent	to Dodnor Farm, I	Dodnor Lane, N	lewport			
<b>Key Details</b>							
Settlement: Nev	wport Settleme	nt Tier: 1 Par	ish: Newport	Site Area (7.4	2018 SHLAA_Ref_No: IPS219	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to S	ettlement Boundary (IPS Reg 1	3 part 2 - 2021):	Located outside the Settle	ement boundary, but re	asonably related to it to the extent that an ext	ension could be at least be considered further.	
Location in Relat	ion to Settlement Boundary 20	18:	The site is located outside	e and not immediately a	djacent to the current settlement boundary. T	The boundary is to the west approximately 80m away.	
Brownfield or Gr	eenfield: Greenfield		Brownfield Register (If app	plicable):			
Site Description:	The site is a large field boun	ded by mature hedgerows to all si	ide. The site slopes to north	h.			
Planning History:	19/01630/OUT (South Front Various approvals in relation (Checked June 2022)	age only): Outline for residential on business uses.	levelopment - REFUSED.				
Suitability A	Assessment	☐ Site suitable if tic	ked				
Discounting Fac	ctors						
Environmental D	iscounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buf	ffer)	
Regionally impor	tant Geological and Geomorph	PA), Special Area of Conservation ological Site (RIGG), National Nation, Ancient Woodlands, Ancient Mo	ure Reserve (NNR), Site of I	mportance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.		
Environmental Discounts (Stage A No buffer):					☐ Discounted by a Factor in Stage A (No Buf	ifer)	
_	e Coast, Historic Park or Garder iodiversity mitigation	, Publically Accessible Open Space	e, Local Green Space, Land		, , , , , , , , , , , , , , , , , , , ,	ental designations including heritage coast, historic park or garden, open	
Envonmental Discounts_Stage B(i)					☐ Discounted by a Factor in Stage B		
Flood zones 2 3,	Agricultural Land Quality Grad	es 12, Small Sites falling below the	e size threshold of 0.25ha o	or 5 dewllings:	The site is located in FZ1 and is not class 1 or	r 2 agricultural land.	
	iscounts Stage B(ii): tlement boundaries, Coastal Cl	nange Management areas, Zones	of Ground Instability Mana	gement	☐ Discounted by a Factor in Stage B(ii)		
Character of th	e Surrounding Area and Locd	l Policy Context (Including Neig	hbourhood Plan)				
Character and C	Compatibility of the Surroundin	g Area: The site is located on th	e outskirts of the area whe	ere the area is more agri	cultural.		
Local Policy Cor	ntext (Including Neighbourhood	Plan: The site is located outsi	de and not immediately ad	ljacent to the current se	tlement boundary. Strategic Gap.		
Mineral Resour	ces:	The site is not located in	n a mineral or mineral safeg	guarding area.			
Landscape Imp	acts						
Impact upon and	d Relationship to the AONB:	he site is not located in an AONB.					
Landscape Chara	acter Area Key Factors: Tradi	tional Enclosed Pasture land					
Agricultural Land	d Classification:	classification is Grade 3					
Impact: from		topography relative to southern		· •		places. There are views across Newport. The site rises up to the north award oximity to international habitats, and its location within the Medina	
Heritage Impac	cts						

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

# 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 9dodnor 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 Esturay Local Ecological Network. There is a hedgerow at the southern boundary.

**CHECKED JUNE 2022** 

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Surface water risk touches upon north boundary.

Water):

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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and

The wider area has access to public open space provisions.

Recreation:

### 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

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

<b>NEW039</b>	Land south of Dodr	or Farm, Dod	lnor Lane, Nev	vport					
<b>Key Details</b>									
Settlement: New	port Settlement Tier:	1 Pai	rish: Newport	Site Area ( 2.	.9	2018 SHLAA_Ref_No: IPS206	2nd Reg18 ISP Housing	Allocation Ref:	
Relationship to Se	ttlement Boundary (IPS Reg 18 part 2 -	2021):	Located outside the Set	tlement boundary, but re	easonab	ly related to it to the extent that an exte	ensioin could be at least be cons	idered further	
Location in Relation	on to Settlement Boundary 2018:		The site is located outsi	ide and not immediately	adjacen	t to the current settlement boundary. Tl	he boundary is to the west appr	oximately 50m away.	
Brownfield or Gre	enfield: Greenfield		Brownfield Register (If a	applicable):					
Site Description:	The site is a series of fields and paddo few trees within the site and interspe		rses. The site slopes gent	tly towards the River Me	edina an	I to the south west. There is a hedgerow	v boundary to the roadside and	hedges separating the area	as. There are a
Planning History:	No recent planning history. (Checked June 2022)								
Suitability A	ssessment	☐ Site suitable if tic	cked						
Discounting Fact	tors								
Environmental Dis	scounts (Stage A - 5m buffer)				□ Di	scounted by a Factor in Stage A (5m buff	fer)		
Regionally importa	(SAC), Site of Special Scie ure Reserve (NNR), Site o onument, Marine Conser	of Importance for Nature	zone	site is not located within any environmer, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sclouth west corner of the site is immediate	heduled ancient monument or F	RIGG.	e conservation		
	scounts (Stage A No buffer):				□ Di	scounted by a Factor in Stage A (No Buff	er)		
	Coast, Historic Park or Garden, Publica odiversity mitigation	lly Accessible Open Spac	e, Local Green Space, Lan	nd	The space	site is not located within any environmer e.	ntal designations including herit	age coast, historic park or	garden, open
Envonmental Disc	counts_Stage B(i)				□ Di	scounted by a Factor in Stage B			
Flood zones 2 3, A	Agricultural Land Quality Grades 12, Sm	nall Sites falling below th	e size threshold of 0.25ha	a or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
					There is a very small section to the south west corner of the site that is located within FZ 2 and 3				
Environmental Dis Remote from sett	scounts Stage B(ii): lement boundaries, Coastal Change Ma	anagement areas, Zones	of Ground Instability Mar	nagement	□Di	scounted by a Factor in Stage B(ii)			
Character of the	Surrounding Area and Local Policy	Context (Including Neig	ghbourhood Plan)						
Character and Co	ompatibility of the Surrounding Area:	The site is located on the	ne outskirts of the area w	here the area is more ag	ricultura	l.			
Local Policy Cont	text (Including Neighbourhood Plan: The site is located outside and not immediately adjacent to the current settlement boundary. Strategic Gap.								
Mineral Resource	es:		n a mineral or mineral saf						
Landscape Impa	ıcts								
	Relationship to the AONB: The site is	not located in an AONB							
Lanuscape Charac	cter Area Key Factors: Traditional En	closed Pasture land							

Agricultural Land Classification: The classification is Grade 3

Impact:

Landscape It is Strategic Gap and outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. There are views across Newport. The site rises up to the north and to Dodnor Lane and is on raised topography relative to southern aspects, so has visual impact. It appears likley to be is an ecologically rich area, by virtue of its proximity to international habitats, and its location within the Medina Estuary Local Ecological Network.

### 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.

# 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 No flood risk identified.

Water):

#### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and Recreation: 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

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

NEW 4040		. 1								
NEW040	Land to the	north eas	st of Newpo	rt, off Fairle	ee Road.					
<b>Key Details</b>										
Settlement: New	port Settl	lement Tier: 1	Par	ish: Newport	Site Area ( 1.2	2	2018 SHLAA_Ref_No: IPS186	2nd Reg18 ISP Housi	ng Allocation Ref:	
Relationship to Se	ttlement Boundary (IPS R	Reg 18 part 2 - 20	21):	Located outside the	e Settlement boundary, but re	easonably	related to it to the extent that an ext	ensioin could be at least be co	nsidered further	
Location in Relation	on to Settlement Bounda	ry 2018:		The site is located o	outside the settlement bounda	lary.				
Brownfield or Gre	enfield: Greenfield			Brownfield Register	(If applicable):					
Site Description:	The site is an agricultura	al field bounded l	by hedges and trees a	nd is set back slightly	y from the main road. The site	te is fairly	flat and has some southern water stru	uctures on it.		
Planning History:	No recent planning hist (Checked June 2022)	ory.								
Suitability A	ssessment	[	Site suitable if ticl	ked						
Discounting Fact	tors									
Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for 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.				
Conservation (SIN	C), Local Nature Reserve	(LNR), Ancient W	oodiands, Ancient ivid	onument, Marine Co	nservation Area (IVICA).					
	scounts (Stage A No buffe		Accesible Open Space	Local Croon Space	Land	Disc	ounted by a Factor in Stage A (No Buf	fer)		
_	Coast, Historic Park or Ga odiversity mitigation	arden, Publically A	Accessible Open Space	e, Local Green Space,	, Land	The site space.	e is not located within any environme	ental designations including he	ritage coast, historic park	or garden, open
Envonmental Disc						Disc	ounted by a Factor in Stage B			
Flood zones 2 3, A	Agricultural Land Quality	Grades 12, Small	Sites falling below the	e size threshold of 0.2	25ha or 5 dewllings:	The sit	e is located in FZ1 and is not class 1 o	r 2 agricultural land.		
	scounts Stage B(ii): lement boundaries, Coas	tal Change Mana	gement areas, Zones (	of Ground Instability	Management	☐ Discounted by a Factor in Stage B(ii)				
Character of the	Surrounding Area and	Local Policy Cor	ntext (Including Neig	hbourhood Plan)						
Character and Co	ompatibility of the Surrou	ınding Area: Th	e site is beyond the b	uilt up area.						
Local Policy Cont	text (Including Neighbour	hood Plan: Th	ne site is outside the so	ettlement boundary	on the edge of the area. Strate	tegic Gap.				
Mineral Resource	es:	Th	e site is not located ir	n a mineral or minera	al safeguarding area.					
Landscape Impa	ıcts									
Impact upon and	Relationship to the AONE	B: The site is no	t located in an AONB.							
Landscape Charac	cter Area Key Factors:	Traditional Enclos	sed Pasture land							
Agricultural Land	•	The classification								
	outside the settlement bo			rategic Gap.						

### 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) to the north outside the site, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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

# 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 | 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and

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.

Recreation:

### 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

# Isle of Wight Pet Centre, Watergate Road Newport PO30 1XP

<b>Key Details</b>									
Settlement: Nev	wport S	ettlement Tier:	1 Pa	nrish: Newport	Site Area (2.1	. 2018 SHLAA_Ref_No: IPS176	2nd Reg18 ISP Housing Alloca	ation Ref:	
Relationship to S	Settlement Boundary (IF	PS Reg 18 part 2 -	2021):	Located outside the Se	ettlement boundary, but re	asonably related to it to the extent that a	an extensioin could be at least be considered	further	
Location in Relat	tion to Settlement Bour	ndary 2018:		The site is located out	side and not immediately a	djacent to the current settlement bounda	ary. The boundary is to the north, in close pro	oximity, approximately 35m away	
Brownfield or Gr	reenfield: Brownfield			Brownfield Register (If	f applicable):				
Site Description:	The site is the currer	nt location of the	Isle of Wight Pet Centre	e and Veterinary Practise	e. The site incorporates var	ious buildings and a field to the rear. The	e site is slightly sloping to the south and is bo	ounded by trees, fencing and hedges.	
Planning History	Change of use of par	rt of vacant build al storage building			/atergate Road, Newport, c Watergate Road, Newport,		CP/32096/P/01484/14). Demolition of glassh	nouses, proposed veterinary	
Suitability A	Assessment		☐ Site suitable if ti	cked					
Discounting Fac	ctors								
Environmental Discounts (Stage A - 5m buffer)						☐ Discounted by a Factor in Stage A (5	im buffer)		
Regionally impor	rtant Geological and Ge	omorphological S	Site (RIGG), National Na	n (SAC), Site of Special So ture Reserve (NNR), Site Monument, Marine Conse	of Importance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.			
Environmental D	Discounts (Stage A No bu	uffer):				☐ Discounted by a Factor in Stage A (N	No Buffer)		
_	e Coast, Historic Park or piodiversity mitigation	r Garden, Publica	lly Accessible Open Space	ce, Local Green Space, La	and	,	ronmental designations including heritage co	ast, historic park or garden, open	
Envonmental Dis	scounts_Stage B(i)					☐ Discounted by a Factor in Stage B			
Flood zones 2 3,	, Agricultural Land Quali	ity Grades 12, Sm	all Sites falling below th	ne size threshold of 0.25l	ha or 5 dewllings:	The site is located in FZ1 and is not clas	ss 1 or 2 agricultural land.		
	Discounts Stage B(ii): ttlement boundaries, Co	oastal Change Ma	anagement areas, Zones	s of Ground Instability M	anagement	☐ Discounted by a Factor in Stage B(ii)			
Character of th	ne Surrounding Area a	nd Local Policy	Context (Including Nei	ighbourhood Plan)					
Character and (	Compatibility of the Sur	rounding Area:	The site is on the edge	of the area where the c	ontext of the area is more	ural.			
Local Policy Cor	ntext (Including Neighbo	ourhood Plan:	The site is located out	side but in close proximit	ty to the settlement bound	ary and is a brownfield site			
Mineral Resour	rces:		The east section of the	e site is located within a r	mineral safeguarding area.	This will need to be considered further sh	iould the site be considered appropriate.		
Landscape Imp	pacts								
Impact upon an	d Relationship to the AC				o/from the AONB hills locat Duty of Regard set out at S	red 400m east. Section 85 of the Countryside and Rights o	of Way Act 2000.		
Landscape Char	acter Area Key Factors:	Intensive Agric	cultural Land						
Agricultural Lan	d Classification:	The classificat	ion is Grade 3 to the so	uth and urban to the no	rth				
Impact: It is	s exposed in the wider la	andscape with lo	ng views to/from the so		mid-distance views to/fron	n the AONB Hills to the east, all landscape er, residential development would be inc	es of inherent quality. consistent with the prevailing settlement pat	tern of development.	

# 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 No flood risk identified.

Water):

### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and

Newport has a range of public open space provisions

Recreation:

### **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

N	E	W	0	42
I V	L	VV		72

# Land rear of 139, 141 and 143 Staplers Road

<b>Key Detail</b>	S									
Settlement: No	ewport	ettlement Tier: 1	Paris	h: Newport	Site Area (0.5	2018 SHLAA_Ref_No: IPS172	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to	Settlement Boundary (IP	S Reg 18 part 2 - 2021)	):	Immeadiately adjacent to	o the Settlement Bounda	nry				
Location in Rela	ation to Settlement Boun	dary 2018:		The site is located outsid	le but immediately adjac	ent to the current settlement boundary which	is along the south boundaries.			
Brownfield or G	Greenfield: Greenfield			Brownfield Register (If applicable):						
Site Description	of the countryside to the north.									
Planning Histor	y: No recent planning h (Checked June 2022)									
Suitability	Assessment		Site suitable if tick	ed						
Discounting Fo	actors									
	Discounts (Stage A - 5m l					☐ Discounted by a Factor in Stage A (5m buf	fer)			
Regionally impo	or site, Special Protection ortant Geological and Geological and Geological and Geological and Geological Reser	omorphological Site (R	IGG), National Natu	re Reserve (NNR), Site of	Importance for Nature	The site is not located within any environme zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, so	ntal designations including, ancient woodland, LNR, marine conservation cheduled ancient monument or RIGG.			
Environmental	Discounts (Stage A No bu	ıffer):				☐ Discounted by a Factor in Stage A (No Buffer)				
	ge Coast, Historic Park or biodiversity mitigation	Garden, Publically Acc	cessible Open Space,	, Local Green Space, Land	d	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental D	iscounts_Stage B(i)					☐ Discounted by a Factor in Stage B				
Flood zones 2	3, Agricultural Land Quali	ty Grades 12, Small Site	es falling below the	size threshold of 0.25ha	or 5 dewllings:	The site is located in FZ1 and is not class 1 or	2 agricultural land			
	Discounts Stage B(ii): ettlement boundaries, Co	pastal Change Manager	ment areas, Zones o	f Ground Instability Mana	agement	☐ Discounted by a Factor in Stage B(ii)				
Character of t	the Surrounding Area a	nd Local Policy Conte	xt (Including Neigh	nbourhood Plan)						
Character and	Compatibility of the Sur	rounding Area: The s	site is close to existin	ng residential, no compati	ibility issues are envisage	d.				
Local Policy Co	ontext (Including Neighbo	ourhood Plan: The s	site is located outsid	e but immediately adjace	ent to the current settler	nent boundary.				
Mineral Resou	urces:	The s	site is not located in	a mineral or mineral safe	eguarding area.					
Landscape Im	pacts									
Impact upon a	nd Relationship to the AC	ONB: The site is not lo	ocated in an AONB.							
Landscape Cha	racter Area Key Factors:	Settlement								
Agricultural La	nd Classification:	The classification is	Grade 3 to the north	h and urban to the south	l.					
	nis backlands site compris ne presence of a tertiary	-	•		·	to/from the countryside towards the mainlan	d.			
Heritage Impo	acts									
Impact on Hist	oric Environment and He	_	e is not located in a ED JUNE 2022	conservation area and th	nere are no listed building	gs close by.				

# 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 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

In the Open Space Assessment Newport exhibits quantitive 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. Space and

Recreation:

### **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

N	E	V	V	0	43	
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# GREAT PAN FARM PAN LANE ,NEWPORT, PO30 2PH

<b>Key Details</b>										
Settlement: New	/port Set	tlement Tier: 1	Paris	sh: Newport	Site Area (1.2	.2	2018 SHLAA_Ref_No: IPS168	2nd Reg18	3 ISP Housing Allocation Ref:	
Relationship to Se	ettlement Boundary (IPS	Reg 18 part 2 - 2021):		Immeadiately adjacent to t	the Settlement Bounda	lary				
Location in Relation	on to Settlement Bounda	ary 2018:		The site is located outside	but immediately adjac	cent to the	current settlement boundary whic	ch is along the north ar	nd east boundaries.	
Brownfield or Gre	eenfield: Greenfield			Brownfield Register (If applicable):						
Site Description:	The site is located on t	he outskirts of Newpor	rt, the site is level	and bounded by trees and	hedges.					
Planning History:	Farm, Pan Lane, Newport, refused 21 August 2017 (TCP/29234/E/P/00770/17) and refused 12 March 2018 (TCP/29234/G/P/00049/18).  An application for proposed detached dwelling and detached garage, Great Pan Farm, Pan Lane, Newport, refused 12 March 2018 (TCP/29234/G/P/00049/18)  P/01049/08: LBC for demolition of store; conversion of barn into two residential units to include parking. GRANTED  P/0094/08: Demolition of store; conversion of barn into two residential units to include parking. GRANTED  P/01620/07: LBC for conversion of barn into unit of living accommodation and two commercial units. Refused.  (Checked June 2022)								Great Par	
Suitability A	ssessment		Site suitable if tick	ed						
Discounting Fact										
Environmental Dis	scounts (Stage A - 5m bu	ffer)				☐ Discounted by a Factor in Stage A (5m buffer)				
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation Regionally important Geological and Geomorphological Site (RIGG), National Na Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient N				ture Reserve (NNR), Site of Importance for Nature		The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.			ervation	
Environmental Dis	scounts (Stage A No buff	er):				☐ Discou	unted by a Factor in Stage A (No B	Buffer)		
_	Coast, Historic Park or G odiversity mitigation	arden, Publically Acces	ssible Open Space	, Local Green Space, Land		The site space.	is not located within any environn	mental designations inc	cluding heritage coast, historic park or garder	n, open
Envonmental Disc	counts_Stage B(i)					Discou	unted 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 dewllings:	0.6ha is located within FZ2 and 3 and has been removed from the assessment.				
						The rem	ainder of the site is located in FZ1	and is not class 1 or 2	agricultural land.	
	scounts Stage B(ii): :lement boundaries, Coas	stal Change Manageme	ent areas, Zones o	f Ground Instability Manag	gement	☐ Discou	unted by a Factor in Stage B(ii)			
Character of the	e Surrounding Area and	l Local Policy Context	: (Including Neigl	nbourhood Plan)						
Character and Co	ompatibility of the Surro			ng residential, whilst there a	·			e given to the extent of	of the flood zone, being able to access and egr	ress the
Local Policy Cont	text (Including Neighbou	rhood Plan: The site	e is located outsid	e but immediately adjacent	t to the settlement boo	oundary				
Mineral Resourc	es:	The site	e is not located in	a mineral or mineral safego	uarding area.					
Landscape Impo	acts									
Impact upon and	Relationship to the AON	B: The site is not loca	ated in an AONB.							
Landscape Chara	cter Area Key Factors:	Traditional Enclosed P	asture land							
Agricultural Land	Classification:	The classification is G	rade urban							

# GREAT PAN FARM PAN LANE, NEWPORT, PO30 2PH

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 cutilage 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 Large band of FZ2/3 across north one-third of site. Small patch of surface water risk on south-east boundary. Water):

### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and

There are a number of public open space facilities nearby.

Recreation:

#### **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 les 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

NEW046a	Land at 233	Enirlag I	Road New	<i>n</i> ort							
14L VV 040a	Land at 255	гантее і	Noau, New	γροιτ							
<b>Key Details</b>											
Settlement: Newp	oort Sett	lement Tier: 1		Parish: Newport	Si	ite Area (0.16	2018 SHLAA_Ref_No: IPS159	2nd Reg18 ISP Hous	ising Allocation Ref:		
Relationship to Set	tlement Boundary (IPS F	Reg 18 part 2 - 2	2021):	Located outside t	the Settlement bour	ndary, but reasonab	y related to it to the extent that an ex	ctensioin could be at least be c	considered further		
Location in Relatio	n to Settlement Bounda	ry 2018:		The site is located	ed outside the settler	ment boundary.					
Brownfield or Gree	Brownfield or Greenfield: Mix			Brownfield Register (If applicable):							
Site Description:	The site comprises of a	listed building	and its curtilage la	nd. The site is fairly leve	el and has a number	of larger trees and	is bounded by hedges interspersed w	ith trees.			
Planning History:	PO30 2JU (Pending) 21/00185/OUT   Outlin P/00540/17/TCP/32582	ne for 2 dwelling 2/A - An applica	gs and 2 detached tion for Proposed	garages (revised descrip	iption)   Round Hous two bungalows (revi	se Tea Rooms 233 F ised scheme), Land	e for 2 dwellings and 2 detached garage airlee Road Newport Isle Of Wight POS adjacent Round House, 233 Fairlee Ro Road Newport Isle Of Wight PO30 2J	30 2JU (Granted) ad, Newport, Refused 21 Augu	s 233 Fairlee Road Newport Isle Of Wight ust 2017 Appeal awaiting validation.		
Suitability As	ssessment		☐ Site suitable	if ticked							
Discounting Facto	ors										
Environmental Disc	counts (Stage A - 5m buf	ffer)				□ Dis	counted by a Factor in Stage A (5m bu	uffer)			
Regionally importa	te, Special Protection Aron Int Geological and Geom C), Local Nature Reserve	norphological Si	te (RIGG), Nationa	Nature Reserve (NNR)	, Site of Importance	for Nature zone	ite is not located within any environm NNR, RAMSAR, SAC, SINC, SPA, SSSI,		ancient woodland, LNR, marine conservation t or RIGG		
Environmental Disc	counts (Stage A No buffe	er):				□ Dis	counted by a Factor in Stage A (No Bu	uffer)			
_	Coast, Historic Park or Gadiversity mitigation	arden, Publicall	y Accessible Open	Space, Local Green Spa	ace, Land	The s	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Disco	ounts_Stage B(i)					□ Dis	☐ Discounted by a Factor in Stage B				
Flood zones 2 3, A	gricultural Land Quality	Grades 12, Sma	ll Sites falling belo	w the size threshold of	0.25ha or 5 dewlling		The site is located in FZ1 and is not class 1 or 2 agricultural land.				
Environmental Disc Remote from settle	counts Stage B(ii): ement boundaries, Coas	ital Change Mar	nagement areas, Z	ones of Ground Instabili	lity Management	□ Dis	counted by a Factor in Stage B(ii)				
Character of the	Surrounding Area and	Local Policy C	ontext (Including	Neighbourhood Plan)	)						
Character and Co	mpatibility of the Surrou	unding Area:	The site is outside	the settlement bounda	ary on the edge of th	e area.					
Local Policy Conte	ext (Including Neighbour	rhood Plan:	The site is located	outside the settlement	boundary. Strategic	Gap.					
Mineral Resource	es:	•	The site is not loca	ted in a mineral or mine	eral safeguarding are	ea.					
Landscape Impa	cts										
Impact upon and I	Relationship to the AONI	B: The site is r	not located in an A	ONB.							
	,		osed Pasture land								
Agricultural Land (	Classification:	The classification	on is Grade 3								

Agricultural Land Classification:

Impact:

Landscape It is outside the settlement boundary on the outskirts of the area. It is a small site that is well treed including at boundaries. Strategic Gap.

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# 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 | Small patches of surface water risk at south of site.

Water):

### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and

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.

Recreation:

#### 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

Heritgae and ecological impact. Well treed site containing a listed building. Strategic Gap.

Status

Heritage Impacts

# Fields to the north-west of Mountbatten Drive, Newport (East of Gunville Road).

<b>Key Deta</b>	ails											
Settlement:	Newport	Settlement Tier:	1 P	arish: Newport	Site Area (8.5	2018 SHLAA_Ref_No: IPS139	2nd Reg18 ISP Housing Allocation Ref:					
Relationship	to Settlement	Boundary (IPS Reg 18 part 2	- 2021):	Located outside the Settlement	boundary, but rea	asonably related to it to the extent that an exten	nsioin could be at least be considered further					
Location in F	Relation to Sett	lement Boundary 2018:		The site is located outside the s	ettlement bounda	ry and to the north of Newport.						
Brownfield o	or Greenfield:	Greenfield		Brownfield Register (If applicab	le):							
Site Descript	11100100	is a large site to the north of ght of way.	Newport beyond the s	ettlement boundary. The site is a s	series of agricultur	al fields that are bounded by a mix of hedges th	hat in places are interspersed with trees. The site is accessed from a					
Planning His		nt planning history. ed June 2022)										
Suitabili	ty Assessn	nent	☐ Site suitable if t	icked								
Discounting	Factors											
Environment	tal Discounts (S	itage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buffe	er)					
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservatio Regionally important Geological and Geomorphological Site (RIGG), National National Victorian (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Nature Reserve (LNR), Ancient Nature (LNR), Ancient Nature (LNR), Ancient (LNR), Ancient (LNR), Ancient (LNR), Ancient (LNR), Ancient (LNR), Ancient (LNR)				ature Reserve (NNR), Site of Import	tance for Nature	The site is not located in an ancient woodland scheduled ancient monument or RIGG.	d, LNR, marine conservation zone, NNR, RAMSAR, SAC, SPA, SSSI,					
	, ,,	, ,,	,	,	,	However, Over half of the site is located in a Sassessment. The remainder of the area just of	SINC. This section of the site has been removed from the following over 2.5ha to the west is outside the SINC.					
		itage A No buffer):	ally Associate Open Co	and Local Croom Croom Louid		☐ Discounted by a Factor in Stage A (No Buffe	er)					
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Spacesafeguarded as biodiversity mitigation				e, Local Green Space, Land		The site is not located within any environmen space.	ntal designations including heritage coast, historic park or garden, open					
Envonmenta	l Discounts_St	age B(i)				☐ Discounted by a Factor in Stage B						
Flood zones	2 3, Agricultur	al Land Quality Grades 12, Sn	nall Sites falling below t	he size threshold of 0.25ha or 5 de	ewllings:	The site is located in FZ1 and is not class 1 or 2	2 agricultural land.					
	tal Discounts Sin settlement be	_	anagement areas, Zone	es of Ground Instability Manageme	nt	☐ Discounted by a Factor in Stage B(ii)						
Character o	of the Surroun	ding Area and Local Policy	Context (Including Ne	eighbourhood Plan)								
Character a	and Compatibil	ty of the Surrounding Area:	The site is outside the	settlement boundary beyond the l	built up area.							
Local Policy	Context (Inclu	ding Neighbourhood Plan:	The site is outside and	d not immediately adjacent to the s	settlement bound	ary.						
Mineral Re	sources:		The site is not located	l in a mineral or mineral safeguardi	ing area							
Landscape	Impacts											
Impact upor	n and Relations	hip to the AONB: The site is	s not located in an AON	В.								
Landscape (	Character Area	Key Factors: Traditional Er	nclosed Pasture land									
Agricultural	Land Classifica	tion: The classifica	tion is Grade 3									
Landscape	It is outside th	ne settlement boundary on th	ne outskirts of the area	where the land is more agricultura	I. The site is undul	ating in places but is slightly sloping to the soutl	h from Forest Road. It comprises a mix of farmland and natural					
Impact:	greenspace. It iis crossed b	y several public footpaths an	nd has recreational valu	-	al value, with over	half of the site is located in a SINC (Kitbridge Fa	arm) and there is a watercourse that runs north east to south west. It is					

# 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** 

There are a number of public open space facilities nearby.

Biodiversity Net Gain Scope:

#### Flood Risk

Flood Risk (including Surface FZ2/3 across south boundary, and water flow path from north to south across centre of the site.

Water):

#### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Recreation:

### **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

# Land on the south-west side of Buckbury Lane opposite Powell Close and Buckbury Close, Newport.

Key Detai	ils										
Settlement:	Newport	Settlement Tier: 1		Parish:	Newport	Site Area (1	20	018 SHLAA_Ref_No: IPS138b	2nd	Reg18 ISP Housing Allocation Ref:	
Relationship t	o Settlement Boundary (II	PS Reg 18 part 2 - 2	2021):	Imn	neadiately adjacent to	the Settlement Bound	dary				
Location in Re	elation to Settlement Bou	ndary 2018:		The	site is located outside	but immediately adjac	acent to the cu	urrent settlement boundary wl	hich is along the r	north eastern boundary on the other side of the unma	de road.
Brownfield or	Greenfield: Greenfield			Bro	wnfield Register (If app	olicable):					
Site Description	The site is a couple of Buckbury Lane.	of fields with some	scrubby areas and $\epsilon$	grazing a	areas. It is bounded by	hedges and trees with	thin some large	er trees to the south of the site	e separating the a	areas. The site drops away to the south from the north	and
Planning Histo	No relevant plannin (Checked June 2022	•									
Suitability	y Assessment		☐ Site suitable if	fticked							
Discounting I	Factors										
Environmenta	al Discounts (Stage A - 5m	buffer)					☐ Discour	nted by a Factor in Stage A (5m	n buffer)		
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (LNR), Ancient Woodlands, Ancient				Nature R	deserve (NNR), Site of Ir	mportance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine				
Environmenta	nvironmental Discounts (Stage A No buffer):						☐ Discour	nted by a Factor in Stage A (No	o Buffer)		
	age Coast, Historic Park o as biodiversity mitigation	pace, Lo	The site is not located within any environmental designations including heritage space.				cions including heritage coast, historic park or garden,	pen			
Envonmental	Discounts_Stage B(i)						☐ Discour	nted by a Factor in Stage B			
	3, Agricultural Land Qual	ity Grades 12, Sma	all Sites falling below	the size	e threshold of 0.25ha o	r 5 dewllings:		the site is located in FZ 2 and 3	3 and has been dis	scounted from the site.	
							The remainder of the site (0.7ha) is located in FZ1 and is not class 1 or 2 agricultural land.				
	ıl Discounts Stage B(ii): settlement boundaries, C	oastal Change Mai	nagement areas, Zon	nes of Gr	ound Instability Manag	gement	☐ Discounted by a Factor in Stage B(ii)				
Character of	f the Surrounding Area c	and Local Policy C	ontext (Including N	Neighbo	urhood Plan)						
Character an	d Compatibility of the Sur	rounding Area:	The site is close to e	xisting r	esidential, no compatik	bility issues are envisag	aged.				
Local Policy	Context (Including Neighb	ourhood Plan:	The site is located or	utside b	ut adjacent to the curre	ent settlement bounda	dary.				
Mineral Reso	ources:		The site is not locate	ed in a m	ineral or mineral safeg	uarding area.					
Landscape II	mpacts										
	and Relationship to the A	ONB: The site is	not located in an AO	NB.							
Landscape Ch	naracter Area Key Factors:	Traditional Enc	losed Pasture land								
Agricultural L	and Classification:	The classificati	on is Grade urban								
		t boundary on the	outskirts of the area	a where	the land is more agricu	ultural. The site slopes	s from the nor	th east to the south. The site is	is visually exposed	I in the wider landscape with long views to/from west	round
Impact:	southerly aspects to the se	outh-east. A public	right of way marks	the sout	th-west boundary givin	g the site some recrea	ational value.	The water-course gives the site	te some additiona	I biodiversity value. The development east of Newport south of the rural track Buckberry Lane.	
Heritage Im	pacts										
	storic Environment and Ho	aritage Assets. Th	ne site is not located	in a con	servation area and the	are are no listed buildin	ings close by				

## Land on the south-west side of Buckbury Lane opposite Powell Close and Buckbury Close, 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 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 FZ2/3 across west section, covering just under half the site.

Water):

#### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and

There are a number of public open space facilities nearby.

Recreation:

#### **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

Heritage Impacts

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

Key Details								
Settlement: Newport	Settlement Tier:	Parish:	Newport	Site Area (110	.3 2018 SHLAA_Ref_No: IPS111	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlement	Boundary (IPS Reg 18 part 2 -	2021): Lo	cated outside the Settleme	ent boundary, but rea	sonably related to it to the extent that an exter	isioin could be at least be considered further		
Location in Relation to Sett	lement Boundary 2018:	Th	e site is located outside the	e settlement bounda	у.			
Brownfield or Greenfield:	Greenfield	Br	ownfield Register (If applic	able):				
						inded to the east by the River in parts and the Cowes to New ees in places, some area have post/rail/wire fences.	vport multi-	
,	nt planning history d June 2022)							
Suitability Assessm	nent	☐ Site suitable if ticked						
Discounting Factors								
Environmental Discounts (S	tage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buffe	er)		
Regionally important Geolo	al Protection Area (SPA), Spec gical and Geomorphological S Nature Reserve (LNR), Ancient	ite (RIGG), National Nature	Reserve (NNR), Site of Imp	ortance for Nature	Approximately 22.5ha is located in a SINC and following assessment.	Ancient Woodland and has therefore been discounted from	ı the	
	(2.111), / 111010111	, woodianas) / molene mona	ment, marine conservation			any environmental designations including, ancient woodland C, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	d, LNR,	
Environmental Discounts (S					$\square$ Discounted by a Factor in Stage A (No Buffe	r)		
Includes Heritage Coast, His safeguarded as biodiversity	toric Park or Garden, Publical mitigation	ly Accessible Open Space, Lo	ocal Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden space.			
Envonmental Discounts_Sta	age B(i)				☐ Discounted by a Factor in Stage B			
Flood zones 2 3, Agricultura	al Land Quality Grades 12, Sm	all Sites falling below the siz	e threshold of 0.25ha or 5	dewllings:	6.6ha on the site is located in FZ2 and 3.			
					The remainder of the site is located in FZ1 and	l is not class 1 or 2 agricultural land.		
Environmental Discounts St Remote from settlement bo	age B(ii): oundaries, Coastal Change Ma	nagement areas, Zones of G	Ground Instability Managen	nent	☐ Discounted by a Factor in Stage B(ii)			
Character of the Surroun	ding Area and Local Policy (	Context (Including Neighbo	ourhood Plan)					
Character and Compatibili	ty of the Surrounding Area:	The site is outside the settle	ement boundary beyond th	ne built up area betwo	een two settlements. The south of the site inclu	des land used for an anaerobic digester.		
Local Policy Context (Inclu	ding Neighbourhood Plan:	The site is outside the settle	ement boundary beyond th	he built up area. Stra	tegic Gap.			
Mineral Resources:		The top part of the norther	n section of the site is loca	ited in a mineral safe	guarding area. This will need to be considered f	urther should the site be considered appropriate.		
Landscape Impacts								
Impact upon and Relations	hip to the AONB: The site is	not located in an AONB.						
Landscape Character Area	Key Factors: Traditional End	closed Pasture land						
Agricultural Land Classification	tion: The classificat	ion is Grade 3						
Impact: The site is a la track. The site with trees in p	rge undulating site encompase is ecologically rich both by violaces.	sing a number of land parce irtue of proximity to interna	els along the west of the Riv tional habitats, but also be	ver Medina. The site ecause it has pockets		to the east by the River in parts and the Cowes to Newport reted within it. The site is predominately bounded by hedges		

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

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 northen 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 Ecolgical 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 FZ2/3 across far east section. Surface water flow paths at north and centre.

Water):

#### Proximity to Key Services

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 Access to Public Transport:

up to every 10 minutes

The main Cowes to Newport multi user track is to the east of the site and runs along side the eastern boundary. Access to Pedestrian Cycle Links:

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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and

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.

Recreation:

#### 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 inconsitent with the prevailing settlement patterns, relating poorly to existing development boundaries and centres.

Status

NEWUS	Land Ac	ljoining Ash	Lane Gunvi	le Newport							
Key Deta	ils										
Settlement:	Newport	Settlement Tier:	1	Parish: Newport	Site Area (6.9	2018 SHLAA_Ref_No: IPS106	2nd Reg18 ISP Housing Allocation Ref:				
Relationship	to Settlement Boundar	ry (IPS Reg 18 part 2	- 2021):	Immeadiately adjacen	t to the Settlement Bounda	ary					
Location in R	Relation to Settlement E	Boundary 2018:		The site is located out	side and not immediately a	djacent to the current settlement boundary.					
Brownfield o	r Greenfield: Greenfie	eld		Brownfield Register (If	applicable):						
Site Descript	This large site is the site.	on the outskirts of G	Gunville/Newport just l	peyond the settlement bou	ındary. The site is gently s	oping. There boundaries of the site are hedg	ges interspersed with trees. The old dismantled railway site is	to the south o			
Planning Hist	No recent plann (Checked June 2										
Suitabilit	ty Assessment		☐ Site suitable if	ticked							
Discounting	Factors										
Environment	al Discounts (Stage A -	5m buffer)				☐ Discounted by a Factor in Stage A (5m b	puffer)				
Regionally in	nportant Geological and	d Geomorphological	Site (RIGG), National N	on (SAC), Site of Special Sc lature Reserve (NNR), Site Monument, Marine Conse	of Importance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation					
Environment	al Discounts (Stage A N	lo buffer):				☐ Discounted by a Factor in Stage A (No Buffer)					
	tage Coast, Historic Pa as biodiversity mitigati		ally Accessible Open Sp	ace, Local Green Space, La	ind	,	mental designations including heritage coast, historic park or g	garden, open			
Envonmenta	l Discounts_Stage B(i)					☐ Discounted by a Factor in Stage B					
		Quality Grades 12, Sr	nall Sites falling below	the size threshold of 0.25h	na or 5 dewllings:	The site is located in FZ1 and is not class 1	or 2 agricultural land				
Remote from	cal Discounts Stage B(ii) In settlement boundarie In the Surrounding Are	s, Coastal Change M		es of Ground Instability Ma	anagement	☐ Discounted by a Factor in Stage B(ii)					
	nd Compatibility of the	•		,	patibility issues are envisag	ed.					
Mineral Res	Context (Including Nei	gnbournood Plan:		d in a mineral or mineral s	•	sites were to come forward, depending on a	number of factors it could be seen as a broader developmen	t opportunity.			
Willier at Nes	ources.		The site is not locate	u iii a iiiiilerai or iiiiilerai s	areguarding area.						
Landscape	Impacts										
Impact upor	n and Relationship to th		s not located in an AO tryside and Rights of V	·	to views from the AONB hi	lls located 500m south. AONB settings are a	consideration in accordance with the Duty of Regard set out a	at Section 85 o			
Landscape C	Character Area Key Fact	ors: Traditional Er	nclosed Pasture land								
Agricultural	Land Classification:	The classifica	tion is Grade 3								
Landscape Impact:	by a significant hedger The land slopes gently	row and public footp down from the sout	ath. Nonetheless, we h to the north. It is pa	e this field to be develope rtially screened by vegetat	d it would represent the fullion, although still exposed	rthest westward extent of Newport/Gunville	ONB to the south. AONB settings are a consideration in accord				
Heritage In	npacts										
Impact on H	istoric Environment an	d Heritage Assets:	The site is not located	in a conservation area and	there are no listed buildin	gs close by.					

## Land Adjoining Ash Lane Gunville Newport

**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 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and

Recreation:

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 cetral 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

<b>NEW057</b>	Land off Alv	vington R	oad, New	port, Isle of Wigh	t, PO30 5SR					
<b>Key Details</b>										
Settlement: New	yport Set	tlement Tier: 1		Parish: Newport	Site Area (3.3	2018 SHLAA_I	Ref_No: IPS094	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Se	ettlement Boundary (IPS	Reg 18 part 2 - 2	021):	Immeadiately adjacent to	the Settlement Boundar	у				
Location in Relation	on to Settlement Bounda	ary 2018:		The site is located outsid	e but immediately adjace	nt to the current settle	ment boundary which i	is along the eastern boundary.		
	enfield: Greenfield	•		Brownfield Register (If ap			,	,		
Site Description:	The site comprises of 2 the north.	2 areas of agricul	tural fields dissect	ted by the public right of way ar	nd farm track. The site is	bounded by hedges and	d a post and wire fencir	ng but fairly open to the track. The site gently slopes from the south	h to	
Planning History:	Small area centre east (Checked June 2022)	: 20/00666/FUL	Three detached	dwellings, formation of vehicul	ar accesses and parking/t	urning areas   Land Adj	acent 79 Alvington Roa	ad Carisbrooke Newport Isle Of Wight PO30 5AR (Refused)		
Suitability A	ssessment		☐ Site suitable	if ticked						
Discounting Fact	tors									
Environmental Dis	scounts (Stage A - 5m bu	ffer)				☐ Discounted by a Fac	ctor in Stage A (5m buff	fer)		
Regionally importa	ant Geological and Geon	norphological Sit	e (RIGG), Nationa	ation (SAC), Site of Special Scier I Nature Reserve (NNR), Site of nt Monument, Marine Conserva	Importance for Nature			ntal designations including, ancient woodland, LNR, marine conserv heduled ancient monument or RIGG.	ation	
	scounts (Stage A No buff					☐ Discounted by a Fac	ctor in Stage A (No Buff	·er)		
	coast, Historic Park or G odiversity mitigation	iarden, Publically	Accessible Open	Space, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Disc	counts Stage B(i)					☐ Discounted by a Factor in Stage B				
Flood zones 2 3, A	Agricultural Land Quality	Grades 12, Smal	ll Sites falling belo	w the size threshold of 0.25ha	or 5 dewllings:	The site is located in F	Z1 and is not class 1 or	2 agricultural land.		
	scounts Stage B(ii): lement boundaries, Coas	stal Change Man	agement areas, Zo	ones of Ground Instability Mana	agement	☐ Discounted by a Fac	ctor in Stage B(ii)			
Character of the	Surrounding Area and	d Local Policy Co	ontext (Including	Neighbourhood Plan)						
Character and Co	ompatibility of the Surro	unding Area: T	he site is beyond	the built up area.						
Local Policy Cont	text (Including Neighbou	rhood Plan: T	he site is located	outside but immediately adjace	ent to the current settlem	ent boundary.				
Mineral Resource				ted in a mineral or mineral safe		·				
Landscape Impa	acts									
Impact upon and	Relationship to the AON	IB: The site is n	ot located in an A	ONB						

Landscape Character Area Key Factors: Traditional Enclosed Pasture land

The classification is Grade 3 to the west and urban to the east of the site. Agricultural Land Classification:

Landscape It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. The site comprises two distinct sections separated by a hedgerow. The northern triangular shaped field grows cabbages and te larger southern field is arable. Both sections, have a pleasing rural character. The north is more enclosed and there is a sense of eological value. The south field forms part of a sweeing sloping vista capped by deciduous woodland to the south. There are Public Rights of Way giving recreational value, one crossing the site and one at the northern boundary. The site is bounded by vegetation on the northern boundaries and is situated on a slope down from south to north, so visual impacts are limited.

The western end of Newport is comparatively far from the town centre and services, compared to other sections of 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. **CHECKED JUNE 2022** 

## 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, including protected species. The site abuts TPO woodland to the north.

**CHECKED JUNE 2022** 

**Biodiversity Net Gain Scope:** 

Flood Risk

Flood Risk (including Surface No flood risk identified.

Water):

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 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and Recreation:

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 of the site have a pleasing rural chacater and are Grade 3 agricultural land. The south section has a landscape impact in particular 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

#### Land off Alvington Manor View, Newport, Isle of Wight, PO30 5NZ **NEW058 Key Details** Settlement: Newport Settlement Tier: 1 Parish: Newport Site Area (1.47 2018 SHLAA Ref No: IPS093 2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Immeadiately adjacent to the Settlement Boundary Location in Relation to Settlement Boundary 2018: The site is outside the settlement boundary which is 50m to the east. Brownfield or Greenfield: Greenfield Brownfield Register (If applicable): Site Description: The site comprises of 2 areas of agricultural fields bounded by hedges and a post and wire fencing. The site gently slopes from the south to the north. Planning History: No recent planning history (Checked June 2022) ☐ Site suitable if ticked **Suitability Assessment Discounting Factors** ☐ Discounted by a Factor in Stage A (5m buffer) Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. 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 The site is not located within any environmental designations including heritage coast, historic park or garden, open safeguarded as biodiversity mitigation space. ☐ Discounted by a Factor in Stage B 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: The site is located in FZ1 and is not class 1 or 2 agricultural land. ☐ 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: The site is beyond the built up area. Local Policy Context (Including Neighbourhood Plan: The site is outside the settlement boundary which is 50m to the east. 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 classification is 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 very rural character, tranquil and somewhat disconnected from the settlement edge, although a permission to the east will bring the edge of Newport to the site edge. The site slopes down from the north to the south and is not without visual impact to the south (from the west field). The east field is more screened in the wider landscape by vegetation. There is Public Right of way down the west boundary and another just off site to the south and the area feels like it has 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. CHECKED JUNE 2022

## 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 No flood risk identified.

Water):

Proximity to Key Services

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 Public Transport:

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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and

The site is not located close to any recognised open/recreation space

Recreation:

#### **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

	7.6.10011011	a. 31.3116.	ound, Cowes									
Key Details												
Settlement: Newp	port	Settlement Tier:	Par	ish: Newport	Site Area (1.8	83	2018 SHLA	AA_Ref_No: IPS	5087	2nd Reg18 ISP Housing	g Allocation Ref:	
Relationship to Set	ttlement Boundary (IF	PS Reg 18 part 2 -	2021):	Located outside the Set	tlement boundary, but re	easonabl	ly related to it	t to the extent t	that an extensio	in could be at least be cons	sidered further	
Location in Relatio	on to Settlement Bour	ndary 2018:		The site is located outsi	de the settlement bounda	ary.						
Brownfield or Gree	enfield: Greenfield			Brownfield Register (If a	applicable):							
Site Description:	The site is located al	long the main Cov	ves to Newport road and	forms part of the Agricu	ıltural showground. The	area is a	longside the r	main road and i	is level with post	and wire fencing to all bu	t the south bounda	ary that has a hedge.
Planning History:	No recent planning I (Checked June 2022	•										
Suitability As	ssessment		☐ Site suitable if tic	ked								
Discounting Facto	ors											
Environmental Disc	counts (Stage A - 5m	buffer)				☐ Dis	scounted by a	Factor in Stage	e A (5m buffer)			
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI) Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Na						The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.					R, marine conservation	
			onument, Marine Conser	•	zone,	, NNR, RAMSA	AR, SAC, SINC, S	SPA, SSSI, schedu	led ancient monument or	RIGG.		
Facility in a second of Dis-	and the second of the second o	(f)										
	counts (Stage A No bu Coast, Historic Park on		ly Accessible Open Space	e, Local Green Space, Lan	nd			Factor in Stage				
safeguarded as bio	odiversity mitigation					space		ted within any	environmentai c	lesignations including heri	tage coast, historic	park or garden, open
Envonmental Disco	ounts Stage B(i)					□ Dis	scounted by a	Factor in Stage	e B			
		ity Grades 12, Sm	all Sites falling below the	e size threshold of 0.25ha	a or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land						
Environmental Disc Remote from settle	•	oastal Change Ma	nagement areas, Zones (	of Ground Instability Mar	nagement	□ Dis	scounted by a	Factor in Stage	e B(ii)			
Nemote from Setti	ement boundaries, et	oustar change ivia	magement areas, zones	or Ground motability was	idgement							
Character of the	Surrounding Area a	ınd Local Policy (	Context (Including Neig	hbourhood Plan)								
Character and Co	mpatibility of the Sur	rrounding Area:	The site forms part of the	ne agricultural showgrou	nd, it is unclear how the s	showgro	und would op	perate if resider	ntial were to take	e place to the front extent	of the site.	
Local Policy Conte	ext (Including Neighbo	ourhood Plan:	The site is located outsi	de the settlement bound	lary and is located betwee	en Cowe	es and Newpo	rt. Strategic Ga	ıp.			
Mineral Resource	es:		The entire site is located	d within the mineral safe	guarding area. This will n	need to b	be considered	further should	I the site be cons	idered appropriate.		
Landscape Impa	cts											
Impact upon and I	Relationship to the AG	ONB: The site is	not located in an AONB.									
Landscane Charac	ter Area Key Factors:	Traditional Eng	closed Pasture land									
Agricultural Land Classification:  The classification is Grade 3												
Agricultural Lalia	Ciassification.	THE CIASSIIICAL	on is Graut 3									

## 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. CHECKED JUNE 2022

## Agricultural Showground, 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. The site is within a Medina Estuary Local Ecological Network. There are hedgerow at northerm and western boundaries.

**CHECKED JUNE 2022** 

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface 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.

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:

Access to Open

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

There is limited public open space provision nearby Space and

Recreation:

#### **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 setttlement coalesence 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

NEW061	117 Medina	Avenue, New	port				
<b>Key Details</b>							
Settlement: Nev		nent Tier: 1	Parish: Newport	Site Area ( 0.4	4 20	018 SHLAA_Ref_No: IPS053	2nd Reg18 ISP Housing Allocation Ref:
Relationship to S	ettlement Boundary (IPS Reg	g 18 part 2 - 2021):	Located within Settleme	ent Boundary			
Location in Relat	ion to Settlement Boundary	2018:	The site is within the se	ttlement boundary			
Brownfield or Gro	eenfield: Brownfield		Brownfield Register (If a	pplicable):			
Site Description:	The site is located within	Newport and is currently	y occupied by 'the meeting pod comp	any'. It is a relatively flat	site with tree	es to the east boundary.	
Planning History:	No recent planning histor (Checked June 2022)	у.					
Suitability A	Assessment	☐ Site s	uitable if ticked				
Discounting Fac	ctors						
	iscounts (Stage A - 5m buffe				Discour	nted by a Factor in Stage A (5m buff	fer)
Regionally impor	tant Geological and Geomor	phological Site (RIGG), N	onservation (SAC), Site of Special Scie National Nature Reserve (NNR), Site o , Ancient Monument, Marine Conser	f Importance for Nature		•	ntal designations including, ancient woodland, LNR, marine conservation cheduled ancient monument or RIGG.
,	,	,		. ,	The easte developat	,	the 5m buffer of a SINC. It is not considered that this affects the
	iscounts (Stage A No buffer):			ها	Discour	nted by a Factor in Stage A (No Buff	fer)
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation					The site is space.	not located within any environmen	ntal designations including heritage coast, historic park or garden, oper
Envonmental Dis	counts_Stage B(i)				Discour	nted by a Factor in Stage B	
Flood zones 2 3,	Agricultural Land Quality Gr	ades 12, Small Sites falli	ng below the size threshold of 0.25ha	or 5 dewllings:		located in FZ1 and is not class 1 or rn edge boundary is located within	<sup>2</sup> 2 agricultural land. the FZ 2 and 3. It is not considered that this affects the developable ar
	iscounts Stage B(ii): tlement boundaries, Coastal	Change Management a	reas, Zones of Ground Instability Mar	nagement	□ Discour	nted by a Factor in Stage B(ii)	
Character of th	e Surrounding Area and Lo	ocal Policy Context (Inc	cluding Neighbourhood Plan)				
Character and C	Compatibility of the Surround	ling Area: The site is o	lose to existing residential, no compa	atibility issues are envisag	ged.		
Local Policy Con	ntext (Including Neighbourho	od Plan: The site is s	ituated within the settlement bounda	ary and a confirmed brow	wnfield site.		
Mineral Resource	ces:	The site is r	not located in a mineral or mineral saf	feguarding area.			
Landscape Imp	acts						
Impact upon and	d Relationship to the AONB:	The site is not located	in an AONB.				
Landscape Chara	acter Area Key Factors: Se	ttlement					
Agricultural Land	,	e classification is urban					
			impact on landscape character will b	e minimal. Consideration	on will need to	be given to the impact on neighbo	ouring sites.
Heritage Impac	cts						
Impact on Histor	ric Environment and Heritage	e Assets: The site is no	t located in a conservation area and t	here are no listed buildin	ngs close by. I	n an area of high potential for Rom	nan settlement remains. Early consultation with IWCAHES needed.

## 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 FZ2/3 across east and south boundaries.

Water):

#### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and

Recreation:

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

# Land opposite Hillside, Buckbury Lane, Newport Isle of Wight, PO30 2NJ

<b>Key Details</b>							
Settlement: New	vport Set	tlement Tier: 1	Paris	sh: Newport	Site Area (0.6	2018 SHLAA_Ref_No: IPS016	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Se	ettlement Boundary (IPS	Reg 18 part 2 - 2021):		Immeadiately adjacent to	the Settlement Bounda	ary	
Location in Relati	ion to Settlement Bounda	ary 2018:		The site is located outside	but immediately adjac	ent to the current settlement boundary whic	ch is along the north eastern boundary on the other side of the unmade road.
Brownfield or Gre	eenfield: Greenfield			Brownfield Register (If app	plicable):		
Site Description:	The site is a sloping site	e that slopes to the sout	th west. It does	not appear to be actively u	used and has scrubbed i	up across the site. The boundaries to the site	e are hedges.
Planning History:	No apparent planning (Checked June 2022)	history.					
Suitability A	Assessment	□ Si	ite suitable if tick	ed			
Discounting Fac	tors						
Environmental Di	iscounts (Stage A - 5m bu	ffer)				☐ Discounted by a Factor in Stage A (5m b	puffer)
Regionally import	tant Geological and Geon	norphological Site (RIGG	6), National Natu	SAC), Site of Special Scient re Reserve (NNR), Site of In nument, Marine Conserva	mportance for Nature	The site is not located within any environm zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,	mental designations including, ancient woodland, LNR, marine conservation scheduled ancient monument or RIGG.
Environmental Di	iscounts (Stage A No buff	er):				☐ Discounted by a Factor in Stage A (No Bi	uffer)
	Coast, Historic Park or G iodiversity mitigation	arden, Publically Access	sible Open Space	, Local Green Space, Land			mental designations including heritage coast, historic park or garden, open
Envonmental Disc	counts_Stage B(i)					☐ Discounted by a Factor in Stage B	
Flood zones 2 3,	Agricultural Land Quality	Grades 12, Small Sites f	falling below the	size threshold of 0.25ha o	or 5 dewllings:	The site is located in FZ1 and is not class 1	or 2 agricultural land
	iscounts Stage B(ii): tlement boundaries, Coas	stal Change Managemer	nt areas, Zones o	f Ground Instability Manaរ្	gement	☐ Discounted by a Factor in Stage B(ii)	
Character of the	e Surrounding Area and	Local Policy Context	(Including Neigi	hbourhood Plan)			
Character and C	compatibility of the Surro	unding Area: The site	is close to existing	ng residential, no compatib	oility issues are envisage	d.	
Local Policy Con	text (Including Neighbou	rhood Plan: The site	is located outsic	le but adjacent to the curre	ent settlement bounda	ry which is along the north eastern boundary	on the other side of the unmade road.
Mineral Resourc	ces:	There is	a small section t	o the south corner that is	located in a mineral saf	eguarding area. This will need to be conside	ered further should the site be considered appropriate.
Landscape Impo	acts						
Impact upon and	Relationship to the AON	IB: The site is not locat	ted in an AONB				
Landscape Chara	acter Area Key Factors:	Traditional Enclosed Pa	asture land				
Agricultural Land	d Classification:	The classification is urb	oan				
Landscape A di Impact: wes	·	is outside the settleme	nt boundary on t	he outskirts of the area wl	here the land is becomi	ng more rural and agricultural. The site slope	es to the south west with there are long views across to/from the south-
Heritage Impac	rts						
Impact on Histor	ric Environment and Herit	tage Assets: The site is	not located in a	conservation area and the	re are no listed building	s close by.	
			JUNE 2022			•	

## 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 No flood risk identified.

Water)

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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and There are a number of public open space facilities nearby.

Recreation:

#### 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

NEW066	Barton Scho	ool Site, (	Green Stree	t, Royal Excha	inge, Newp	ort		
<b>Key Details</b>								
Settlement: News	port Set	tlement Tier: 1	ŀ	Parish: Newport	Site A	Area ( 1.02	2018 SHLAA_Ref_No: IPS066	2nd Reg18 ISP Housing Allocation Ref: N/a
Relationship to Set	ttlement Boundary (IPS	Reg 18 part 2 - 2	2021):	Located within Settle	ment Boundary			
Location in Relatio	on to Settlement Bounda	ary 2018:		The site is in the settle	lement boundary.			
Brownfield or Gree	enfield: Brownfield			Brownfield Register (I	If applicable):			
Site Description:	The site is the old Barto	on School site lo	cated in Newport. It	has a number of accesse	es to it and a sports f	field/amenity are	a to the east.	
Planning History:	20/01971/FUL   Chang Granted.	ge of use of form	ner school buildings t	o form homeless shelter	to include single sto	orey extension, ne	w covered porch and alteration to acce	ess of Barton Road   Former Barton Primary Green Street Newport.
	Proposed mobile class	room (Revised s	iting) at Barton Prim	ary and Early years Centre	e Green Street cond	litional approval 3	0th August 2012 (TCP00707/P/P/0102	2/12).
	(Checked June 2022)							
Suitability As	ssessment		☐ Site suitable if	ticked				
Discounting Facto	ors							
	counts (Stage A - 5m bu						ounted by a Factor in Stage A (5m buffe	er)
Regionally importa	ant Geological and Geon	morphological Sit	te (RIGG), National N	on (SAC), Site of Special So ature Reserve (NNR), Site Monument, Marine Cons	e of Importance for I	Nature zone, I	e is not located within any environmen INR, RAMSAR, SAC, SINC, SPA, SSSI, sch	ntal designations including, ancient woodland, LNR, marine conservation neduled ancient monument or RIGG.
	counts (Stage A No buff		v Accessible Ones Su		and	Disc	ounted by a Factor in Stage A (No Buffe	er)
	odiversity mitigation	arden, Publically	y Accessible Open Sp	ace, Local Green Space, L	Land	The sit space.	e is not located within any environmen	tal designations including heritage coast, historic park or garden, open
Envonmental Disco	ounts_Stage B(i)					Disc	ounted by a Factor in Stage B	
Flood zones 2 3, A	gricultural Land Quality	Grades 12, Sma	Ill Sites falling below	the size threshold of 0.25	Sha or 5 dewllings:	The sit	e is located in FZ1 and is not class 1 or 2	2 agricultural land.
Environmental Dis Remote from settle		stal Change Man	nagement areas, Zon	es of Ground Instability M	/lanagement	□ Disc	ounted by a Factor in Stage B(ii)	
Character of the	Surrounding Area and	d Local Policy Co	ontext (Including N	eighbourhood Plan)				
Character and Co	mpatibility of the Surro	unding Area:	The site is close to ex	isting residential, no com	patibility issues are	envisaged		
Local Policy Conto	ext (Including Neighbou	rhood Plan:	The site is within the	settlement boundary and	d a brownfield site.			
Mineral Resource	es:		The site is not locate	d in a mineral or mineral s	safeguarding area			
Landscape Impa	cts							
Impact upon and	Relationship to the AON	NB: The site is r	not located in an AOI	NB.				
Landscape Charac	ter Area Key Factors:	Settlement						
Agricultural Land	Classification:	The classification	on is urban					

Landscape Given the location of the site, among other housing any impact on landscape character will be minimal. Consideration will though need to be given to the nearby houses in regards to shading and overlooking.

Impact:

## 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 clos 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 No flood risk identified.

Water):

#### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and Recreation: 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

Buildings at Dodnor Farm, Dodnor Lane, Newport Isle of Wight PO30 5TE

<b>Key Detail</b>	S				
Settlement: N	ewport	Settlement Tier: 1		Parish: Newport Site Area (	2018 SHLAA_Ref_No: IPS056 2nd Reg18 ISP Housing Allocation Ref:
Relationship to	Settlement Bound	dary (IPS Reg 18 part 2 - 2	2021):	Located outside the Settlement boundary, but	reasonably related to it to the extent that an extensioin could be at least be considered further
Location in Rel	ation to Settlemen	t Boundary 2018:		The site is located outside and not immediately	adjacent to the current settlement boundary. The boundary is to the west approximately 300m away.
Brownfield or 0	Greenfield: Brown	nfield		Brownfield Register (If applicable):	
Site Description		t of Hocknulls and is bro d a green bund to the ro		tes storage and bottle gas sales. The site is fairly lev	vel and has a number of buildings including a metal framed building and warehouse style. The site is bounded by post and
Planning Histor	Prior approva (Checked June	•	agricultural barn to	storage and distribution, Dodnor Farm, Dodnor Lan	e, Newport, conditional approval 4 March 2016 (P/00075/18/TCP/13609/P)
Suitability	Assessment		☐ Site suitable if	ticked	
Discounting F	actors				
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 Conservat Regionally important Geological and Geomorphological Site (RIGG), National I Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient			ite (RIGG), National N	Nature Reserve (NNR), Site of Importance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.
Environmental	Discounts (Stage A	No buffer):			☐ Discounted by a Factor in Stage A (No Buffer)
	ge Coast, Historic F biodiversity mitiga		y Accessible Open Sរុ	pace, Local Green Space, Land	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.
Envonmental D	oiscounts_Stage B(i	i)			☐ Discounted by a Factor in Stage B
Flood zones 2	3, Agricultural Land	d Quality Grades 12, Sma	all Sites falling below	the size threshold of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.
Remote from s		ries, Coastal Change Mar		es of Ground Instability Management	☐ Discounted by a Factor in Stage B(ii)
		Area and Local Policy C		•	
Character and	l Compatibility of t	he Surrounding Area:	The site is not locate	ed close to existing housing where the area is more	rural and agricultural.
Local Policy C	ontext (Including N	leighbourhood Plan:	The site is located or	utside and not immediately adjacent to the current	settlement boundary.
Mineral Reso	ırces:		The site is not locate	d in a mineral or mineral safeguarding area.	
Landscape Im	pacts				
Impact upon a	nd Relationship to	the AONB: The site is i	not located in an AO	NB.	
Landscape Cha	aracter Area Key Fa	actors: Traditional Enc	losed Pasture land		
	nd Classification:	The classification			
Landscape T Impact: It	he site is brownfiel is outside the sett edevelopment may cological Network.	d with a number of build lement boundary on the still feel inconsitent wit	dings including reside outskirts of the area		ough the site has existing buildings, these ar still of rural charcater, including stable blocks, etc so residential ly ecologically rich by virtue of its proximity to international habitats, and its location within the Medina Estuary Local
			and the state of t		
Impact on Hist	oric Environment a		ne site is not located HECKED JUNE 2022	in a conservation area and there are no listed build	ngs close by.

## Buildings at Dodnor Farm, Dodnor Lane, Newport Isle of Wight PO30 5TE

### 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.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface No flood risk identified.

Water):

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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and Recreation:

The wider area has access to public open space provisions.

**CHECKED JUNE 2022** 

#### **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

NEW085	Long Lane Farm, Long Lane, Newport										
Key Details											
Settlement: New	yport Settle	ement Tier: 1	Parish: Newp	oort	Site Area (4.5	2018 SHLAA_Ref_No: IPS335	2nd Reg18 ISP Housing Allo	ocation Ref:			
Relationship to Se	ettlement Boundary (IPS R	eg 18 part 2 - 2021):	Located o	utside the Settlement b	oundary, but rea	asonably related to it to the extent that an ext	tensioin could be at least be consider	ed further			
Location in Relation	on to Settlement Boundar	y 2018:	The site is away.	located outside and no	ot immediately ac	ljacent to the current settlement boundary. T	he boundary is to the north west, in	close proximity, approximately 80m			
Brownfield or Gre	eenfield: Greenfield		Brownfiel	d Register (If applicable)	):						
Site Description:	The site is on the outskin and adjacent to it.	ts of Newport and is a l	arger site that has emplo	yment uses to the north	hern edge. The s	ite is undulating with distant views over to Po	ortsmouth. It is bounded by hedgero	ws and has some wooded areas withi			
Planning History:	Change of use of land for (Checked June 2022)	r the siting of two holid	ay caravans, Long Lane F	arm, Long Lane, Newpo	rt, conditional aլ	oproval 27 November 2014 (TCP/30045/G/P/	01242/14)				
<b>Suitability A</b>	ssessment	Site	suitable if ticked								
Discounting Fact	tors										
Environmental Dis	scounts (Stage A - 5m buff	er)				☐ Discounted by a Factor in Stage A (5m bu	iffer)				
Regionally importa	tant Geological and Geom	orphological Site (RIGG)	ial Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature to 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 Dis	scounts (Stage A No buffe	·):				☐ Discounted by a Factor in Stage A (No Bu	ffer)				
	Coast, Historic Park or Ga iodiversity mitigation	rden, Publically Accessib	ly Accessible Open Space, Local Green Space, Land			The site is not located within any environme space.	<u> </u>	coast, historic park or garden, open			
Envonmental Disc	counts_Stage B(i)					☐ Discounted by a Factor in Stage B					
Flood zones 2 3, A	Agricultural Land Quality (	frades 12, Small Sites fa	lling below the size thres	hold of 0.25ha or 5 dew	/llings:	The site is located in FZ1 and is not class 1 o	or 2 agricultural land.				
	scounts Stage B(ii): tlement boundaries, Coast	al Change Management	areas, Zones of Ground	nstability Management	:	☐ Discounted by a Factor in Stage B(ii)					
Character of the	e Surrounding Area and I	ocal Policy Context (I	ncluding Neighbourhoo	d Plan)							
Character and Co	ompatibility of the Surrou	nding Area: The site is	outside the settlement b	ooundary on the edge of	f the area. It is c	lose to rural employment and tourism uses. T	There is some existing residential on s	ite			
Local Policy Cont	text (Including Neighbourh	nood Plan: The site is	located outside the sett	lement boundary.							
Mineral Resource	ces:	The north	western section of the s	ite is located within a m	nineral safeguard	ing area. This will need to be considered furt	her should the site be considered ap	oropriate			
Landscape Impa	acts										
Impact upon and	Relationship to the AONB	: The site is not locate	d in an AONB.								
Landscape Charac	cter Area Key Factors:	andscape Improvement	Area								
Agricultural Land	l Classification:	he classification is Grac	le 3								
· ·	beyond the settlement bo ver. Development here wo	•	_	-	is visually expose	ed. The site is undulating with distant views a	cross the countryside towards and in	cluding Portsmouth and the Spinnake			
Heritage Impact	ts										
Impact on Histori	ic Environment and Herita	ge Assets: The site is r	ot located in a conservat	ion area and there are r	no listed building	s close by.					

## Long Lane Farm, Long Lane, Newport

#### **CHECKED JUNE 2022**

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

#### 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 No flood risk identified.

Water):

#### 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

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.

Space and

Recreation:

#### **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 inconsitent with the existing settlement form.

The site is beyond the settlement boundary and would extend residential too fa. 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

NIT001	Ladyacre Fa	rm, Pan I	_ane, Niton						
<b>Key Details</b>									
Settlement: Niton	Settl	ement Tier: 3	P	arish: Niton and Whitwell	Site Area (3.9	9	2018 SHLAA_Ref_No: IPS329	2nd Reg18 ISP Housing Allocation Ref: N/a	
Relationship to Set	tlement Boundary (IPS R	eg 18 part 2 - 20	021):	Located within or adjacent a	a lower tier settlemer	nt that	does not have a settlement boundary		
Location in Relatio	n to Settlement Boundar	ry 2018:		The site is located outside b	out immediately adjac	cent to	the current settlement boundary which i	is along the south and part along the east and west boundaries	
Brownfield or Gree	enfield: Greenfield			Brownfield Register (If appli	icable):				
Site Description:	The site is a larger site of	on the edge of N	iton. The site has a i	number of barns and structures	s located on it and is	curren	tly accessed off Pan Lane. The site is fairly	ly flat and rise to north east and has hedges to all sides.	
Planning History:	Proposed bungalow, Sp	ring Cottage, Pa	n Lane, Niton, Ventn	nor, pending (TCP/11606/B/P/0	)1530/17).				
Suitability As	ssessment		☐ Site suitable if t	icked					
Discounting Facto	ors								
Environmental Disc	counts (Stage A - 5m buff	fer)					Discounted by a Factor in Stage A (5m buff	ffer)	
Regionally importa	nt Geological and Geom	orphological Site	e (RIGG), National Na	on (SAC), Site of Special Scientifi ature Reserve (NNR), Site of Im Monument, Marine Conservatio	portance for Nature		site is not located within any environmer e, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scl	ental designations including, ancient woodland, LNR, marine conserva cheduled ancient monument or RIGG.	tion
Environmental Disc	counts (Stage A No buffe	r):					Discounted by a Factor in Stage A (No Buff	for	
Includes Heritage (			Accessible Open Spa	ace, Local Green Space, Land			site is not located within any environmer	ental designations including heritage coast, historic park or garden, o	en
Envonmental Discounts_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Sma			mall Sites falling below the size threshold of 0.25ha or 5 dewllings:				Discounted by a Factor in Stage B site is located in FZ1 and is not class 1 or	r 2 agricultural land.	
Environmental Disc Remote from settle		tal Change Mana	agement areas, Zone	es of Ground Instability Manage	ement		Discounted by a Factor in Stage B(ii)		
Character of the	Surrounding Area and	Local Policy Co	ntext (Including Ne	eighbourhood Plan)					
Character and Co	mpatibility of the Surrou	nding Area: T	he site is close to exi	sting residential, no compatibil	lity issues are envisag	ged.			
Local Policy Conte	ext (Including Neighbourl			tside but immediately adjacent oposed to multi-unit schemes.	to the current settle	ment k	poundary of the RSC. Niton and Whitwell	l have a Parish Plan SPD (2014) which in relation to housing sets out	hat
Mineral Resource	s:	Т	he site is not located	l in a mineral or mineral safegu	arding area.				
Landscape Impac	cts								
Impact upon and F	Relationship to the AONE			B/Dark Skies Park but immedia ard set out at Section 85 of the				st and east) and has an impact upon it's setting, which is a considerat	on in
Landscape Charac	, k G G V V G G	Key Characterist Copen and expo Panoramic view Stone walls are Woodland is fowind St Catherine's Chalk grassland Scattered farm Mix of rolling of	ics osed landscape with ws of the Island's lan e used as a means of bund at the base of the Oratory and Hoy's M d and the slopes and osteads at the base of open downland and I	dscape, south west coastline, to enclosure on the southern slophe northern slopes of the down lonument are key landmarks vill exposed rock of the inland Up of the downland large open arable fields of this character area is judged	pes of the downland in the north of the similar in the north of the similar is the similar in the similar is the similar in th	in this the are	area ea with the rest of the area being un wood e East Wight and West Wight areas	oded with any individual trees being stunted and bent by the prevailing stunted and bent by the prevailing the standard	ıg

### **NIT001**

## Ladyacre Farm, Pan Lane, Niton

Agricultural Land Classification:

The classification is Grade 4

Impact:

The site is outside the settlement boundary where the area is more rural and more agricultural. The site is situated on a consitent and gentle slope which sloes 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 tere 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 No significant flood risk. Minor surface water on southern fringes.

Water):

### 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

There are some open space provisions within Niton and there is access to the wider countryside.

Space and Recreation:

**Highways Factors** 

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, or vehicular access suitable for development of any scale without significant detrimantal impacts on congestion and village character. Landscape visual impact and Impact upon AONB setting, in accordace with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Status

NIT002b	Land off Chatf	eild Road, Nitor	١						
Key Details									
Settlement: Niton	Settleme	nt Tier: 3	Parish: Niton and Whitwell	Site Area (0.9	6 2018 SHLAA_Ref_No: IPS197	2nd Reg18 ISP Housing Allocation Ref: N/a			
Relationship to Sett	tlement Boundary (IPS Reg 1	8 part 2 - 2021):	Located outside the Settlement	boundary, but rea	asonably related to it to the extent that an exter	nsioin could be at least be considered further			
Location in Relation	n to Settlement Boundary 20	18:				along the south western and part of the south eastern boundaries.			
Brownfield or Gree	nfield: Greenfield		Brownfield Register (If applicabl						
	The land is currently used as hedges interspersed with tre		current access on to Chatfeild Road wh	ich has a strong b	oundary hedge. The site is fairly level towards t	the road before rising to the west. The other boundaries to the site ar			
Planning History:	None								
Suitability As	sessment	☐ Site suitable	e if ticked						
Discounting Facto									
	counts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buffe	or)			
Includes Ramsar sit Regionally importan	e, Special Protection Area (S nt Geological and Geomorph	ological Site (RIGG), Nationa	ration (SAC), Site of Special Scientific Int al Nature Reserve (NNR), Site of Import ent Monument, Marine Conservation A	ance for Nature		tal designations including, ancient woodland, LNR, marine conservatio			
	counts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buffe	er)			
Includes Heritage C safeguarded as biod		ı, Publically Accessible Oper	Space, Local Green Space, Land		The site is not located within any environment space.	tal designations including heritage coast, historic park or garden, oper			
Envonmental Disco	unts_Stage B(i)				☐ Discounted by a Factor in Stage B				
Flood zones 2 3, Ag	gricultural Land Quality Grad	es 12, Small Sites falling bel	ow the size threshold of 0.25ha or 5 de	wllings:	The site is located in FZ1. and is not on class 1 or 2 agricultural land.				
Environmental Disc Remote from settle		nange Management areas, Z	ones of Ground Instability Managemer	nt	☐ Discounted by a Factor in Stage B(ii)				
Character of the S	Surrounding Area and Loco	ıl Policy Context (Including	n Neighbourhood Plan)						
Character and Cor	mpatibility of the Surroundin	g Area: The site is close to	existing residential, no compatibility is	sues are envisage	d.				
Local Policy Conte	ext (Including Neighbourhood		outside but immediately adjacent to tred as opposed to multi-unit schemes.	he settlement boo	undary of Niton which is a RSC. Niton and Whitv	well have a Parish Plan SPD (2014) which in relation to housing sets ou			
Mineral Resources	s:	The site is not loca	ated in a mineral or mineral safeguardir	ng area.					
Landscape Impac	ts								
Impact upon and R		The site is not located in an A Countryside and Rights of W		ONB and has an in	npact upon it's setting, which is a consideration	in accordance with the Duty of Regard set out at Section 85 of the			
Landscape Charact	Key ( ② Pas	Characteristics toral fields often sub-divide	dscape Character Assessment d with highly visible paddock tape les, manure piles, hard standings, and c	araphernalia					

Can appear cluttered and urbanising in the landscape

The classification is Grade 4

Agricultural Land Classification:

The areas have the ability to contribute to grassland management for the benefit of grassland species

### 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 envisgae 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 conecting 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 | No flood zones, but surface water line traverses site and scatteded patches of surface water risk at norther edges of site.

Water):

#### 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

There are some open space provisions within Niton and there is access to the wider countryside.

Space and Recreation:

#### **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 accordace 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

NIT005	Spouts Field	d , Niton,	PO38 2DT								
<b>Key Details</b>											
Settlement: Nito	n Sett	lement Tier: 3	P	Parish: N	liton and Whitwell	Site Area ( 0	2018 SHLAA_Ref_No: IPS018	2nd Reg18 ISP Housin	g Allocation Ref:		
Relationship to Se	ettlement Boundary (IPS F	Reg 18 part 2 - 2	2021):	Locate	ed within or adjacent a	a lower tier settlemen	t that does not have a settlement boundary				
Location in Relation	on to Settlement Bounda	ry 2018:		The si	ite is located outside b	out immediately adjac	ent to the current settlement boundary which	h is along the west boundary.			
Brownfield or Gre	enfield: Greenfield			Brown	nfield Register (If appli	icable):					
Site Description:	The site is gently slopin by a mix of post and wi					ere are some scrubby	areas to the south east corner and a listed bu	uilding off-site but immeadiately	adjacent to the east. The site is bounded		
Planning History:	No recent planning hist	tory.									
<b>Suitability A</b>	ssessment		☐ Site suitable if	ticked							
Discounting Fact	tors										
	scounts (Stage A - 5m buf	*					☐ Discounted by a Factor in Stage A (5m but	uffer)			
Regionally import	ite, Special Protection Ar- ant Geological and Geom C), Local Nature Reserve	orphological Si	te (RIGG), National N	lature Res	serve (NNR), Site of Imp	portance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
Environmental Dis	scounts (Stage A No buffe	ar).									
	Coast, Historic Park or Ga		y Accessible Open Spa	ace, Local	l Green Space, Land		☐ Discounted by a Factor in Stage A (No Buffer)  The site is not located within any environmental designations including heritage coast, historic park or garden, open				
safeguarded as bi	odiversity mitigation						space.				
							The site is identified on the council's open s	space audit but is not public one	n space.		
E	Class D(')						☐ Discounted by a Factor in Stage B	space addit sat is not pasie ope	· space:		
Envonmental Disc Flood zones 2 3, A	counts_Stage B(I) Agricultural Land Quality	Grades 12, Sma	all Sites falling below	the size th	hreshold of 0.25ha or 5	5 dewllings:	The site is in FZ1. It is not in class 1 or 2 Agricultural land.				
								, rourear arrandi			
	scounts Stage B(ii):	tal Changa Mar	agament areas Zano	os of Crou	and Instability Managa	an ant	☐ Discounted by a Factor in Stage B(ii)				
Remote from sett	lement boundaries, Coas	tal Change Mar	iagement areas, zone	es of Grot	and instability Manage	ement					
Character of the	Surrounding Area and	Local Policy C	ontext (Including Ne	eighbour	hood Plan)						
Character and Co	ompatibility of the Surrou	unding Area:	The site is close to ex	kisting resi	idential, no compatibil	lity issues are envisage	ed.				
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 Resource	es:		The site is not located in a mineral or mineral safeguarding area.								
Landscape Impa	acts										
Impact upon and	The site ius partially within the AONB on the ast (re-confirmed by original designation mapping), so forms a closely related part of its setting. If the site is considered acceptable, any development shows 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 2000.										
Key Characte ② Open lands ② Long distar ② A chalk land ② Important			etics pe often with an exper e panoramic views act cape largely grazed of etoric parkland at App	oosed feel cross the Is on the dow ouldurcom	sland's landscape and o vnlands and with large	out to the English Cha arable fields in the so ater park wall skirting	outh of the area at the base of the Week Dow the base of the main downland slope below A	·	; up over the downland ridge		

### **NIT005**

## Spouts Field, Niton, PO38 2DT

Large stone wall enclosing the outer park at Appuldurcombe

2 Hanger woodlands on the eastern downland slope some of which are ancient woodland

2 Important chalk grassland areas in close proximity to acidic grasslands on drift geology gravel and clay with flint deposits

2 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.

Impact:

Landscape 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 senstivity is medium, wthe 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 thatch 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 amphibain habitat creation.

Enhanced hedgerows and buffers at boundaries.

#### Flood Risk

Flood Risk (including Surface Scattered areas of surface water risk at eastern edge.

Water):

#### 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

There are some open space provisions within Niton and there is access to the wider countryside.

Recreation:

#### 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 pedestrain footways.

#### **SHLAA Conclusion**

Currently not suitable. Unacceptable landscape and heritage impact upon AONB countryside and seting of djacent listed building. Inadequate access.

Conclusion 2022:

Status

**PND001** Land to the rear of the Wishing Well Public House Easting 461950, northing 91127 **Key Details** Settlement: Pondwell Settlement Tier: 5 Parish: Nettlestone and Seaview Site Area (1.1 2018 SHLAA Ref No: IPS120 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: Mix Brownfield Register (If applicable): Site Description: The site is located on a bend between Ryde and Nettlestone and is behind the Wishing Well public house. Demolition of an office block; new access and the construction of 10 eco-pods for tourism use (Revised plans showing retained office building, re-aligned internal access road and removal of eastern parking area). Land rear of and adjacent to the Wishing Well Public House, Pondwell Hill, Ryde, conditional approval 23 March 2017 (P/01410/16/TCP/32177/A) ☐ Site suitable if ticked **Suitability Assessment Discounting Factors** ☐ Discounted by a Factor in Stage A (5m buffer) Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. 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 The site is not located within any environmental designations including heritage coast, historic park or garden, open safeguarded as biodiversity mitigation space. ☐ Discounted by a Factor in Stage B 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: 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: The site has an existing public house located within it and it is not clear whether this is being retained. The site is also located in the wider rural area. Local Policy Context (Including Neighbourhood Plan: The site is located outside the settlement boundary and in the wider rural area, part of the site is a brownfield site. Strategic Gap. 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: North East Pasture land

**Key Characteristics** 

Hedgerows, hedgerow trees and copses

2 Ancient woodland

2 Rolling pastoral landscape on heavier clay soils Historic farmsteads dispersed throughout the area

2 Historic buildings and designed landscape in the coastal area in the north close to Springvale

② Grassland areas

The classification is Grade 3 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 | Small area of surface water flood risk in SE corner and across adjacent Nettlestone Hill.

Water):

#### 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

There are no public open space facilities close by but the site has good access to the countryside.

Space and Recreation: 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

REW001 Land nort	h of Bramb	oles, Rew St	reet, Gurnard							
Key Details										
Settlement: Rew Street S	ettlement Tier: 5	P	arish: Gurnard	Site Area (1.8	31	2018 SHLAA_Ref_No: IPS280	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlement Boundary (IF	PS Reg 18 part 2 - 20	021):	Located within or adjacent	a lower tier settlemer	nt that d	oes not have a settlement boundary				
Location in Relation to Settlement Bour	ndary 2018:		The site is located outside	the settlement bound	ary and	is located in the wider rural area.				
Brownfield or Greenfield: Greenfield			Brownfield Register (If app	licable):						
	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 h	history.									
Suitability Assessment		☐ Site suitable if t	iicked							
Discounting Factors										
Environmental Discounts (Stage A - 5m Includes Ramsar site, Special Protection Regionally important Geological and Ge Conservation (SINC), Local Nature Reser	Area (SPA), Special omorphological Situate (LNR), Ancient Vuffer):	e (RIGG), National Na Voodlands, Ancient I	ature Reserve (NNR), Site of Im Monument, Marine Conservati	nportance for Nature	The s zone,	counted by a Factor in Stage A (5m buffer ite is not located within any environmenta NNR, RAMSAR, SAC, SINC, SPA, SSSI, sche counted by a Factor in Stage A (No Buffer	tal designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.			
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation					The site is not located within any environmental designations including heritage coast, historic park or garden, open space.					
Envonmental Discounts_Stage B(i)						☐ Discounted by a Factor in Stage B				
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:					The site is located in FZ1 and is not class 1 or 2 agricultural land.					
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Co	oastal Change Mana	agement areas, Zone	es of Ground Instability Manag	ement	Dis	counted by a Factor in Stage B(ii)				
Character of the Surrounding Area a	nd Local Policy Co	ontext (Including Ne	eighbourhood Plan)							
Character and Compatibility of the Sur	racter 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 Neighbo	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 Valle (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.									
MATERIAL DESCRIPTION	-	de la	Caral College and a second and the college of	P	all carles	and the second of the control of the				

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

Impact:

Landscape 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 possesses.

#### 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 \$41 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 No FZ2/3, but small area of surface water flood risk at eastern boundary.

Water):

#### 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

There are no public open spaces in close proximity.

Space and Recreation:

### **Highways Factors**

Highway 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

DEWOO2 Dulkes Farms Davy Co	tunat Cumand	Isla of Wight DO	21 ONIVA/					
<b>REW002</b> Dukes Farm, Rew S	treet, Gurnard,	isie of Wight, PO:	31 81/1//					
Key Details								
Settlement: Rew Street Settlement Tier:	5 Parish	: Gurnard	Site Area (0.7	2018 SHLAA_Ref_No: IPS039	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlement Boundary (IPS Reg 18 part 2 -	2021): Lo	ocated within or adjacent a lowe	er tier settlement tha	does not have a settlement boundary				
Location in Relation to Settlement Boundary 2018:	TI	he site is located outside the set	tlement boundary an	d is located in the wider rural area.				
Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):								
Site Description: The site is a farm yard with associated	d buildings and structures.	The site has an existing access a	nd is located on the e	dge of a small hamlet.				
Planning History: No relevant planning history.								
Suitability Assessment	☐ Site suitable if ticked	d						
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 Regionally important Geological and Geomorphological Science Conservation (SINC), Local Nature Reserve (LNR), Ancient	Site (RIGG), National Nature	Reserve (NNR), Site of Importar	nce for Nature zor	site is not located within any environment e, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	tal designations including, ancient woodland, LNR, marine conservation neduled ancient monument or RIGG			
Environmental Discounts (Stage A No buffer):				iscounted by a Factor in Stage A (No Buffe	er)			
Includes Heritage Coast, Historic Park or Garden, Publica safeguarded as biodiversity mitigation	lly Accessible Open Space, L	Local Green Space, Land	The	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_Stage B(i)				☐ Discounted by a Factor in Stage B				
Flood zones 2 3, Agricultural Land Quality Grades 12, Sm	nall Sites falling below the si	ze threshold of 0.25ha or 5 dew	llings:	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 Ma	anagement areas, Zones of (	Ground Instability Management		iscounted by a Factor in Stage B(ii)				
Character of the Surrounding Area and Local Policy	Context (Including Neighb	oourhood Plan)						
Character and Compatibility of the Surrounding Area:	aracter and Compatibility of the Surrounding Area: The site is a farm yard adjacent to some other residential but located in the wider rural area.							
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 distinct village and that 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 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 Notes (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'. Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.								

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

Landsca	pe In	npacts

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

Impact:

Landscape It is located on the edge of a hamlet adjacent to other development which is located to the north. The site rises to the west. The land slopes down to the east off-site. Some impact may be visible in the wider landscape but this would be in context of the existing development. It would represent a development inconsistent with the existing settlement pattern of Rew Street. Value is low/medium, sensitvity is medium.

## **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 No FZ2/3, but small area of surface water flood risk at north boundary

Water):

#### 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

There are no public open spaces in close proximity.

Space and Recreation:

#### 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 woul dbe a development inconsitent with the existing settlement form. There are no nearby services and there are no pavement connections to Northwood.

Status

RYD004	St Thomas	Street Ca	ır Park, Ryde						
<b>Key Deta</b>	ils								
Settlement:	Ryde Se	ttlement Tier: 1	Parish:	Ryde	Site Area ( 0.	45 2018 SHLAA_Ref_No: IPS	2nd Reg18 ISP Housin	ng Allocation Ref: N/a	
Relationship	to Settlement Boundary (IPS	Reg 18 part 2 - 2	2021): Loca	ated within Settleme	nt Boundary				
Location in R	elation to Settlement Bound	dary 2018:	The	e site is located within	the settlement bounda	ry.			
Brownfield o	r Greenfield: Brownfield		Bro	wnfield Register (If a	pplicable):				
Site Descripti	on: The site is a car park t	to the sea end of	Ryde. The site is a surface c	ar park slightly elevat	ted from the road and is	not enclosed. There are some scrub	and trees to the south and east boundari	ies.	
Planning Hist	ory: No recent planning hi	story							
Suitabilit	y Assessment		☐ Site suitable if ticked						
Discounting	Factors								
	al Discounts (Stage A - 5m b			, c.,		☐ Discounted by a Factor in Stage A (5m buffer)			
Regionally im	portant Geological and Geo	morphological Si	al Area of Conservation (SAC te (RIGG), National Nature R Woodlands, Ancient Monum	deserve (NNR), Site of	Importance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.			
	al Discounts (Stage A No buf					☐ 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.			
	Discounts_Stage B(i)					☐ Discounted by a Factor in Stage B			
Flood zones 2	2 3, Agricultural Land Quality	y Grades 12, Sma	all Sites falling below the size	e threshold of 0.25ha	or 5 dewllings:	The site is located in FZ1 and is no	t class 1 or 2 agricultural land.		
	al Discounts Stage B(ii): settlement boundaries, Coa	astal Change Mar	nagement areas, Zones of Gr	round Instability Man	agement	☐ Discounted by a Factor in Stage	B(ii)		
Character o	f the Surrounding Area an	d Local Policy C	ontext (Including Neighbo	urhood Plan)					
Character a	nd Compatibility of the Surro	ounding Area:	The site is close to existing re	esidential, no compat	ibility issues are envisag	ed.			
Local Policy	Context (Including Neighbor	urhood Plan:	The site is within the settlem	nent boundary. Need	to consider loss of park	ing provision.			
Mineral Resources: The site is not located in a mineral or mineral safeguarding area.									
Landscape I	mpacts								
Impact upon	and Relationship to the AOI	NB: The site is r	not located in an AON.B						
Landscape C	haracter Area Key Factors:	Settlement							
Agricultural	Land Classification:	The classification	on is urban						
Impact:	_	•	eritage impacts will be key, g from the sea and any seasca		is previously with built s	tructures, (b) It is within the Conserv	ration Area and (c ) It is raised relative to la	and to the north.	
Heritage Im	pacts								
Impact on H	istoric Environment and Her	_	ne site is located in a conservatures of the assets as well a			_	te be acceptable, consideration will need	to be given to the special character	

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 off0-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 No flood risk identified on site.

Water):

#### 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

There are a number of public open space facilities nearby as well as the seafront

Space and Recreation:

#### **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

# Land rear of the Old Rectory, off Pitts Lane, Binstead, Ryde

<b>Key Deta</b>	ails									
Settlement:	Ryde	ettlement Tier:	1	Parish: Ryde	Site Area ( 0.8	2018 SHLAA_Ref_No: IPS143	2nd Reg18 ISP Housing Allocation Ref:			
Relationship	to Settlement Boundary (IP	S Reg 18 part 2 -	2021):	Bisects the Settlement Boun	ndary					
Location in I	Relation to Settlement Boun	dary 2018:		The western portion of the	site is located within the settlement boundary and the eastern immediately adjacent to it.					
Brownfield o	or Greenfield: Greenfield			Brownfield Register (If appli	cable):					
Site Descript	tion: The site is an area of	scrub and grass	land bounded by fenc	es, hedges and trees with a num	nber of large trees in t	he site. The site has a varied topography with s	ome steeper slopes.			
Planning His	tory: No apparent plannin	g history.								
Suitabili	ty Assessment		☐ Site suitable if	ticked						
Discounting	g Factors									
Environmen	tal Discounts (Stage A - 5m k	ouffer)				☐ Discounted by a Factor in Stage A (5m buffe	er)			
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance of Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (Marine Conservation Area (Marine Conservation Area)				ature Reserve (NNR), Site of Imp	portance for Nature	The site is not located within any environmen zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	tal designations including, ancient woodland, LNR, marineduled ancient monument or RIGG.	ne conservation		
Environmen	tal Discounts (Stage A No bu	ffer):				☐ Discounted by a Factor in Stage A (No Buffe	er)			
	ncludes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land afeguarded as biodiversity mitigation					, , , , , , , , , , , , , , , , , , , ,	tal designations including heritage coast, historic park o	r garden, open		
Envonmenta	al Discounts_Stage B(i)					☐ Discounted by a Factor in Stage B				
Flood zones	2 3, Agricultural Land Quality	ty Grades 12, Sm	nall Sites falling below	the size threshold of 0.25ha or 5	5 dewllings:	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	d is not class 1 or 2 agricultural land.			
	tal Discounts Stage B(ii): m settlement boundaries, Co	astal Change Ma	anagement areas, Zon	es of Ground Instability Manage	ment	☐ Discounted by a Factor in Stage B(ii)				
Character	of the Surrounding Area ai	nd Local Policy	Context (Including N	eighbourhood Plan)						
Character a	and Compatibility of the Surr	ounding Area:	The site is close to ex	kisting residential, no compatibil	ity issues are envisage	ed				
Local Policy	y Context (Including Neighbo	ourhood Plan:	Part of the site is loc	ated within the settlement boun	ndary and the remain	der immediately adjacent.				
Mineral Re	sources:		The site is not locate	d in a mineral or mineral safegua	arding area.					
Landscape	Impacts									
Impact upo	n and Relationship to the AC	ONB: The site is	not located in an AOI	NB.						
Landscape (	Character Area Key Factors:	Key Character  Former desi	gned landscapes whic	veloped Sites h retain elements of their earlie f views of the Solent or English (	•	ve changed their use				
Agricultural	Land Classification:	The southern	part of the site is loca	ted in urban and the northern G	Grade 3.					
Landscape Impact:	site generally slopes down	from the west to	o the east, but visual in	development is considered app mpacts are generally limited by v s no public access currently.			site will need to be considered and reflected in any desi	gn principles. The		
Heritage Ir	npacts									

# 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 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

Ryde has a quantitive 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 provison according to the supporting Open Space Assessment.

Recreation:

# **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 conects 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

RYD009	Land eas	t of Stone	Cottage, Pit	tts L	ane, Binstea	ad			
<b>Key Details</b>									
Settlement: Ryde		Settlement Tier:	1	Parish	: Ryde	Site Area (1	l.51	2018 SHLAA_Ref_No:	IPS330
Relationship to Set	tlement Boundary	(IPS Reg 18 part 2	- 2021):	Bi	sects the Settlement	Boundary			
Location in Relation	n to Settlement Bo	undary 2018:		Tł	he western portion o	f the site is located within	n the settle	ement boundary and the	eastern immediately

Settlement: R	Sett	tlement Tier: 1	Parish: Ryde	Site Area (1.51	2018 SHLAA_Ref_No: IPS330	2nd Reg18 ISP Housing Allocation Ref:
Relationship to	Settlement Boundary (IPS	Reg 18 part 2 - 2021):	Bisects the Settlement Boundary			
Location in Re	lation to Settlement Bounda	ary 2018:	The western portion of the site is I	ocated within th	e settlement boundary and the eastern immedia	ately adjacent to it.
Brownfield or	Greenfield: Greenfield		Brownfield Register (If applicable):			
Site Descriptio	n: The site is part woodla between houses.	nd and part amenity land	of the edge of Binstead. The site is bounded by h	nedges and trees	and is slightly sloping to the east. The area is cl	haracterised by low density development with trees and greenery
Planning Histo	ry: Demolition of garage,	proposed detached dwel	ing with parkin, Stone Cottage, Pitts Lane, Ryde, o	conditional appro	oval 09 September 2016 (TCP/32601/A/P/00972	1/16)
Suitability	Assessment	□ Site	e suitable if ticked			
Discounting F	actors					
Environmenta	Discounts (Stage A - 5m bu	ffer)			☐ Discounted by a Factor in Stage A (5m buffer	•)
Regionally imp	ortant Geological and Geon	norphological Site (RIGG)	Conservation (SAC), Site of Special Scientific Inter National Nature Reserve (NNR), Site of Importants, Ancient Monument, Marine Conservation Area	ce for Nature	The site is not located within any environmenta zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sche	al designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.
	Discounts (Stage A No buffo age Coast, Historic Park or G	*	ole Open Space, Local Green Space, Land		☐ Discounted by a Factor in Stage A (No Buffer	
	s biodiversity mitigation	,			space.	al designations including heritage coast, historic park or garden, open
Envonmental [	Discounts_Stage B(i)				☐ Discounted by a Factor in Stage B	
Flood zones 2	3, Agricultural Land Quality	Grades 12, Small Sites fa	lling below the size threshold of 0.25ha or 5 dewl	lings:	0.09ha of the sites is located in flood zones 2 a	nd 3. This area has been removed the site assessment.
					The remainder of the site is located in FZ1 and i	s not class 1 or 2 agricultural land.
	Discounts Stage B(ii): settlement boundaries, Coas	stal Change Management	areas, Zones of Ground Instability Management		□ Discounted by a Factor in Stage B(ii)	
Character of	the Surrounding Area and	l Local Policy Context (I	ncluding Neighbourhood Plan)			
Character and	d Compatibility of the Surro	unding Area: The site is	close to existing residential, no compatibility issu	ues are envisage	l.	
Local Policy C	Context (Including Neighbou	rhood Plan: The site i	part in and part of the settlement boundary of R	yde.		
Mineral Reso	urces:	The site is	not located in a mineral or mineral safeguarding	area.		
Landscape In	npacts					
Impact upon a	and Relationship to the AON	B: The site is not locate	d in an AONB but immediately adjacent to it.			
Landscape Ch		Key Characteristics  Pormer designed lands	apes - Redeveloped Sites capes which retain elements of their earlier origir dvantage of views of the Solent or English Channo		e changed their use	
Agricultural La	and Classification:	The classification is Grad	le 3			
Impact: T	_	vn from the west to the e	ore rural. If development is considered appropria ast, but visual impacts are generally limited by ve			ite will need to be considered and reflected in any design principles.'

# 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 FZ2/3 across full length of eastern boundary. Surface water risk on site.

Water):

## 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 quantitive 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 provison 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 conects 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

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

<b>Key Details</b>											
Settlement: Ryde	e Se	ttlement Tier: 1	P	arish: Ryde	Site Area (2	2018 SHLAA_	_Ref_No: IPS103	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Se	ettlement Boundary (IPS	Reg 18 part 2 - 2	021):	Immeadiately adjace	nt to the Settlement Bound	ary.					
Location in Relation	on to Settlement Bound	lary 2018:		The access to the site	e is located immediately adj	acent to the existing set	tlement boundary, howe	ver, the site itself is located down a drive of approximate	ly 285m.		
Brownfield or Gre	enfield: Mix			Brownfield Register (If applicable):							
Site Description:		•	-	e for supporting people ware the golf club and resi	_	s adjacent to Ryde Golf (	Course and is accessed fro	om a driveway off Binstead Road. The golf course is to th	e south of the		
Planning History:	P/01185/06 (Granted P/00189/05 (Granted	•	•	_	or persons with learning disa	abilities (revised scheme	e) (overlap with site RYD0	02)			
Suitability A	ssessment		☐ Site suitable if	ticked							
Discounting Fact	tors										
Environmental Dis	scounts (Stage A - 5m b	uffer)				☐ Discounted by a Fa	actor in Stage A (5m buffe	er)			
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation Regionally important Geological and Geomorphological Site (RIGG), National			ature Reserve (NNR), Site	e of Importance for Nature	•		use Grounds). Therefore this area along with a 5m buffe This leaves the developable area outside the SINC at app				
Environmental Discounts (Stage A No buffer):						☐ Discounted by a Factor in Stage A (No Buffer)					
_	ncludes Heritage Coast, Historic Park or Garden, Publically Accessible Open Spafeguarded as biodiversity mitigation				and	•		tal designations including heritage coast, historic park or a	garden, open		
Envonmental Disc	counts_Stage B(i)					☐ Discounted by a Fa	actor in Stage B				
Flood zones 2 3, A	Agricultural Land Quality	y Grades 12, Sma	Il Sites falling below	the size threshold of 0.25	Sha or 5 dewllings:	The site is located in	FZ1 and is not class 1 or 2	agricultural land.			
	scounts Stage B(ii):	ostal Chango Man	agament areas 700g	□ Discounted by a Factor in Stage B(ii) s of Ground Instability Management							
Kemote nom sett	iement boundaries, coa	istal Change Ivian	agement areas, zone	es of Ground Histability iv	Tallagement	Top one-third within Coastal Change Management Area so not suitable to be included.					
Character of the	Surrounding Area an	d Local Policy Co	ontext (Including Ne	eighbourhood Plan)							
Character and Co	ompatibility of the Surro	ounding Area:	No issues known.								
Local Policy Cont	text (Including Neighbou	urhood Plan:	Although immediatel	y adjacent to the settlem	nent boundary this only rela	ites to the access road w	which is extremely long an	d therefore the site sits divorced from the current built fo	orm.		
Mineral Resource	es:	7	he site is not in a mi	neral or mineral safegua	rding area.						
Landscape Impa	acts										
	Relationship to the AOI	NB. The site is n	ot located in an AON	R							
impact apon and	relationship to the re-	THE SICE IS II									
Landscape Charac	cter Area Key Factors:	Key Characteris	ied landscapes which		earlier origins but which hanglish Channel.	ave changed their use.					
Agricultural Land	Classification:	The site is class	ified as Grade 3.								
· ·	•	•		•			_	evelopment to the west. Development here would be income minimal if utilising existing buildings.	onsietent with		

# 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 No flood risk identified on site.

Water):

## 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

Ryde has a quantitive 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 provison -

Space and Recreation: 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 typoligies.

## **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 capabale of accommodating a small amount oif 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 acrosss the site. There are concerns abou the standard of the highway access, although the current use generates not insignifica movements.

Status

RYD012	2 Land t	o east of Qu	arry Road,	Ryde									
<b>Key Deta</b>	nils												
Settlement:		Settlement Tier: 1		Parish: Ryde		Site Area ( 0.2	2	2018 SHLAA_Ref_No: I	PS271 (Small section	2nd Reg18 ISP Ho	ousing Allocati	on Ref: N/a	
Relationship	to Settlement Bound	ary (IPS Reg 18 part 2 -	2021):	Bisects the Se	ttlement Boundary	/							
Location in R	Relation to Settlemen	t Boundary 2018:											
Brownfield or	r Greenfield: Green	field		Brownfield Re	gister (If applicable	e):							
Site Descripti	ion: The site on the	e edge of Ryde and is a s	smallish arae of scru	bby grassland near	the railway line								
Planning Hist	No recent plan	nning history.											
Suitabilit	ty Assessment		☐ Site suitable i	f ticked									
Discounting	Factors												
	al Discounts (Stage A						Dis	scounted by a Factor in Sta	ge A (5m buffer)				
Regionally im	nportant Geological a	ection Area (SPA), Speci nd Geomorphological Si Reserve (LNR), Ancient	ite (RIGG), National	Nature Reserve (NI	NR), Site of Importa	ance for Nature		ite is not located within an , NNR, RAMSAR, SAC, SINC,				dland, LNR, marine conse	rvation
Environment	al Discounts (Stage A	No buffer):					Dis	scounted by a Factor in Sta	ge Λ (No Buffer)				
Includes Heri		Park or Garden, Publical	ly Accessible Open S	pace, Local Green S	Space, Land			ite is not located within an		ignations including	heritage coas	st, historic park or garden,	open
Envonmental	l Discounts_Stage B(i	)					☐ Dis	scounted by a Factor in Sta	ge B				
Flood zones 2	2 3, Agricultural Land	d Quality Grades 12, Sma	all Sites falling below	the size threshold	of 0.25ha or 5 dev	wllings:	The si	ite is located in FZ1 and is	not class 1 or 2 agric	ultural land.			
	cal Discounts Stage B( n settlement boundar	ii): ies, Coastal Change Ma	nagement areas, Zoi	nes of Ground Insta	ability Managemen	t	Dis	scounted by a Factor in Sta	ge B(ii)				
Character o	of the Surrounding A	Area and Local Policy C	Context (Including I	Neighbourhood Pl	an)								
Character a	nd Compatibility of tl	_	·	-	•			b be given to noise and imp south out of Ryde on both		•		rger gap/intrusion of cour	itryside
Local Policy	Context (Including N	eighbourhood Plan:	The site is located o	utside the settlem	ent boundary but is	s adjacent to it.							
Mineral Res	sources:		The site is not locate	ed in a mineral or r	nineral safeguardin	ng area.							
Landscape I	Impacts												
Impact upon	n and Relationship to	the AONB: The site is	not located in an AC	NB.									
Landscape C	Character Area Key Fa	ctors:											
	Land Classification:												
Landscape	The site slopes down	n to the railway line and elopment inconsietnt w			ic rights of way, on	e running on a n	n/s axis a	and another on a w/e axis.	As such, and conside	ering the scale of th	ne site, it is of	high recreational value. It	would
Heritage Im	npacts												
Impact on H	listoric Environment a	and Heritage Assets: Th	ne site is not located	in a conservation	area and there are	no listed buildin	gs close	by.					
Biodiversity	/ / Ecological Impac	ts											

# 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 it's 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 | East boundary slightly overlaps with FZ2. West boundary slightly overlaps with surface water flood zone. Water):

# Proximity to Key Services

Access to Public Transport: The nearest bus stop is towards the top end of Quarry Lame or along Longmead Road. The railway line runs along the eastern boundary with St Johns Station to the north.

Access to Pedestrian Cycle 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 quantitive 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 provison 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 tis small site is dominated by two footpaths running across the site in both N/S and W/E axes.

Status Currently not suitable

RYD014 Ry	de Youth Centre	, 97 High St	reet Ryde, Isle	of Wight, PO33	32SZ			
<b>Key Details</b>								
Settlement: Ryde	Settlement Tier:	1	Parish: Ryde	Site Area (0	.08	2018 SHLAA_Ref_No: IPS076	2nd Reg18 ISP Housi	ing Allocation Ref:
Relationship to Settlemen	t Boundary (IPS Reg 18 part 2	- 2021):	Located within Sett	lement Boundary				
Location in Relation to Set	ttlement Boundary 2018:		The site is located in	n the settlement boundary.				
Brownfield or Greenfield:	Brownfield		Brownfield Register	r (If applicable):				
	e is a former youth centre an front and 3.5 storeys to the re		ng with roadside frontage	e and pedestrian entrances o	n two si	des. There is a small area of parking to the	e rear. The site slopes to the	ne south east and the building is 2.5 storeys
Planning History: No rec	ent planning history.							
Suitability Assessi	ment	☐ Site suitable	if ticked					
Discounting Factors								
Environmental Discounts	(Stage A - 5m buffer)				□ Di	scounted by a Factor in Stage A (5m buffe	r)	
Includes Ramsar site, Spec Regionally important Geol	sial Protection Area (SPA), Spe logical and Geomorphological	Site (RIGG), Nationa	Nature Reserve (NNR), Si	ite of Importance for Nature	The		al designations including, an	ncient woodland, LNR, marine conservation or RIGG.
Conservation (SINC), Local	Nature Reserve (LNR), Ancie	nt woodiands, Anciei	nt Monument, Marine Col	nservation Area (IVICA).				
Environmental Discounts (		ally Accessible Open	Snaco Local Croon Snaco	Land	□ Di	scounted by a Factor in Stage A (No Buffer	r)	
safeguarded as biodiversit	listoric Park or Garden, Public ry mitigation	ally Accessible Open	Space, Local Green Space,	, Land	The space	•	al designations including he	eritage coast, historic park or garden, open
Envonmental Discounts_S	tage B(i)				□ Di	scounted by a Factor in Stage B		
Flood zones 2 3, Agricultu	iral Land Quality Grades 12, S	mall Sites falling belo	w the size threshold of 0.2	25ha or 5 dewllings:	The	site is located in FZ1 and is not class 1 or 2	agricultural land.	
Environmental Discounts S Remote from settlement I	Stage B(ii): ooundaries, Coastal Change N	lanagement areas, Zo	ones of Ground Instability	Management	□Di	scounted by a Factor in Stage B(ii)		
Character of the Surrou	nding Area and Local Policy	· Context (Including	Neighbourhood Plan)					
Character and Compatible	ility of the Surrounding Area:	The site is close to	existing residential, no co	mpatibility issues are envisa	ged.			
Local Policy Context (Incl	uding Neighbourhood Plan:	The site is situated	within the settlement bo	oundary, the town centre bo	ındary a	nd is a confirmed brownfield site.		
Mineral Resources:		The site is not loca	ted in a mineral or minera	al safeguarding area.				
Landscape Impacts								
Impact upon and Relation	nship to the AONB: The site	is not located in an A	ONB.					
Landscape Character Area	a Key Factors: Settlement							
Agricultural Land Classific	ation: The classifica	ation is Grade urban						
Landscape Given the loc	cation of the site, among othe	er housing any impact	on landscape character v	will be minimal. However, t	ne site si	ts higher than neighbouring land and cons	sideration will need to be giv	ven to impacts on neighbours

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.

# 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 No flood risk identified on site.

Water):

## 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

Ryde has a quantitive 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 provison -

Space and according to the supporting Open Space Assessment.

Recreation:

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 this criteria through the Development Management process, it may come forward as a windfall scheme.

Status

# Land Adjoining Puckpool Hill (The Archery Field) Ryde (Appley Butts, Appley Playing Field)

Key Details							
Settlement: Ryde S	ettlement Tier: 1	Parish: Ryde	Site Area (1.8	2018 SHLAA_Ref_No: IPS105	2nd Reg18 ISP Housing Allocation Ref: N/a		
Relationship to Settlement Boundary (IP	S Reg 18 part 2 - 2021):	Located within Settleme	nt Boundary				
Location in Relation to Settlement Boun	dary 2018:	The site is located outsid	le and not immediately a	djacent to the current settlement boundary. Th	e boundary is to the west in close proximity, approximately 75m away		
Brownfield or Greenfield: Greenfield		Brownfield Register (If ap	oplicable):				
Site Description: The site is a level fiel	d of mowed grass that is used as	an archery field. There are a few	single storey buildings to	the west and it is bounded by trees, hedging an	d fencing.		
Planning History: No recent planning h	nistory.						
Suitability Assessment	✓ Site suita	ble if ticked					
Discounting Factors							
Environmental Discounts (Stage A - 5m l	ouffer)			☐ Discounted by a Factor in Stage A (5m buffe	er)		
Includes Ramsar site, Special Protection Regionally important Geological and Geo	omorphological Site (RIGG), Natio	onal Nature Reserve (NNR), Site of	Importance for Nature	0.1ha is located in a SINC or ancient woodland	buffer and has as such been discounted from the assessment.		
Conservation (SINC), Local Nature Reser	ve (LNR), Ancient Woodlands, An	cient Monument, Marine Conserv	ation Area (MCA).		n any environmental designations including, ancient woodland, LNR, C, SINC, SPA, SSSI, scheduled ancient monument or RIGG.		
Environmental Discounts (Stage A No bu				☐ Discounted by a Factor in Stage A (No Buffe	er)		
Includes Heritage Coast, Historic Park or safeguarded as biodiversity mitigation	Garden, Publically Accessible Op	en Space, Local Green Space, Lanc	d	The site is not located within any environmental designations including heritage coast, historic park or garden, c space.			
				The site is an open space facility but is not readiscounted at this point.	dily accessible to the public without booking or membership so is not		
Envonmental Discounts_Stage B(i)				☐ Discounted by a Factor in Stage B			
Flood zones 2 3, Agricultural Land Quali	ty Grades 12, Small Sites falling b	elow the size threshold of 0.25ha	or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2	2 agricultural land.		
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Co	pastal Change Management areas	s, Zones of Ground Instability Mana	agement	☐ Discounted by a Factor in Stage B(ii)			
Character of the Surrounding Area a	nd Local Policy Context (Includ	ing Neighbourhood Plan)					
Character and Compatibility of the Sur	rounding Area: The site is close	to existing residential, no compati	ibility issues are envisage	d.			
Local Policy Context (Including Neighbo	ourhood Plan: The site is locat	ed outside and not immediately a	djacent to the current se	tlement boundary. The boundary is to the wes	t in close proximity, approximately 75m away		
Mineral Resources:	Most of the site	e is located within a mineral safegu	uarding area. This will ne	ed to be considered further should the site be c	onsidered appropriate		
Landscape Impacts							
Impact upon and Relationship to the AC	ONB: The site is not located in a	n AONB.					
Landscape Character Area Key Factors:	<ul><li>Popular sites for visitors and</li><li>The Puckpool Mortar Batter</li></ul>	te designed landscapes features still in evidence such as p for access to the sandy beaches	romenades, perambulati	on walks, Appley Tower and tree planting (parti	cularly at Appley Park)		
Agricultural Land Classification:	The classification is Grade 3						

# Land Adjoining Puckpool Hill (The Archery Field) Ryde (Appley Butts, Appley Playing Field)

Landscape Impact:

Minmimal 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 alonmg 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 aloing 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

Proposed Local Green Space. The site is an existing archery field.

Space and Recreation: Ryde has a quantitive 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 provison 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

RYD019	Land at Millhouse I	Farm Unton F	Pond Pydo						
KIDOIS	Land at Millhouse I	railli, Optoli r	Koau, Ryue						
<b>Key Details</b>									
Settlement: Ryde	Settlement Tier:	1 Pa	rish: Ryde	Site Area (2.9	2018 SHLAA_Ref_No: IPS13	30 2	nd Reg18 ISP Housing All	location Ref: N/a	
Relationship to Set	ttlement Boundary (IPS Reg 18 part 2	- 2021):	Immeadiately adjacent to the Settle	ement Boundary					
Location in Relatio	on to Settlement Boundary 2018:		The site is located outside but imm	ediately adjacent	to the settlement boundary which	n is along the northe	rn boundary		
Brownfield or Gree	enfield: Greenfield		Brownfield Register (If applicable):						
Site Description:	The site comprises of two fields disse	ected by a hedge running	geast to west. The site is fairly level a	and has hedge boo	undaries to the road and around th	ne site.			
Planning History:	No recent planning history.								
Suitability As	ssessment	☐ Site suitable if tie	cked						
Discounting Facto	ors								
Environmental Disc	counts (Stage A - 5m buffer)				Discounted by a Factor in Stage A	\ (5m buffer)			
	te, Special Protection Area (SPA), Spe			fa Nations	he site is not located within any en	_	•		onservation
	ant Geological and Geomorphological C), Local Nature Reserve (LNR), Ancier			2	one, NNR, RAMSAR, SAC, SINC, SPA	A, SSSI, scheduled ar	ncient monument or RIG	iG.	
	. (0)				1				
	counts (Stage A No buffer): Coast, Historic Park or Garden, Publica	ally Accessible Open Spac	ce. Local Green Space. Land		Discounted by a Factor in Stage A	. ,			
_	odiversity mitigation	,	,		he site is not located within any en pace.	nvironmental design	ations including heritage	e coast, historic park or ga	irden, open
Envonmental Disco	ounts Stago P(i)				Discounted by a Factor in Stage B	2			
	.gricultural Land Quality Grades 12, Sr	mall Sites falling below th	e size threshold of 0.25ha or 5 dewlli		he site is located in FZ1 and is not o		ıral land.		
Environmental Disc		7	of Control of the Manager of Control		Discounted by a Factor in Stage B	B(ii)			
Remote from settion	ement boundaries, Coastal Change M	ianagement areas, Zones	of Ground Instability Management						
Character of the	Surrounding Area and Local Policy	Context (Including Nei	ghbourhood Plan)						
Character and Co	mpatibility of the Surrounding Area:	The site is close to exis	ting residential, no compatibility issue	es are envisaged					
Local Policy Conte	ext (Including Neighbourhood Plan:	The site is located outs	ide but immediately adjacent to the	settlement bound	ary. Strategic Gap.				
Mineral Resource	25:	The site is not located	n a mineral or mineral safeguarding	area.					
Landscape Impac	cts								
	Relationship to the AONB: The site i	is not located in an AONE	<u>.                                    </u>						
Landscape Charac	ter Area Key Factors: Changed Cou Key Characte	ntryside - Equestrian ristics							
			h highly visible naddock tane						

2 Presence of field shelters, stables, manure piles, hard standings, and other equestrian paraphernalia

2 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 urban to the north and Grade 3 to the south

Impact:

Landscape Tow green fields on the rural fringes of Ryde that site on relatively exposed topography, with land sloping away to the east and the west from the site centre and continuing off-site for some considerable distance. There would be significant visual impacts.

Development would be inconsistent with the settlement pattern. Strategic Gap. Landscape value is medium, but sensitivity is medium.high

# 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 No FZ2/3 on site.

Water):

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

Ryde has a quantitive 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 provison -

Space and according to the supporting Open Space Assessment.

Recreation:

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.

Upto 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

RY	<b>'D0</b>	22
RY	'D0	22

# Land at Aldermoor Farm, Upton Road, Ryde, IoW PO33 3LA

<b>Key Details</b>							
Settlement: Ryde	e Settlemer	t Tier: 1	Parish: Ryde	Site Area ( 6.8	7 2018 SHLAA_Ref_No: IPS362	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Se	ettlement Boundary (IPS Reg 18	part 2 - 2021):	Located outside the Sett	lement boundary, but rea	sonably related to it to the extent that an exte	ensioin could be at least be considered further	
Location in Relati	on to Settlement Boundary 201	8:	The site is located outsic	de the settlement bounda	ry.		
Brownfield or Gre	eenfield: Greenfield		Brownfield Register (If a	pplicable):			
Site Description:	The site comprises of a series	of agricultural fields that a	are bounded by hedgerows and	trees. The site is gently s	oping away from the road.		
Planning History:		n to form residential unit,	Aldermoor Farm, - Refusal, 14 J		•	14, (TCP/10899/G/P/01890/12). Prior approval for alterations and lings to form two houses (one with ancillary office space), Aldermoor	
Suitability A	ssessment	☐ Site suitable	e if ticked				
Discounting Fact	tors						
Environmental Dis	scounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buff	fer)	
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conserva Regionally important Geological and Geomorphological Site (RIGG), National Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancier			al Nature Reserve (NNR), Site of	Importance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sc	ntal designations including, ancient woodland, LNR, marine conservation heduled ancient monument or RIGG.	
	scounts (Stage A No buffer):			☐ Discounted by a Factor in Stage A (No Buffer)			
	Coast, Historic Park or Garden, odiversity mitigation	n Space, Local Green Space, Land	d	The site is not located within any environment space.	ntal designations including heritage coast, historic park or garden, open		
Envonmental Disc	counts_Stage B(i)				☐ Discounted by a Factor in Stage B		
Flood zones 2 3, 7	Agricultural Land Quality Grade	s 12, Small Sites falling belo	ow the size threshold of 0.25ha	or 5 dewllings:	The site is located in FZ1 and is not class 1 or	2 agricultural land.	
	scounts Stage B(ii): :lement boundaries, Coastal Ch	ange Management areas, Z	Zones of Ground Instability Man	agement	☐ Discounted by a Factor in Stage B(ii)		
Character of the	e Surrounding Area and Loca	Policy Context (Including	g Neighbourhood Plan)				
Character and Co	ompatibility of the Surrounding	Area: The site is outside	e the settlement boundary beyon	nd the built up area. Ther	e is a telephone mast to the north of the site		
Local Policy Conf	text (Including Neighbourhood	Plan: The site is located	doutside the settlement bounda	ary. Strategic Gap.			
Mineral Resourc	es:	The site is not loca	ated in a mineral or mineral safe	eguarding area.			
Landscape Impo	acts						
Impact upon and	Relationship to the AONB: TI	e site is not located in an A	AONB				
	Key Cl ? Rolli ? Field ? Hist ? The ? Anci ? Natu and w ? Sche	trees are a feature of the pric farmsteads are located designed landscape and his ent woodland areas are conservation value of wetland areas on its edges duled monuments a number of the price of the p	n small copses, hedgerows and heast of the area around Harding throughout the area storic buildings at Nunwell cont woodland and grassland areas wer of which are currently at risk	gshute, Nunwell and Upto ribute strongly to the cha rithin the area			
Agricultural Land	Classification: The c	assification is Grade 3					

# 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 Nortern 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 No flood risk identified on-site.

Water):

# 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

Ryde has a quantitive 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 provison

Space and according to the supporting Open Space Assessment.

Recreation: 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

<b>RYD023</b> Bettesworth Lodge	e, Lower Bettesworth Road, Ryd	e, Isle of W	ight Po33 3EL				
Key Details							
Settlement: Ryde Settlement Tier:	1 Parish: Ryde	Site Area ( 0.5	2018 SHLAA_Ref_No: IPS397	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlement Boundary (IPS Reg 18 part 2	- 2021): Bisects the Settlement Bounda	ary					
Location in Relation to Settlement Boundary 2018:	The front part of the site is wit	thin the settlement l	boundary and the southern portion of the site	e is outside but immediately adjacent.			
Brownfield or Greenfield: Greenfield	Brownfield Register (If applica	ble):					
Site Description: The site is a residential plot and the	immediate land behind. The site has a post war bungalow	w located within it a	and the land behind is an orchard.				
Planning History: No recent planning history.							
Suitability Assessment	☐ Site suitable if ticked						
Discounting Factors							
Environmental Discounts (Stage A - 5m buffer)			☐ Discounted by a Factor in Stage A (5m but	iffer)			
Regionally important Geological and Geomorphological	ecial Area of Conservation (SAC), Site of Special Scientific I Site (RIGG), National Nature Reserve (NNR), Site of Impo nt Woodlands, Ancient Monument, Marine Conservation	ortance for Nature	The site is not located within any environm zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, s	ental designations including, ancient woodland, LNR, marine co scheduled ancient monument or RIGG.	nservation		
Environmental Discounts (Stage A No buffer):			☐ Discounted by a Factor in Stage A (No Bu	ffer)			
Includes Heritage Coast, Historic Park or Garden, Publica safeguarded as biodiversity mitigation	ally Accessible Open Space, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, op space.				
Envonmental Discounts_Stage B(i)			☐ Discounted by a Factor in Stage B				
Flood zones 2 3, Agricultural Land Quality Grades 12, Sr	mall Sites falling below the size threshold of 0.25ha or 5 d	dewllings:	The site is located in FZ1 and is not class 1 of	or 2 agricultural land.			
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change M	lanagement areas, Zones of Ground Instability Manageme	ent	☐ 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	y issues are envisage	ed				
Local Policy Context (Including Neighbourhood Plan:	The site is part in and part immediately adjacent to the	e settlement bounda	ıry. Strategic Gap.				
Mineral Resources:	The site is not located in a mineral or mineral safeguard	ding area.					

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

Landscape Character Area Key Factors: Northern Clay Pasture Land

**Key Characteristics** 

2 Rolling pastoral landscape with small copses, hedgerows and hedgerow trees

2 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

② Ancient woodland areas

2 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 site is urban.

# 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 or 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 tit 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 No flood risk identified on-site.

Water):

#### 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

Ryde has a quantitive 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 provison

pace and according to the supporting Open Space Assessment.

Recreation: 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

RYD026	Land adjacent Trot	ters Riding Stables, Ashey Road, Ryde		
<b>Key Details</b>				
Settlement: Ryde	Settlement Tier:	1 Parish: Ryde Site Area (2	0.69 2018 SHLAA_Ref_No: IPS252	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Se	ettlement Boundary (IPS Reg 18 part 2	- 2021): Immeadiately adjacent to the Settlement Bound	dary	
Location in Relation	on to Settlement Boundary 2018:	The top part of the site at the northern bounda	ry is immediately adjacent to the settlement bound	ary.
Brownfield or Gre	enfield: Greenfield	Brownfield Register (If applicable):		
Site Description:	The site comprises a series of fields of the site being more level.	and woodlands and extends south of Ryde. There is a mix of hedge bound	aries interspersed with trees. The site is undulating	and slopes up to the south, west and north west with the middle par
Planning History:	No recent planning history.			
Suitability A	ssessment	☐ Site suitable if ticked		
Discounting Fact	tors			
Environmental Dis	scounts (Stage A - 5m buffer)		☐ Discounted by a Factor in Stage A (5m buffer)	
Regionally import	ant Geological and Geomorphologica	ecial Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), I Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature nt Woodlands, Ancient Monument, Marine Conservation Area (MCA).	The site is not located within any environmental zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheoo	designations including, ancient woodland, LNR, marine conservation luled ancient monument or RIGG.
`			There is a section to the south that is located wi part of a larger SINC	thin the Ancient Woodland buffer and an area to the south east that
	scounts (Stage A No buffer):		$\square$ Discounted by a Factor in Stage A (No Buffer)	
	coast, Historic Park or Garden, Public odiversity mitigation	ally Accessible Open Space, Local Green Space, Land	The site is not located within any environmental space	designations including heritage coast, historic park or garden, open
Envonmental Disc	counts_Stage B(i)		☐ Discounted by a Factor in Stage B	
Flood zones 2 3, /	Agricultural Land Quality Grades 12, S	mall Sites falling below the size threshold of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 a	gricultural land.
	scounts Stage B(ii): lement boundaries, Coastal Change N	Nanagement areas, Zones of Ground Instability Management	☐ Discounted by a Factor in Stage B(ii)	
Character of the	e Surrounding Area and Local Policy	Context (Including Neighbourhood Plan)		
Character and Co	ompatibility of the Surrounding Area:	The site is outside the settlement boundary beyond the built up area.		
Local Policy Cont	text (Including Neighbourhood Plan:	The top part of the site at the northern boundary is immediately adjacer	nt to the settlement boundary. Strategic Gap.	
Mineral Resourc	es:	The site is not located in a mineral or mineral safeguarding area.	· · · · · · · · · · · · · · · · · · ·	
Landscape Impo	acts			
Impact upon and	Relationship to the AONB: The site	is not located in an AONB.		
Landscape Charac	Key Characte Rolling pas Field trees Historic far The design Ancient wo	ry Pasture Land eristics toral landscape with small copses, hedgerows and hedgerow trees are a feature of the east of the area around Hardingshute, Nunwell and Up msteads are located throughout the area ed landscape and historic buildings at Nunwell contribute strongly to the coodland areas aservation value of woodland and grassland areas within the area and wetle monuments a number of which are currently at risk	naracter of that part of the area	

The classification is urban to the north and Grade 3 to the south.

Agricultural Land Classification:

# Land adjacent Trotters Riding Stables, Ashey 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 Rye settlement, the site is also highly visible form Upton Road to the west, which is on higher ground. Strategic

Two tertiary river streams cross the site on a west/east axis. There is Ittle in the way of public access and no Public Rights of Way. Development would currently be highly inconsitent with the settlement form - connections to the edge of Rye from the north are weak and fragmented, while central and southern sections would extend beyond the current southern limits of Rye, 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 No FZ2/3.

Water):

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 Bettesworth 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

according to the supporting Open Space Assessment.

Recreation:

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, but only the west side is within for allotments, and only the northen section for

Ryde has a quantitive 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 provison -

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 furure 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

RYD027	Land adjacent t	o "Hideaway",	Playstreet Lane	, Ryde				
<b>Key Details</b>								
Settlement: Ryde	Settlemen	Tier: 1	Parish: Ryde	Site Area (3.2	4 2018 SHLAA_Ref_No: IPS326	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Sett	lement Boundary (IPS Reg 18	part 2 - 2021):	Immeadiately adjacen	t to the Settlement Bounda	ry			
Location in Relation	to Settlement Boundary 201	3:	The site is located out	side but immediately adjac	ent to the settlement boundary for part of the ea	ast boundary and along the south boundary.		
Brownfield or Green	nfield: Greenfield		Brownfield Register (If	applicable):				
Site Description:	The site is a large garden and	grazing paddock located to	south of Playstreet Lane and	d Play Lane and to north of	Colenutts Road. The land is slightly sloping and b	pounded by hedges and trees, some protected.		
Planning History:	No apparent planning history	(Checked June 2022).						
Suitability As	sessment	☐ Site suitable	if ticked					
Discounting Factor	rs							
Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SRegionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MC				of Importance for Nature	Discounted by a Factor in Stage A (5m buffe The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sche	tal designations including, ancient woodland, LNR, marine conservation		
Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation				and	☐ 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:				na 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 Disco Remote from settle	ounts Stage B(ii): ment boundaries, Coastal Cha	nge Management areas, Z	ones of Ground Instability Ma	anagement	☐ Discounted by a Factor in Stage B(ii)			
Character of the S	Surrounding Area and Local	Policy Context (Including	Neighbourhood Plan)					
Character and Con	npatibility of the Surrounding	Area: The site is located	adjacent to IPS203 which is l	ocated to the east.				
Local Policy Conte	xt (Including Neighbourhood	lan: The site is located	outside by immediately adja	cent to the settlement bou	ndary of Ryde where there are a wide range of se	ervices and facilities. Strategic Gap.		
Mineral Resources	:	The site is not loca	ted in a mineral or mineral s	afeguarding area.				
Landscape Impac	ts							
Impact upon and R	elationship to the AONB:	e site is not located in an A	ONB					
Landscape Characto	Key Ch 2 Rolli 2 Field 2 Histo 2 The to the	trees are a feature of the eric farmsteads are located	toric buildings at Nunwell co	ingshute, Nunwell and Upto	on			

2 Nature conservation value of woodland and grassland areas within the area and wetland areas on its edges

2 Scheduled monuments a number of which are currently at risk

Agricultural Land Classification:

The site is classified as urban with the exception of the south west tip which is Grade 3.

# 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 or 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 No FZ2/3 on site. Small area of surface water in NW corner.

Water):

#### 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

Ryde has a quantitive 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 provison according to the supporting Open Space Assessment.

Recreation:

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 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. 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 surroundin area. Strategic Gap.

Status

RYD033	Land at Binstead	, Ryde						
<b>Key Deta</b>	ils							
Settlement:		ier: 1	Parish: Havenstreet and Ashey	Site Area (9.0	2 2018 SHLAA_Ref_No: IPS249	2nd Reg18 ISP Housing Allocation Ref: N/a		
Relationship t	to Settlement Boundary (IPS Reg 18 pa	rt 2 - 2021):	Immeadiately adjacent to the S	Settlement Bounda	ry			
Location in R	elation to Settlement Boundary 2018:		The site is located outside but i	immediately adjace	ent to the current settlement boundary which	ch is along the north boundaries.		
Brownfield or	Greenfield: Greenfield		Brownfield Register (If applicab	ole):				
Site Descripti	on: The site is currently in agricultur	al use. There are some	farm buildings which are a brick and co	orrugated mix. Th	e site is bounded by hedges and trees and i	is gently sloping from south-east to northwest towards the main road.		
Planning Histo	No recent planning history. (Checked July 2022)							
Suitabilit	y Assessment	✓ Site suitable	e if ticked					
Discounting	Factors							
Includes Ram Regionally im	portant Geological and Geomorpholog	gical Site (RIGG), Nationa	ation (SAC), Site of Special Scientific In al Nature Reserve (NNR), Site of Impor ent Monument, Marine Conservation A	tance for Nature	□ 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.			
Includes Heri	al Discounts (Stage A No buffer): tage Coast, Historic Park or Garden, Pu as biodiversity mitigation	blically Accessible Open	Space, Local Green Space, Land		Discounted by a Factor in Stage A (No Buffer)  The site is not located within any environmental designations including heritage coast, historic park or garden, open space.			
	Discounts_Stage B(i)		all Sites falling below the size threshold of 0.25ha or 5 dewllings:		☐ Discounted by a Factor in Stage B			
Flood zones 2	3, Agricultural Land Quality Grades 1	2, Small Sites falling belo			The site is located in FZ1 and is not class 2	1 or 2 agricultural land.		
Remote from	al Discounts Stage B(ii): settlement boundaries, Coastal Chang f the Surrounding Area and Local Po		ones of Ground Instability Manageme	ent	☐ Discounted by a Factor in Stage B(ii)			
	, and the second	, ,	existing residential, no compatibility is	iccups are envisage	d			
•	Context (Including Neighbourhood Pla					wide range of services and facilities. Strategic Gap.		
Mineral Res	ources:	rne southern hair	of the site is located within a mineral	sareguarding area.				
Landscape I	mpacts							
Impact upon	and Relationship to the AONB: The	site is not located in an A	AONB.					
Landscape Cl	naracter Area Key Factors: Changed	Countryside						
Agricultural I	and Classification: Most of	the site is classified urba	n with a small section to the south cla	assified as Grade 3.				
Impact:	consideration of this and views into ar The extensive TPOs, SINC in close prov	nd from the site should be cimity, as well as trees ar	oe given. nd hedges at field boundaries all add e	ecological value. Pu	blic footpaths that extends across sections	any development would likely change the appearance of the area. Therefore of the north and east boundary as well as extending across the site all add e of development and also given the presence of undeveloped land to the		
Heritage Im	pacts							
Impact on Hi	storic Environment and Heritage Asse		ed in a conservation area and there are archaeological implications, but a WV	_	•			

# 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 Surface water flood risk down west boundary.

Water):

## 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 they 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	r: 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): Immeadiately adjacent to the Settlement Bounda	ary		
Location in Relation to Settlement Boundary 2018:	The site is outside and not immediately 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 the	at comprises of a number of associated buildings and static caravans. The site	e 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)		☐ Discounted by a Factor in Stage A (5m buffer)		
Regionally important Geological and Geomorphologic	pecial Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), cal Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature ient Woodlands, Ancient Monument, Marine Conservation Area (MCA).	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.		
Conservation (SiNC), Local Nature Reserve (LINK), And	ent woodiands, Ancient Mondinent, Marine Conservation Area (MCA).			
Environmental Discounts (Stage A No buffer):	lically Accessible Open Space, Local Green Space, Land	☐ Discounted by a Factor in Stage A (No Buffer)		
safeguarded as biodiversity mitigation	ically Accessible Open Space, Local Green Space, Land	The site is not located within any environmental designations including heritage coast, historic park or garden, oper space.		
Envonmental 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 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land		
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change	Management areas, Zones of Ground Instability Management	□ Discounted by a Factor in Stage B(ii)		
Character of the Surrounding Area and Local Police	cy Context (Including Neighbourhood Plan)			
Character and Compatibility of the Surrounding Area	The site is close to existing residential, no compatibility issues are envisage	ed.		
Local Policy Context (Including Neighbourhood Plan:	The site is outside and not immediately adjacent to the settlement bounda	ary. Strategic Gap.		
Mineral Resources:	The entire site is located within a mineral safeguarding area. This will need	ed to be considered further should the site be considered appropriate.		
Landscape Impacts				
Impact upon and Relationship to the AONB: The site	e is not located in an AONB.			
Landscape Character Area Key Factors: Settlement				
Agricultural Land Classification: The classifi	ication is Grade 3			
Impact:  The site is on the edge of the area where A locally distinctive site of pleasing eque	e it becomes more rural in nature. estrian character. Site is very visible as you drive along Calthorpe Road and is in	າ 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, a	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

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# 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 No flood risk identified on-site.

Water):

## 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

Ryde has a quantitive 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 provison -

Space and Recreation: 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

SAN005	Land north of F	Perowne Way and	l west of Brook	Close, Sando	wn, Isle of Wight.			
Key Details								
Settlement: The E	Bay (Sandown) Settlemer	at Tion: 1	rish: Sandown	Site Area (3	2018 SHLAA Ref No: IPS135	2nd Reg18 ISP Housing Allocation Ref: N/a		
	ttlement Boundary (IPS Reg 18			to the Settlement Bounda		Zilu Kegis isr Housing Anocation Kei.		
•	on to Settlement Boundary 201				e settlement boundary which runs along the ea	astern and southern houndaries		
	enfield: Greenfield		Brownfield Register (If a	e section and along the ex	astern and southern boundaries.			
Site Description:	The site is currently in agricul hectares.	tural use, the area is slightly ur	dulating slopes to the nort	iver Yar). The boundaries are a mix of trees, he	edgerows and scrub. The developable area has been submitt	ted as 2.0		
Planning History:	No recent planning history.							
Suitability As	ssessment	☐ Site suitable if t	cked					
Discounting Factor		0.00 00.000.00						
Environmental Dis Includes Ramsar si Regionally importa	counts (Stage A - 5m buffer) ite, Special Protection Area (SP ant Geological and Geomorpho	A), Special Area of Conservatio Diogical Site (RIGG), National Na , Ancient Woodlands, Ancient N	ture Reserve (NNR), Site of	f Importance for Nature	Discounted by a Factor in Stage A (5m buff The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sci	ntal designations including, ancient woodland, LNR, marine	conservation	
Environmental Dis	counts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buff	fer)		
	Coast, Historic Park or Garden, pdiversity mitigation	Publically Accessible Open Spa	ce, Local Green Space, Lan	d	The site is not located within any environmental designations including heritage coast, historic park or garden, open space			
Envonmental Disco	ounts_Stage B(i)				☐ Discounted by a Factor in Stage B			
		s 12, Small Sites falling below t	ne size threshold of 0.25ha	or 5 dewllings:	The northern extent of the site is located in FZs 2 and 3. Consequently this area has been removed from the assessment area.			
					The remainder of the site measures about 2.0 this is assessed below.	O hectares is located in FZ1 and is not class 1 or 2 agricultura	al land. And	
Environmental Dis Remote from settl		ange Management areas, Zone	s of Ground Instability Man	nagement	☐ Discounted by a Factor in Stage B(ii)			
Character of the	Surrounding Area and Local	Policy Context (Including Ne	ighbourhood Plan)					
Character and Co	ompatibility of the Surrounding	The site is close to exi acceptable in this loca	•	itibility issues are envisage	ed, however the site visit noted high voltage lin	nes across the site and may affect the layout should develop	ment be	
Local Policy Cont	ext (Including Neighbourhood	Plan: The site is located out	side but immediately adjac	cent to the settlement bo	undary of Sandown where there are a full range	e of services and facilities. Strategic Gap.		
Mineral Resources: There is an area to the north west corner that is within the minerals safegu			arding area.					
Landscape Impa	cts							
Impact upon and		ne site is not located in an AON ountryside and Rights of Way A		d visble from the site and	has an impact upon it's setting. This is a conside	eration in accordance with the Duty of Regard set out at Sec	ction 85 of th	
Landscape Charac	Key Cl	ional Enclosed Pasture land - Ea naracteristics osed pastoral landscape in clos ent woodland areas		and arable areas				

Hedgerows and some hedgerow trees
 Historic farmsteads dispersed throughout the areas

The classification is Grade 4.

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 expose to the north for some distance including to/from the AONB. The site appears to comprise ecologically rich tussocky grasland 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 byPotential 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 Some minor overlap with FZ2/3 at northern and boundary.

Water):

#### 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 quatity deficits of allotments and a small deficit oif children's and young people's provision, but surpluses of other open space typoligies.

The open space audit identifies a number of recreational facilities close by including Foxes Path and the Ridgeway.

## Highways Factors

The strategic road network is along Morton Common to the east. Access could be a single point from the south along Perowne Way and / or Brock Close. There is good visibility at the junction with Perowne Way. The existing access roads are narrow, 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 grasland 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 whiuch would encourage car dependency.

Status

SAN006	Land adjacen	t Perowne \	Nay, Sandown						
<b>Key Details</b>									
Settlement: The E	Bay (Sandown) Settler	nent Tier: 1	Parish: Sandown	Site Area (6.8	4 2018 SHLAA_Ref_No: IPS217	2nd Reg18 ISP Housing Allocation Ref: N/a			
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2		3 18 part 2 - 2021):	Immeadiately adjacent	to the Settlement Bounda	ry				
Location in Relation	on to Settlement Boundary	2018:	The site is outside but i	mmediately adjacent to th	e settlement boundary which is located along th	ie southern boundary.			
Brownfield or Greenfield: Greenfield			Brownfield Register (If applicable):						
Site Description:	The site is irregular in shap There are some larger tree	•	-	areas and other slightly u	ndulating slopes to the north and the watercours	se (River Yar). The boundaries are a mix of trees, hedgerows and scru			
Planning History:	No recent planning histor	у.							
Suitability As	ssessment	□ Sit	e suitable if ticked						
Discounting Facto	ors								
Environmental Dis	scounts (Stage A - 5m buffer	^)			☐ Discounted by a Factor in Stage A (5m buffe	r)			
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation (SINC), Local Nature Reserve (LNR), Ancient Monument, Marine Conservation (SINC), Local Nature Reserve (LNR), Ancient Monument, Marine Conservation (SINC), Local Nature Reserve (LNR), Ancient Monument, Marine Conservation (SINC), Local Nature Reserve (LNR), Ancient Monument, Marine Conservation (SINC), Local Nature Reserve (LNR), Ancient Monument, Marine Conservation (SINC), Local Nature Reserve (LNR), Ancient Monument, Marine (SINC), Local Nature Reserve (LNR), Ancient Monument, Marine (SINC), Mar			, National Nature Reserve (NNR), Site o	of Importance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sche	cal designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.			
Environmental Dis	scounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buffer	r)			
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation				nd	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Disco	ounts_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 0.2			alling below the size threshold of 0.25ha	a or 5 dewllings:	The northern fringes of the site along the River west portion of the site that is also located in f	r Yar are located in FZ2 and 3. Furthermore there is a large area to the flood zone 2 and 3.			
					Any resultant developable area will be reduced	d. This assessment is based on the area outside the flood zones.			
Environmental Dis Remote from settl		Change Managemen	t areas, Zones of Ground Instability Ma	nagement	☐ Discounted by a Factor in Stage B(ii)				
Character of the	Surrounding Area and Lo	ocal Policy Context (	Including Neighbourhood Plan)						
Character and Co	ompatibility of the Surround	ling Area: The site	s close to existing residential, no compa	atibility issues are envisag	ed. However, the extent of the flood risk will nee	ed to be taken into account.			
Local Policy Cont	ext (Including Neighbourho	od Plan: The site	s located outside but immediately adja	cent to the settlement bo	undary. Strategic Gap.				
Mineral Resource	es:	Some of	the site along the northern fringes and	west fringes is within a mi	neral safeguarding area.				
Landscape Impa	ects								
Impact upon and	Relationship to the AONB:		ed in an AONB. The AONB is 400m nort the Countryside and Rights of Way Act		ole form the AONB and has an impact upon it's se	etting. This is a consideration in accordance with the Duty of Regard s			
Landscape Charac	Ke 2 E 2 A 2 H	ancient woodland are Hedgerows and some	Iscape in close proximity to valley floor as	and arable areas					

The land is classified as Grade 4.

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 aloso reedbed (s41 priority habtat) 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 oif an ecologically-rich area.

Biodiversity Net Gain Scope:

#### Flood Risk

Flood Risk (including Surface Some minor overlap with FZ2/3 at northern and western boundaries.

Water):

#### 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

The Bay exhibits quatity deficits of allotments and a small deficit oif children's and young people's provision, but surpluses of other open space typoligies.

Open Space (Amenity Green Space) to south of the site, this may need replacing should this be the only access opportunity.

Recreation:

## **Highways Factors**

Highway Access: Sandham Close is the only currently available access, but this is below standard width. This a concern given the sscal eoif 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 fringesThe site isgenerally 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

<b>SAN007</b>	Chester L	odge Hote	l, 7 Beachf	ield Road, Sando	wn						
<b>Key Details</b>											
Settlement: The Ba	y (Sandown)	Settlement Tier: 1		Parish: Sandown	Site Area ( 0.0	.08 2	2018 SHLAA_Ref_No	: IPS177	2nd Reg18 ISP Hous	sing Allocation Ref: N/a	
Relationship to Settl	lement Boundary	(IPS Reg 18 part 2 - 2	2021):	Located within Settleme	nt Boundary						
Location in Relation	to Settlement Bo	undary 2018:		The site is located in the	settlement boundary.						
Brownfield or Green	nfield: Brownfield			Brownfield Register (If a	pplicable):						
Site Description:	The site is a large \	/ictorian villa style h	notel. It is two-stor	ey with a low wall to the front	and fences to the sides.	. The site ha	s had redevelopmer	it to the rear prev	viously, the site put forward	d relates to the hotel only.	
Planning History:	No recent planning	g history.									
Suitability Ass	sessment		☐ Site suitable	if ticked							
Discounting Factor	rs										
Environmental Disco	ounts (Stage A - 5r	n buffer)				Discou	nted by a Factor in S	Stage A (5m buffe	er)		
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for 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.				on			
Environmental Disco	ounts (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				d	The site is space.	s not located within	any environment	tal designations including he	neritage coast, historic park or garden, op	en	
Envonmental Discou	unts_Stage B(i)					☐ Discou	nted by a Factor in S	Stage B			
Flood zones 2 3, Ag	ricultural Land Qu	ality Grades 12, Sma	all Sites falling belo	w the size threshold of 0.25ha	or 5 dewllings:	The site is	s located in FZ1 and	is not class 1 or 2	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 S	urrounding Area	and Local Policy C	Context (Including	Neighbourhood Plan)							
Character and Com	patibility of the S	urrounding Area:	The site is adjacent	to existing residential, no com	npatibility issues are envis	isaged.					
Local Policy Contex	kt (Including Neigh	bourhood Plan:	The site is within the	ne settlement boundary, poter	ntial loss of holiday accor	mmodation.					
Mineral Resources	•		The site is not loca	ted in a mineral or mineral safe	eguarding area.						
Landscape Impact	ts										
Impact upon and Re	elationship to the	AONB: The site is i	not located in an A	ONB							
Landscape Characte	er Area Kev Factor	s: Urban settleme	ent								
Agricultural Land Cl	,	The classificati									
				on landscape character will be	e minimal. Consideration	n will need to	o be given to neighb	ouring amenities.	;.		
Heritage Impacts											
Impact on Historic E	Environment and I	Heritage Assets: Th	ne site is not locate	d in a conservation area and th	nere are no listed building	ngs close by					
Biodiversity / Ecol	ogical Impacts					-					
Impact on Biodivers	sity: The si	te is not located in :	an environmental o	lesignation. There are no tree	nreservation orders or la	larger trees v	within the site				

# **SAN007**

# Chester Lodge Hotel, 7 Beachfield Road, Sandown

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface No flood risks identified.

Water):

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

The Bay exhibits quatity deficits of allotments and a small deficit oif children's and young people's provision, but surpluses of other open space typoligies.

Recreation:

**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, contrray to wider planning aims for the Island.

May be suitable subject to satisfaction of planning policies.

Cob=nversion of existing building preferable.

Status Currently not suitable

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	2 - 2021): Located within or adjacent a lower tier settleme	nt 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 lev	vel with mainly open boundaries to the adjacent roads.			
Planning History: No recent planning history (checked	d June 2022).			
Suitability Assessment	☐ Site suitable if ticked			
Discounting Factors				
Environmental Discounts (Stage A - 5m buffer)		☐ Discounted by a Factor in Stage A (5m buffer)		
Regionally important Geological and Geomorphologica	ecial Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), I Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature ant 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, Public safeguarded as biodiversity mitigation	cally Accessible Open Space, Local Green Space, Land	The site is not located within any environmental designations including heritage coast, historic park or garden, operance.		
Envonmental Discounts_Stage B(i)		☐ Discounted by a Factor in Stage B		
Flood zones 2 3, Agricultural Land Quality Grades 12, S	mall Sites falling below the size threshold of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.		
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change N  Character of the Surrounding Area and Local Policy	Management areas, Zones of Ground Instability Management  V. Context (Including Neighbourhood Plan)	☐ Discounted by a Factor in Stage B(ii)		
Character and Compatibility of the Surrounding Area:	The site is immediately adjacent to other properties which appear to ben	nefit from connections to utility services		
, ,	The site is located outside the settlement boundary and in the wider rura	·		
Local Policy Context (Including Neighbourhood Plan:	•	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: The site	is not located in an AONB.			
Landscape Character Area Key Factors: Settlement				
,	ation is Grade 3			
	limited. Given the location of the site, close to other housing and developmenities will require coinsideration. Strategic Gap.	nent any impact on landscape character will be reduced.		
Heritage Impacts				
Impact on Historic Environment and Heritage Assets:	The site is not located in a conservation area but is adjacent to it if develop	oment 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 No flood risk identified.

Water):

# 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 quantitive shortages of amenity greenspace and parks and gardens and a small defiency 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

SEA002	Land to the	north w	estern side of	Seaview Lane, Seaview			
Key Details							
Settlement: Seav	riew Sett	tlement Tier: 3	or 4 (Discrepancy i Paris	sh: Nettlestone and Seaview Site Area (4.9	94 2018 SHLAA_Ref_No: IPS100	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Se	ettlement Boundary (IPS F	Reg 18 part 2 - 2	2021):	Located within or adjacent a lower tier settleme	nt that does not have a settlement boundary		
Location in Relation	on to Settlement Bounda	ary 2018:		Seaview does not have a settlement boundary.			
Brownfield or Gre	enfield: Greenfield			Brownfield Register (If applicable):			
Site Description:	The site is a series of fie	elds with trees t	to the hedge boundaries	. The land slopes down from Steyne Road before	rising up behind site.		
Planning History:	No recent planning hist	tory (checked Ju	une 2022).				
Suitability A	ssessment		☐ Site suitable if tick	ed			
Discounting Fact	tors						
Environmental Dis	scounts (Stage A - 5m but	ffer)			☐ Discounted by a Factor in Stage A (5m buffer)		
Regionally import	ant Geological and Geom	norphological Si	te (RIGG), National Natu	SAC), Site of Special Scientific Interest (SSSI), re Reserve (NNR), Site of Importance for Nature nument, Marine Conservation Area (MCA).	The site is not located within any environmenta zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheoo	I designations including, ancient woodland, LNR, marine conservaduled ancient monument or RIGG.	ation
Environmental Dis	scounts (Stage A No buffe	er):			☐ Discounted by a Factor in Stage A (No Buffer)		
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space safeguarded as biodiversity mitigation			y Accessible Open Space	, Local Green Space, Land	The site is not located within any environmental designations including heritage coast, historic park or garden, oper space.		pen
Envonmental Disc	counts_Stage B(i)				☐ Discounted by a Factor in Stage B		
Flood zones 2 3, /	Agricultural Land Quality	Grades 12, Sma	all Sites falling below the	size threshold of 0.25ha or 5 dewllings:	0.5ha of the site is located in flood zones 2 and agricultural land.	3. The remainder of the site is located in FZ1 and is not class 1 or	· 2
	scounts Stage B(ii): lement boundaries, Coas	stal Change Mar	nagement areas, Zones c	f Ground Instability Management	☐ Discounted by a Factor in Stage B(ii)		
Character of the	e Surrounding Area and	l Local Policy C	ontext (Including Neig	hbourhood Plan)			
Character and Co	ompatibility of the Surrou	unding Area:	The site is close to existi	ng residential, no compatibility issues are envisag	red.		
Local Policy Context (Including Neighbourhood Plan:  The site is located outside the settlement home, sheltered accommodation and a				, , , , , , , , , , , , , , , , , , , ,	estone and Seaview have a Parish Plan SPD (2005)	which in relation to housing sets outs the need for a residential n	ursin
Mineral Resources: The western section of t			The western section of t	ne site is located within a mineral safeguarding ar	ea. This will need to be considered further should	the site be considered appropriate.	
Landscape Impo	acts						
Impact upon and	Relationship to the AON	B: The site is r	not located in an AONB.				
Lanuscape Chara	,	North East Past Key Characteris  Hedgerows, h		es			

2 Ancient woodland

② Grassland areas

The classification is Grade 3

Agricultural Land Classification:

Rolling pastoral landscape on heavier clay soils Historic farmsteads dispersed throughout the area

2 Historic buildings and designed landscape in the coastal area in the north close to Springvale

# **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 steams is of intrinsically high quality and forms pleasing setting bot 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 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 t Seaview Conservation Areto 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 Flood zone 2/3 overlaps with north-west corner.

Water):

# 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

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

Recreation:

#### **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

SHA001	Land at Wa	rlands, Sh	nalfleet							
<b>Key Details</b>										
Settlement: Shal	fleet Sett	lement Tier: 4	Pa	rish: Shalfleet	Site Area (2.2	2018 SHLAA_Ref_No: IPS400	2nd Reg18 ISP Housing Allocation Ref: N/a			
Relationship to Se	ettlement Boundary (IPS R	Reg 18 part 2 - 20	021):	Located within or a	djacent a lower tier settlemer	t that does not have a settlement boundary				
Location in Relati	on to Settlement Bounda	ry 2018:		The site is located	outside the settlement bound	ary and is located in the wider rural area.				
Brownfield or Gre	eenfield: Greenfield			Brownfield Registe	r (If applicable):					
Site Description:	The site is part of an ag	ricultural field bo	ounded by a tree line	d hedge to the east a	nd a copse to the south and w	est. The site is generally level with a slight sl	ope to the north.			
Planning History:						reserved matters on P/00761/16 for access, port, conditional approval 15 March 2018 (P	, appearance, layout and scale, OS Parcels 5819, 8116 and 8200, land rear of $0/01431/17/TCP/31860/B)$			
Suitability A	ssessment		☐ Site suitable if tie	cked						
Discounting Fact	tors									
	scounts (Stage A - 5m buf					☐ Discounted by a Factor in Stage A (5m b	puffer)			
Includes Ramsar site, Special Protection Area (SPA), Special Regionally important Geological and Geomorphological						0.09ha of the site to the south is located in a SINC and ancient woodland buffer and has been removed from the				
Conservation (SINC), Local Nature Reserve (LNR), Ancien					•	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.				
	scounts (Stage A No buffe Coast, Historic Park or Ga		Accessible Open Space	ce. Local Green Space	. Land	☐ Discounted by a Factor in Stage A (No B	· · · · · · · · · · · · · · · · · · ·			
_	odiversity mitigation	,				space.	mental designations including heritage coast, historic park or garden, open			
Envonmental Disc	_ 0 .,		all Sites falling below the size threshold of 0.25ha or 5 dewllings:			☐ Discounted by a Factor in Stage B				
Flood zones 2 3, /	Agricultural Land Quality	Grades 12, Smal				The site is located in FZ1 and is not class 1	or 2 agricultural land.			
	scounts Stage B(ii): :lement boundaries, Coas	tal Change Mana	agement areas, Zones	of Ground Instability	Management	☐ Discounted by a Factor in Stage B(ii)				
Character of the	Surrounding Area and	Local Policy Co	ntext (Including Nei	ighbourhood Plan)						
Character and Co	ompatibility of the Surrou	inding Area: T	he site is close to exis	sting residential, no co	ompatibility issues are envisag	ed.				
Local Policy Conf	text (Including Neighbour	hood Plan: T	he site is located outs	side but immediately	adjacent to the settlement bo	undary				
Mineral Resourc	es:	Т	he site is not located i	in a mineral or minera	al safeguarding area.					
Landscape Impo	acts									
Impact upon and	Relationship to the AONI				y is 125m to the north. The sit ghts of Way Act 2000.	e is visible from the AONB and has an impact	t upon it's setting, which is a consideration in accordance with the Duty of			
Landscape Chara		Key Characterist Gently rolling I Undulating top Peaceful, highl Fields bounded Network of cop Isolated areas Presence of wa	andscape underlain boography gives varied y rural, pastoral lands d by thick hedges with pses and woodland in of acid and unimprovater bodies including s	by Hamstead Beds Cla views with glimpses of scape of irregular med in frequent hedgerow including ancient wood red neutral grassland, streams, springs and	y, Silt and Sand geology of the sea and the downs dium scale fields trees giving a semi-enclosed, a lland (some maintained as cop lowland heath and scrub of hi drainage ditches	pice with standards) and wood pasture of hi	for wildlife such as red squirrels and dormice igh ecological interest			

• 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 The site is Grade 3 agricultural land and outside the settlement boundary on the outskirts of the area where the land is more agricultural.

Impact:

There are public rights of way along the eastern and southern boundarys, 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 senstivity 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 No risks identified.

Water):

#### 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

Shalfleet lacks all open space types except Amenity Green Space.

Space and Recreation:

#### **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 optio 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 te east. The site has some landscape value and senstivity.

Status

The Plough & Barleycorn, 4 North Road, Shanklin, Isle of Wight, PO37 6DB **SHK002 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 relavant planning history. ☐ Site suitable if ticked **Suitability Assessment Discounting Factors** Environmental Discounts (Stage A - 5m buffer) ☐ Discounted by a Factor in Stage A (5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG 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 The site is not located within any environmental designations including heritage coast, historic park or garden, open safeguarded as biodiversity mitigation space. ☐ Discounted by a Factor in Stage B 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: 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: 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 The classification is urban Agricultural Land Classification: Landscape 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. 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: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

# The Plough & Barleycorn, 4 North Road, Shanklin, Isle of Wight, PO37 6DB

Green roof, green walls. Boxes for Swifts, House Martins, House Sparrows and/or Starlings. Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface No flood risks identified.

Water):

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

# Land to west of Luccombe Road, Shanklin

Key Details									
Settlement: The Bay (Shanklin) Se	ettlement Tier: 1	P	Parish: Shanklin	Site Area (5.9	2018 SHLAA_Ref_No: IPS148	2nd Reg18 ISP Housing Allocation Ref	f:		
Relationship to Settlement Boundary (IPS	S Reg 18 part 2 - 2	2021):	Located outside the Settlement b	ooundary, but reas	onably related to it to the extent that an exte	ension could be at least be considered further			
Location in Relation to Settlement Bound	dary 2018:		The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north approximately 50m away.						
Brownfield or Greenfield: Greenfield			Brownfield Register (If applicable	e):					
Site Description: The site comprises of	a series of fields	bounded by hedges v	with trees interspersed. The site gen	tly slopes to the ro	oad with access onto Luccombe Road.				
Planning History: No apparent planning	g history.								
Suitability Assessment		☐ Site suitable if	ticked						
Discounting Factors									
Environmental Discounts (Stage A - 5m b	nvironmental Discounts (Stage A - 5m buffer)				$\Box$ Discounted by a Factor in Stage A (5m buff	er)			
Includes Ramsar site, Special Protection A Regionally important Geological and Geo					0.2nd is located within an ancient woodidna samer zone and has seen removed from the assessment.				
Conservation (SINC), Local Nature Reserv				ea (MCA).	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 but					Discounted by a Factor in Stage A (No Buff	er)			
Includes Heritage Coast, Historic Park or safeguarded as biodiversity mitigation	Garden, Publicall	y Accessible Open Spa	ce, Local Green Space, Land		The site is not located within any environmer space.	ntal designations including heritage coast, histo	oric park or garden, open		
nvonmental Discounts_Stage B(i)					Discounted by a Factor in Stage B				
Flood zones 2 3, Agricultural Land Qualit	ty Grades 12, Sma	all Sites falling below	the size threshold of 0.25ha or 5 dew	vllings:	The site is located in FZ1 and is not class 1 or	2 agricultural land.			
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Co Character of the Surrounding Area an			,		□ Discounted by a Factor in Stage B(ii)				
Character and Compatibility of the Surr	ounding Area:	The site is outside the	e settlement boundary on the edge c	of the area					
Local Policy Context (Including Neighbo	ourhood Plan:	The site is outside the	the settlement boundary on the edge of the area						
Mineral Resources:			area 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 th settlement envelope (i.e. what it looks like in real life and n light pollution and tranquillity will need to be sensitively ad				nap) when viewed	from both inside and outside the AONB, histo	·			
Landscape Character Area Key Factors:	Key Characteris Sloping, rollin Hedgerows, h Ancient wood Historic farms The C18th lar	ng pastoral landscape nedgerow trees and co dland steads dispersed thro ndscape at Appuldurc landscapes at Wydco	opses ough the area ombe Park designed by Lancelot 'Cap ombe and the Hermitage	pability' Brown					
Agricultural Land Classification:	The east of the	site is urban and the	western half is Grade 3						

# 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 apeak 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 inconsitent with the existing settlement 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, whiuch is also clased 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 No flood risks identified.

Water):

#### 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

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.

Recreation:

#### **Highways Factors**

Highway Access: There is access onto Luccombe Road an unmade road, which is non-stamdard 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 inconsitent with the existing settlement form.

Status

SHK006	Holme F	arm, Churc	h Road, Sha	nklin						
<b>Key Details</b>										
Settlement: The	Bay (Shanklin)	Settlement Tier:	1	Parish: Shanklin	Site Area (0.9	2018 SHLAA_Ref_No: IPS225	2nd Reg18 ISP Housing Allo	ocation Ref: N/a		
Relationship to Se	ettlement Boundar	ry (IPS Reg 18 part 2 -	2021):	Located outside the Sett	lement boundary, but re	asonably related to it to the extent that a	an extensioin could be at least be considere	ed further		
	ion to Settlement E	<u> </u>		The site is located outside Brownfield Register (If a	•	djacent to the current settlement bound	ary. The boundary is to the north approxir	nately 150m away.		
Site Description:	The site forms p south.	art of the farmyard b	uildings and contains		-	e site boundaries are a mix of trees and sh	nrubs to the west and east, high amenity tr	ees to the north and trees to the		
Planning History:	Continued use of	f 2 barns as Class B8	(storage and distribut	ion), Holme Farm, Church Ro	oad, Shanklin, conditiona	approval 26 August 2014 (TCP/21621/D	/P/00788/14)			
Suitability A	Assessment		☐ Site suitable if	ticked						
Discounting Fac										
Environmental Discounts (Stage A - 5m buffer)						☐ Discounted by a Factor in Stage A (5	m buffer)			
Includes Ramsar site, Special Protection Area (SPA), Special Regionally important Geological and Geomorphological States			al Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), ite (RIGG), National Nature Reserve (NNR), Site of Importance for Nature 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): Includes Heritage Coast, Historic Park or Garden, Publicall			lly Accessible Onen Sr	nace Incal Green Snace Ian	Ч	☐ Discounted by a Factor in Stage A (N	·			
Includes Heritage Coast, Historic Park or Garden, Publically safeguarded as biodiversity mitigation			, recessible open space, Local Green space, Land			The site is not located within any environmental designations including heritage coast, historic park or garden, o space.				
Envonmental Disc						☐ Discounted by a Factor in Stage B				
Flood zones 2 3,	Agricultural Land (	Quality Grades 12, Sm	all Sites falling below the size threshold of 0.25ha or 5 dewllings:			The site is located in FZ1 and is not class	ss 1 or 2 agricultural land.			
	iscounts Stage B(ii) tlement boundarie		nnagement areas, Zon	es of Ground Instability Man	agement	☐ Discounted by a Factor in Stage B(ii)				
Character of the	e Surrounding Are	ea and Local Policy	Context (Including N	eighbourhood Plan)						
Character and C	compatibility of the	Surrounding Area:	The site is beyond th	e built up area and located i	n the wider rural area.					
Local Policy Con	itext (Including Nei	ghbourhood Plan:	The site is located ou	itside the settlement bounda	ary and in the wider rura	area				
Mineral Resourc	ces:		The whole site is loca	ated within a mineral safegua	arding area. This will nee	ed to be considered further should the sit	e be considered appropriate			
Landscape Impo	acts									
Impact upon and	d Relationship to th	e AONB: The site is	located in the AONB.							
Landscape Chara	acter Area Key Fact	Key Character  2 Sloping, rolli 2 Hedgerows, 2 Ancient woo 2 Historic farm 2 The C18th la	ng pastoral landscape hedgerow trees and o dland nsteads dispersed thro ndscape at Appulduro	copses	celot 'Capability' Brown					

Agricultural Land Classification:

The classification is Grade 4

# 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 No FZ2/3 or significant risk on-site.

Water):

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

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 conecting to

Shanklin.

Access to Services and Facilities:

Shanklin has a wide range of facilities and services.

Access to Open

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.

Space and

The site is within the walking access threshold for parks/gardens, outdoor sport, accessible natural greenspace, allotments

Recreation: 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

SHK008	Land to south w	est of Westhi	ll Road, Shanklin						
<b>Key Details</b>									
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 Se	ettlement Boundary (IPS Reg 18 pa	art 2 - 2021):	Immeadiately adjacent	t to the Settlement Bound	ary				
Location in Relation	on to Settlement Boundary 2018:		The site is located outs	side but immediately adjac	ent to the current settlement boundary which is	along north eastern boundary.			
Brownfield or Gre	eenfield: Greenfield		Brownfield Register (If	applicable):					
Site Description:	The site is on the edge of Shank north boundaries with an open			voodland behind. The site	itself is agricultural with large areas of scrub and	trees with dense trees and hedgerows to the north east, south west a			
Planning History:	20/00991/FUL - Appeal dismiss The development proposed is 6		king, garages, access, landscap	oing; including permissive	footpath to be adopted as a public footpath and $\epsilon$	extensive new native tree planting scheme.			
<b>Suitability A</b>	ssessment	☐ Site suitable	e if ticked						
Discounting Fact	tors								
Environmental Dis	scounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buffe	r)			
	ncludes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site egionally important Geological and Geomorphological Site (RIGG), National Nature Reserv			· · · · · · · · · · · · · · · · · · ·	The north west corner is located within the bu	ffer of an ancient woodland and SINC.			
	IC), Local Nature Reserve (LNR), A					onmental designations including, ancient woodland, LNR, marine SPA, SSSI, scheduled ancient monument or RIGG.			
	nvironmental Discounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buffer	r)			
	ncludes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land rafeguarded as biodiversity mitigation				The site is not located within any environment space.	al designations including heritage coast, historic park or garden, open			
Envonmental Disc	counts_Stage B(i)				☐ Discounted by a Factor in Stage B				
Flood zones 2 3, A	Agricultural Land Quality Grades 1	.2, Small Sites falling bel	ow the size threshold of 0.25h	na or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
	scounts Stage B(ii): :lement boundaries, Coastal Chan	ge Management areas, Z	Zones of Ground Instability Ma	anagement	☐ Discounted by a Factor in Stage B(ii)				
Character of the	e Surrounding Area and Local P	olicy Context (Including	g Neighbourhood Plan)						
Character and Co	ompatibility of the Surrounding A	The site is close to community wood	_	nere are no compatibility is	sues envisaged, consideration will need to be give	en to the proximity to the adjacent woodlands and access to the			
Local Policy Cont	text (Including Neighbourhood Pla	The site is located	d outside but immediately adja	acent to the current settle	ment boundary which is along north eastern bour	ndary.			
Mineral Resource	es:	The site is not loc	ated in a mineral or mineral sa	afeguarding area.					
Landscape Impo	acts								
Impact upon and	Relationship to the AONB: The	site is located in the AOI	NB.						
Landscape Character Area Key Factors:  Southern Downland Key Characteristics  Sloping, rolling pa  Hedgerows, hedge Ancient woodland Historic farmstead		g, rolling pastoral landsca rows, hedgerow trees ar t woodland c farmsteads dispersed t 8th landscape at Appuld	ape nd copses	ncelot 'Capability' Brown					

The classification is urban

Agricultural Land Classification:

# 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 inconsitent with the settlement form. The site is adjacent to a conservation area and locally listed building, so Is not without heritage value or impact supin 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 No FZ2/3 or risk on-site.

Water):

Surface water flood risk at eats 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

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.

Recreation:

#### **Highways Factors**

Highway Access: Trees and vegetation may limit visibilty splays - Highways confirmation would be required. The adjacent Westhll 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 inconsitent 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

SHK009	Land opposite Ho	olme Farm, Church F	Road, Shanklin			
<b>Key Details</b>						
Settlement: The	Bay (Shanklin) Settlement Tie	er: 1 Parish: S	hanklin	Site Area ( 0.5	2018 SHLAA_Ref_No: IPS247	2nd Reg18 ISP Housing Allocation Ref: N/a
Relationship to Se	ettlement Boundary (IPS Reg 18 par	t 2 - 2021): Locat	ed outside the Settlement	boundary, but rea	sonably related to it to the extent that an extens	ioin could be at least be considered further
Location in Relati	ion to Settlement Boundary 2018:	The s	ite is located outside and n	ot immediately a	ljacent to the current settlement boundary. The	boundary is to the north approximately 150m away.
Brownfield or Gre	eenfield: Greenfield	Brow	nfield Register (If applicable	e):		
Site Description:	The site is an agricultural field wit boundaries with a mix of post and		ngside the western boundar	ry. The site is und	ulating and slopes up from the road. There is a lo	ow level hedge boundary to the east and trees along all other
Planning History:		ng with access, parking and gardens	;			
Suitability A	Assessment	☐ Site suitable if ticked				
Discounting Fac						
Environmental Di	iscounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buffer)	
Includes Ramsar s Regionally import	cludes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientif gionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Important (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation				The site is not located within any environmental zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheoo	designations including, ancient woodland, LNR, marine conservation duled ancient monument or RIGG.
Conservation (Silv	voj, Local Nature Reserve (LINN), Alik	hent woodiands, Ancient wondine	iit, Marine Conservation Ar	ea (IVICA).		
	ronmental Discounts (Stage A No buffer):  udes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land				$\square$ Discounted by a Factor in Stage A (No Buffer)	
_	ncludes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land afeguarded as biodiversity mitigation				The site is not located within any environmenta space.	l designations including heritage coast, historic park or garden, oper
Envonmental Disc	counts_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 t	hreshold of 0.25ha or 5 dev	wllings:	The site is located in FZ1 and is not class 1 or 2 a	agricultural land.
	iscounts Stage B(ii): tlement boundaries, Coastal Change	e Management areas, Zones of Gro	und Instability Managemen	t	☐ Discounted by a Factor in Stage B(ii)	
Character of the	e Surrounding Area and Local Pol	icy Context (Including Neighboui	rhood Plan)			
Character and C	Compatibility of the Surrounding Are	a: The site is beyond the built up	area and located in the wid	der rural area		
Local Policy Con	text (Including Neighbourhood Plan	: The site is located outside the	settlement boundary and i	n the wider rural	area	
Mineral Resource	ces:	The whole site is located with	n a mineral safeguarding ar	rea. This will nee	to be considered further should the site be cons	idered appropriate
Landscape Impo	acts					
Impact upon and	Relationship to the AONB: The si	te is located in the AONB.				
Landscape Chara	Key Chara  ② Sloping, ② Hedgero ② Ancient ② Historic ② The C18	rolling pastoral landscape ws, hedgerow trees and copses	rk designed by Lancelot 'Ca	pability' Brown		

The classification is Grade 4

Agricultural Land Classification:

# 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 recteational 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 No FZ2/3 or significant risk on-site.

Water):

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

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.

Space and

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

Recreation: 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

SHK010 Forme	er Water Res	ervoir Churc	h Road Shanklin							
Key Details										
Settlement: The Bay (Shanklin)	Settlement Tier:	1	Parish: Shanklin	Site Area (0.6	2018 SHLAA_Ref_No:	IPS264	2nd Reg18 ISP Housi	ing Allocation Ref:		
Relationship to Settlement Boun	dary (IPS Reg 18 part 2	- 2021):	Located outside the Settleme	ent boundary, but re	asonably related to it to the exte	ent that an extensioir	n could be at least be co	onsidered 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 170m away.							
Brownfield or Greenfield: Greenfield			Brownfield Register (If applicable):							
Site Description: The site is a f	ormer reservoir that ha	s been filled in, cappe	ed and has scrubbed up over time.	The boundaries to	the site comprise of trees, hedge	es and scrub land wit	h trees within the site.			
Planning History: P/00948/1 - I Change of us		to the processing/bot	tling of spring water; proposed stor	re/bottling shed; alte	erations to vehicular access; parki	ing/turning area				
<b>Suitability Assessment</b>	İ	☐ Site suitable	f ticked							
Discounting Factors										
Environmental Discounts (Stage A - 5m buffer)					☐ Discounted by a Factor in St	age A (5m buffer)				
Regionally important Geological	and Geomorphological	Site (RIGG), National	tion (SAC), Site of Special Scientific Nature Reserve (NNR), Site of Impo t Monument, Marine Conservation	ortance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.					
Environmental Discounts (Stage					☐ Discounted by a Factor in Stage A (No Buffer)					
Includes Heritage Coast, Historic safeguarded as biodiversity mitig		ally Accessible Open S	pace, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, ope space.					
Envonmental Discounts_Stage B	(i)				☐ Discounted by a Factor in Stage B					
Flood zones 2 3, Agricultural Lar	d Quality Grades 12, S	mall Sites falling belov	v the size threshold of 0.25ha or 5	dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.					
Environmental Discounts Stage B Remote from settlement bounda	* *	anagement areas, Zo	nes of Ground Instability Managem	nent	☐ Discounted by a Factor in Sta	cage 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 t	he built up area and located in the	wider rural area. T	ne site is a former reservoir so sta	ability and drainage	aspects will need to be	considered.		
Local Policy Context (Including	I Policy Context (Including Neighbourhood Plan: The site is located outside the settlement boundary and in the wider ru									
Mineral Resources:		The whole site is lo	cated within a mineral safeguarding	g area This will nee	d to be considered further should	ld the site he conside	ered annronriate			

Character and Compatibility of the Surrounding Area:	The site is beyond the built up area and located in the wider rural area. The site is a former reservoir so stability and drainage aspects will need to be considered.
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

Zarrasoape impaces	
Impact upon and Relationship to the AONE	3: The site is located in the AONB.
Landscape Character Area Key Factors:	Southern Downland Edge Pasture Land.
	Key Characteristics
	2 Sloping, rolling pastoral landscape
	2 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

# 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 thesouthern and western boundaries.

**Biodiversity Net Gain Scope:** 

#### Flood Risk

Flood Risk (including Surface No FZ2/3 or significant risk on-site.

Water):

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

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.

Recreation:

#### **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 impacr from loss of deciduous trees.

Status

SHK011	Land adja	cent to Ch	urch Road	, Shanklin						
Key Details										
Settlement: The B	Say (Shanklin)	Settlement Tier: 1		Parish: Shanklin	Site Area (4.9	2018 SHLAA_Ref_N	lo: IPS284	2nd Reg18 ISP Housing Allocat	ion Ref:	
Relationship to Set	tlement Boundary (I	PS Reg 18 part 2 - 3	2021):	Immeadiately adjac	cent to the Settlement Bound	nry				
Location in Relatio	n to Settlement Bou	ndary 2018:		The site is located of	outside but immediately adjac	ent to the current settlement b	boundary which is along	g the north boundary.		
Brownfield or Gree	enfield: Greenfield			Brownfield Registe	r (If applicable):					
Site Description:	The site is a large fi	eld with high trees	to the north bound	dary as well as trees to all	l other boundaries. The land s	lopes down from the south to	the north.			
Planning History:					total) ground mounted solar 3 holiday lodges with vehicula					
Suitability As	ssessment		☐ Site suitable	if ticked						
Discounting Facto	ors									
Environmental Disc	nvironmental Discounts (Stage A - 5m buffer)					$\square$ Discounted by a Factor in	n Stage A (5m buffer)			
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation Regionally important Geological and Geomorphological Site (RIGG), National National Nature Reserve (LNR), Ancient Woodlands, Ancient				l Nature Reserve (NNR), S	Site of Importance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				vation
Environmental Disc	counts (Stage A No b	ouffer):				☐ Discounted by a Factor in	o Stage A (No Buffer)			
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space Safeguarded as biodiversity mitigation				Space, Local Green Space	e, Land	•		esignations including heritage coa	st, historic park or garden,	open
Envonmental Disco	ounts_Stage B(i)					☐ Discounted by a Factor in	n Stage B			
Flood zones 2 3, A	gricultural Land Qua	lity Grades 12, Sma	all Sites falling belo	w the size threshold of 0.	.25ha or 5 dewllings:	The site is located in FZ1 an	id is not class 1 or 2 agri	icultural land.		
Environmental Disc Remote from settle		Coastal Change Mai	nagement areas, Zo	ones of Ground Instability	/ Management	☐ Discounted by a Factor in	ı Stage B(ii)			
Character of the	Surrounding Area (	and Local Policy C	Context (Including	Neighbourhood Plan)						
Character and Co	mpatibility of the Su	rrounding Area:	The site is close to	existing residential, no co	ompatibility issues are envisag	ed.				
Local Policy Conte	ext (Including Neighb	ourhood Plan:	The site is located	outside but immediately	adjacent to the settlement bo	undary				
Mineral Resource	es:		The southern half	of the site is located in a i	mineral safeguarding area. Th	is will need to be considered fo	urther should the site b	oe considered appropriate		
Landscape Impac	cts									
	Relationship to the A	landscape	character, the' visu	ıal' settlement envelope		fe and not on a map) when vie	ewed from both inside a	ake account of topography, local vand outside the AONB, historic eneptable.		
Landscape Charact	ter Area Key Factors	Key Characteris Sloping, rollir Hedgerows, I Ancient wood Historic farm The C18th lar	ng pastoral landsca nedgerow trees and dland steads dispersed th ndscape at Appuldu	pe d copses nrough the area	y Lancelot 'Capability' Brown ge					

Agricultural Land Classification:

The east of the site is urban and the western half is Grade 3

# Land adjacent to Church Road, Shanklin

Landscape Impact:

This is a predominatly 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 devlopment highly inconsitent with the existing settlement form. Landscape qualit 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 No flood zone 2/3.

Water):

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

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.

Space and Recreation: 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 peopl'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 va 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

SHK014	Roseglen 12	Palmer	ston Road Sh	nanklin Isle Of Wi	ight PO37 6	AS					
Key Details											
Settlement: The B	Bay (Shanklin) Settle	ment Tier: 1	Pa	rish: Shanklin	Site Area (0.0	)5	2018 SHLAA_Ref_No: N/a		2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Set	tlement Boundary (IPS Re	g 18 part 2 - 2	021):	Located within Settlement B	Boundary						
Location in Relatio	n to Settlement Boundary	2018:		The site is located in the set	The site is located in the settlement boundary.						
Brownfield or Gree	enfield: Brownfield			Brownfield Register (If applicable):							
Site Description:	Hotel site within the urba	an area.									
	21/01967/FUL (Refused) 4 units + 3 holiday flats										
Suitability As	ssessment		☐ Site suitable if ti	cked							
Discounting Facto											
Includes Ramsar sit Regionally importa	int Geological and Geomoi	a (SPA), Specia rphological Sit	e (RIGG), National Na	n (SAC), Site of Special Scientific ture Reserve (NNR), Site of Imp Monument, Marine Conservatio	portance for Nature	The sit	ounted by a Factor in Stage A (5m e is not located within any enviro NNR, RAMSAR, SAC, SINC, SPA, SS	onmental desig	nations including, ancient woodland, LNR, marine ancient monument or RIGG.	conservation	
Includes Heritage (	counts (Stage A No buffer) Coast, Historic Park or Gard diversity mitigation		/ Accessible Open Spa	ce, Local Green Space, Land		☐ Discounted by a Factor in Stage A (No Buffer)  The site is not located within any environmental designations including heritage coast, historic park or garden, open space.					
Envonmental Disco Flood zones 2 3, A		rades 12, Sma	ll Sites falling below th	ne size threshold of 0.25ha or 5	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 Disc Remote from settle		ıl Change Mar	agement areas, Zones	s of Ground Instability Manage	ment	Disc	ounted by a Factor in Stage B(ii)				
Character of the	Surrounding Area and Lo	ocal Policy C	ontext (Including Ne	ighbourhood Plan)							
Character and Co	mpatibility of the Surroun	ding Area:	The site is close to exis	sting residential, no compatibili	ity issues are envisage	ed.					
Local Policy Conte	ext (Including Neighbourho	ood Plan:	Γhe site is within the s	ettlement boundary.							
•	Mineral Resources:  The site is not located in a mineral or mineral safeguarding area				arding area						
Landscape Impac	cts										
Impact upon and F	Relationship to the AONB:	The site is r	ot located in an AONI	3.							
Landscape Charac	ter Area Key Factors: Se	ettlement									
		:f::									

# Agricultural Land Classification: The classification is urban Landscape Urban and residential location. Re-use of existing building would have no landscape impact. Impact:

Heritage Impacts	
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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

# 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 No flood risks identified.

Water):

#### 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

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.

Space and Recreation:

**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

CUV01F		منايام ما داده	Iala af Miaba DO27	CDT					
SHK015	Land at Westniii Ro	bad, Shankiin,	Isle of Wight, PO37	671					
<b>Key Details</b>									
Settlement: The E	Bay (Shanklin) Settlement Tier:	1 Par	rish: Shanklin	Site Area (0.78	8 2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing All	location Ref: N/a		
Relationship to Se	ttlement Boundary (IPS Reg 18 part 2	- 2021):	Immeadiately adjacent to the Sett	lement Bounda	ry				
Location in Relation	on to Settlement Boundary 2018:								
Brownfield or Gree	enfield: Greenfield		Brownfield Register (If applicable):						
Site Description:	Grazing field and woodland. The prorecreation ground.	perty is on the edge of th	e built up area of Shanklin, opposite	e large detached	d houses. It sits adjacent to Shanklin Cricket Club, e	established woodland, and adjo	ins Shanklin Manor and Big M	eade	
Planning History:	None (Checked May 2022)								
Suitability A	ssessment	☐ Site suitable if tic	ked						
Discounting Fact	ors								
Environmental Dis	counts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buffer)	)			
Regionally importa	ite, Special Protection Area (SPA), Spec ant Geological and Geomorphological C), Local Nature Reserve (LNR), Ancier	Site (RIGG), National Nat	ure Reserve (NNR), Site of Importan	ce for Nature	The site is not located within any environmental zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sched			ervation	
	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)				
_	Coast, Historic Park or Garden, Publicand Endiversity mitigation	illy Accessible Open Spac	e, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden. A small section of the site to the east is classed as open space and can effectively be discounted.				
Envonmental Disco	ounts_Stage B(i)				☐ Discounted by a Factor in Stage B				
Flood zones 2 3, A	Agricultural Land Quality Grades 12, Sn	nall Sites falling below the	e size threshold of 0.25ha or 5 dewll	lings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
Environmental Dis Remote from settl	counts Stage B(ii): ement boundaries, Coastal Change M	anagement areas, Zones	of Ground Instability Management		☐ Discounted by a Factor in Stage B(ii)				
Character of the	Surrounding Area and Local Policy	Context (Including Neio	ghbourhood Plan)						
Character and Co	empatibility of the Surrounding Area:	The site is close to exist	ing residential, no compatibility issu	ues are envisage	ed.				
Local Policy Cont	ext (Including Neighbourhood Plan:	The site is located outsi	ide but immediately adjacent to the	settlement bou	ındarv				
Mineral Resource			• • •		it is directly adjacent to one to the south.				
Landscans Imna	cts								
Landscape Impa									
Impact upon and	Relationship to the AONB: The site is	s not located in an AONB.							
Landscape Charac	cter Area Key Factors: Urban settlen	nent.							

Agricultural Land Classification: The classification is urban

Impact:

Landscape The site is urban fringe. It is well screened from wider visual impacts by trees and vegetation. However it is set within an area valued and used for recreation and it shares this character. To the east are allotments and to the west are pitches. Development here would also be inconsistent with the existing settlement pattern.

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site abuts Shanklin Conservation Area at the south boundary and forms part of the setting of it. Shanklin Conservation Area also comes close to the northern boundary as it forms a wide area encircling the wider area.

# 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 No flood risks identified.

Water):

#### 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

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.

Space and

The site is within the walking access standard for all open space typologies, except amenity greenspace.

Recreation:

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

C111/047								
SHK017 Land adj	jacent to W	inchester F	louse, Lake					
Key Details								
Settlement: The Bay (Shanklin)	Settlement Tier:	1	Parish: Shanklin	Site Area (0.25	159	2018 SHLAA_Ref_No: IPS408	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlement Boundary	/ (IPS Reg 18 part 2 -	2021):	Located within Settlemer	nt Boundary				
Location in Relation to Settlement Bo	oundary 2018:		The site is located in the	settlement boundary.				
Brownfield or Greenfield: Brownfield			Brownfield Register (If ap	pplicable):				
Site Description: The site is an exis	sting council car park	k, with an unmade si	urface and no formal parking sp	paces				
Planning History: No recent planning	ng history							
Suitability Assessment		☐ Site suitable	if ticked					
Discounting Factors								
Environmental Discounts (Stage A - 5	5m buffer)				Disco	ounted by a Factor in Stage A (5m buffe	r)	
Includes Ramsar site, Special Protect Regionally important Geological and Conservation (SINC), Local Nature Re	cion Area (SPA), Spec Geomorphological S	Site (RIGG), National	Nature Reserve (NNR), Site of	Importance for Nature	The site		tal designations including, ancient woodland, LNR, i	marine conservation
		e vvocalarias, / irrele.	ic monament, marine conserve	ation 7 ti ea (ivies ty).				
Environmental Discounts (Stage A No Includes Heritage Coast, Historic Parl		Ily Accessible Open	Snace Local Green Snace Land	l		ounted by a Factor in Stage A (No Buffer	<u>'</u>	
safeguarded as biodiversity mitigatio		ny Accessible Open .	space, Local Green Space, Land		The site space.	e is not located within any environment	tal designations including heritage coast, historic pa	ark or garden, open
Envonmental Discounts_Stage B(i)					Disco	ounted by a Factor in Stage B		
Flood zones 2 3, Agricultural Land Q	uality Grades 12, Sm	nall Sites falling belo	w the size threshold of 0.25ha o	or 5 dewllings:	The site	e is located in FZ1 and is not class 1 or 2	agricultural land.	
Environmental Discounts Stage B(ii): Remote from settlement boundaries		anagement areas, Zo	nes of Ground Instability Mana	agement	☐ Discounted by a Factor in Stage B(ii)			
Character of the Surrounding Area	a and Local Policy	Context (Including	Neighbourhood Plan)					
Character and Compatibility of the	Surrounding Area:	The site is close to	existing residential, whilst no co	ompatibility issues are er	nvisaged,	the car park serves the adjacent footpa	ath.	
Local Policy Context (Including Neig	ghbourhood Plan:	The site is within th	ne settlement boundary.					
Mineral Resources:  The site is not located in a mineral or mineral safeguarding area				guarding area				
Landscape Impacts								
Impact upon and Relationship to the	e AONB: The site is	not located in an A	ONB.					
Landscape Character Area Key Facto								
Agricultural Land Classification:	The classificat	tion is urban						
Landscape Given the location of th	ne site, close to othe	r housing and devel	opment any impact on landscap	pe character will be redu	ıced. The	site is though located on a cliff top and	d any development should take account of views in	ito the site from the

Heritage Impacts

Impact:

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

sea. Consideration will also have to be given to neighbouring amenities.

Biodiversity / Ecological Impacts

# 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 No flood risks identified.

Water):

#### 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

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.

Recreation:

#### 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 sire 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 redvelopment 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

SHK019	Rosek	erry Hotel, 3 A	Alexandra R	oad, Shankli	n						
<b>Key Details</b>											
Settlement: Shar	nklin	Settlement Tier: 1		Parish: Shanklin		Site Area ( 0.12	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Se	ettlement Bour	ndary (IPS Reg 18 part 2 - 2	2021):	Located within Set	ttlement Bounda	ary					
Location in Relati	ion to Settleme	ent Boundary 2018:									
Brownfield or Gre	eenfield: Brow	nfield		Brownfield Registe	er (If applicable):						
Site Description:	Urban hotel	site									
Planning History:		ning granted P/00813/18 of the existing hotel and de	·		nstruction of 11 a	apartments; new	vehicular access				
Suitability A	Assessmen	t	☐ Site suitable if	ticked							
Discounting Fac	ctors										
Regionally import	site, Special Pro tant Geological	A - 5m buffer) otection Area (SPA), Specia and Geomorphological Si re Reserve (LNR), Ancient	te (RIGG), National N	Nature Reserve (NNR),	Site of Important	rest (SSSI), ce for Nature	•	om buffer) ronmental designations including, ancient woodland, LNR, marine conservation SSSI, scheduled ancient monument or RIGG.			
Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically safeguarded as biodiversity mitigation			y Accessible Open Space, Local Green Space, Land			•	☐ Discounted by a Factor in Stage A (No Buffer)  The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_Stage B(i)			Il 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 Di Remote from sett	_	B(ii): aries, Coastal Change Mar	nagement areas, Zon	es of Ground Instabilit	ty Management	[	□ Discounted by a Factor in Stage B(ii)				
Character of the	e Surrounding	Area and Local Policy C	ontext (Including N	leighbourhood Plan)							
Character and C	Compatibility of	the Surrounding Area:									
Local Policy Con	ntext (Including	Neighbourhood Plan:									
Mineral Resourc			The site is not locate	ed in a mineral or mine	ral safeguarding	area					
Landscape Impo	acts										
Impact upon and	d Relationship t	o the AONB: The site is r	not located in an AO	NB.							
Landscape Chara	acter Area Key I	Factors: Urban settleme	nt.								
Agricultural Land	d Classification:	The classification	on is urban								
Landscape Urba	an site. Consid	eration of impact on neigh	ouring amenities wi	ll be a factor.							
Heritage Impac	cts										
Impact on Histor	ric Environmen	t and Heritage Assets: Th	e site is not located	in a conservation area	and there are no	o listed buildings	close by.				
Biodiversity / Ed	cological Impo	acts									

# 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 No flood risks identified.

Water):

#### 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

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.

Recreation:

**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

SHK021	Joanna	ghmore Hotel, 2									
Key Details											
Settlement: Shar	nklin	Settlement Tier: 1	Par	rish: Shanklin	Site Area ( 1.	.9	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Se	ettlement Bound	dary (IPS Reg 18 part 2 - 2021	1):	Located within Settlement	t Boundary						
Location in Relati	ion to Settlemer	nt Boundary 2018:									
Brownfield or Gre	eenfield: Brown	nfield		Brownfield Register (If app	plicable):						
Site Description:	Urban hotel si	ite									
Planning History:	21/01388/OU	285/17 Demolition of extens IT - Withdrawn extensions; refurbishment of					ue hotel; outline for a 2/3 storey bloc ng	ck of 8 apartments with parking.			
Suitability A	ssessment		Site suitable if tic	ked							
Discounting Fact	tors										
Environmental Di	scounts (Stage A	A - 5m buffer)				☐ Dis	counted by a Factor in Stage A (5m b	puffer)			
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (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 Di	scounts (Stage A	A No buffer):				☐ Discounted by a Factor in Stage A (No Buffer)					
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation						The site is not located within any environmental designations including heritage coast, historic park or garden, open space.					
Envonmental Disc	counts_Stage B(	i)				☐ Discounted by a Factor in Stage B					
Flood zones 2 3,	Agricultural Land	d Quality Grades 12, Small Si	ites falling below the	e size threshold of 0.25ha o	r 5 dewllings:	The s	ite is located in FZ1 and is not class 1 (	or 2 agricultural land.			
Environmental Di Remote from sett		(ii): ries, Coastal Change Manage	ement areas, Zones	of Ground Instability Manag	gement	□ Dis	counted by a Factor in Stage B(ii)				
Character of the	e Surrounding A	Area and Local Policy Cont	ext (Including Neig	ghbourhood Plan)							
Character and Co	ompatibility of t	he Surrounding Area:									
Local Policy Con	text (Including N	Neighbourhood Plan:									
Mineral Resourc	ces:										
Landscape Impo	acts										
Impact upon and	l Relationship to	the AONB: The site is not	located in an AONB								
Landscape Chara	icter Area Key Fa	actors: Urban settlement.									
Agricultural Land	l Classification:										
Landscape Urba Impact:	an site. Conside	ration of impact on neighour	ring amenities will b	e a factor.							
Heritage Impac	ts										

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

# "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 No flood risks identified on-site, but some adjacent surface water risk on Hope Road.

Water):

#### 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

SHK025	Shanklin Esplanade	Shanklin Esplanade Car Park, Shanklin							
<b>Key Details</b>									
Settlement: The B	Bay (Shanklin) Settlement Tier: 1	Parisl	n: Shanklin	Site Area ( 0.2	1 2018 SHLAA_Ref_No: IPS373	2nd Reg18 ISP Housing Allocation Ref: N/a			
Relationship to Se	ttlement Boundary (IPS Reg 18 part 2 - 2	2021):							
Location in Relation	on to Settlement Boundary 2018:		The site is located in the se	ettlement boundary.					
Brownfield or Gre	enfield: Brownfield	E	Brownfield Register (If app	licable):					
Site Description:	The site is an existing car park located open with view to the sea.	along the Esplanade in Sh	anklin. The site is level ar	nd is bounded to the no	orth by the pitch and putt, to the south by an ar	nusement arcade, to the west by the abutting cliff. The east boundary i			
Planning History:	No apparent planning history.								
<b>Suitability A</b>	ssessment	☐ Site suitable if ticke	d						
Discounting Fact	ors								
Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for 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 Disc	ounts_Stage B(i) Agricultural Land Quality Grades 12, Sma	all Sites falling helow the s	ize 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				
11000 201103 2 3, 7	ignorial cana Quanty Grades 12, 5me	an oftes family below the s	112C threshold of 0.25hd of	5 dewiiiigs.	The site is located in F21 and is not class 1 or	2 agricultural land			
Environmental Dis Remote from settl	scounts Stage B(ii): lement boundaries, Coastal Change Mar	nagement areas, Zones of	Ground Instability Manag	gement	☐ Discounted by a Factor in Stage B(ii)				
Character of the	Surrounding Area and Local Policy C	ontext (Including Neigh	bourhood Plan)						
Character and Co	ompatibility of the Surrounding Area:	The site is in a tourism are	ea, residential is compatib	le.					
Local Policy Cont	ext (Including Neighbourhood Plan:	The site is situated within	the settlement boundary	and a confirmed brow	nfield site.				
Mineral Resource	es:	The site is not located in a	a mineral or mineral safeg	uarding area.					
Landscape Impa	Relationship to the AONB: The site is a				ntures and screened by the cliff any impact on	landscape character will be reduced. Should the site be suitable, design			
		e account of views into th	e site from the sea and an	y seascape aspects.					
	cter Area Key Factors:								
Agricultural Land	Classification: The classification	on is urban							
Landscape Impact:									
Heritage Impact	S								
Impact on Histori	c Environment and Heritage Assets: Th	ne site is within a conserva	ation area, as such any de	velopment must pay sp	pecial attention to the desirability of preserving	or enhancing the character or appearance of the area.			
Biodiversity / Ec			·	. , ,	, . <u> </u>	**			

# 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 is 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

There are a number of public open space facilities nearby and the seafront is opposite the site.

Space and Recreation:

neereation.

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

<b>THY001</b>	Land fronting Tho	ley Street (	1), Thorley						
<b>Key Details</b>									
Settlement: Thor	ley Settlement Tier	5	Parish: Yarmouth	Site Area ( 2.2	2	2018 SHLAA_Ref_No: IPS299	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Se	ettlement Boundary (IPS Reg 18 part 2	- 2021):	Located within or adjacer	nt a lower tier settlemer	nt that	does not have a settlement boundary.			
Location in Relati	on to Settlement Boundary 2018:		Thorley does not have a s	settlement boundary					
Brownfield or Gre	enfield: Greenfield		Brownfield Register (If ap	pplicable):					
Site Description:	The site is part of an agricultural fie beyond the pond itself is fairly leve	_	•	boundary to the road is	s an ear	th bank which is higher than the road. The	site includes a pond and scrub area and is slightly set back. The field		
Planning History:	No apparent planning history.								
<b>Suitability A</b>	ssessment	☐ Site suitabl	e if ticked						
Discounting Fact	tors								
Environmental Dis	scounts (Stage A - 5m buffer)				□ Di	scounted by a Factor in Stage A (5m buffer)			
Regionally import	ite, Special Protection Area (SPA), Sp ant Geological and Geomorphologica C), Local Nature Reserve (LNR), Ancie	Site (RIGG), Nation	al Nature Reserve (NNR), Site of I	Importance for Nature		The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.			
		,	,	(,					
	scounts (Stage A No buffer): Coast, Historic Park or Garden, Publi	ally Accessible Oper	y Accessible Open Space, Local Green Space, Land			☐ Discounted by a Factor in Stage A (No Buffer)  The site is not located within any environmental designations including heritage coast, historic park or garden, ope			
safeguarded as bi	odiversity mitigation					space.			
Envonmental Disc	counts Stage B(i)		Il Sites falling below the size threshold of 0.25ha or 5 dewllings:			scounted by a Factor in Stage B			
		mall Sites falling bel				site is located in FZ1 and is not class 1 or 2 a	agricultural land.		
	scounts Stage B(ii): lement boundaries, Coastal Change I	Management areas, 2	Zones of Ground Instability Mana	agement	⊔ Di	scounted by a Factor in Stage B(ii)			
-	Surrounding Area and Local Polic		,						
Character and Co	ompatibility of the Surrounding Area:	The site is beyond	d the built up area and located in	the wider rural area.					
Local Policy Conf	text (Including Neighbourhood Plan:	•	•	· · · · · · · · · · · · · · · · · · ·	ve a Co	mmunity Plan SPD (2009) that considers the	e need to investigate affordable housing need.		
Mineral Resourc	es:	The site is not loc	ated in a mineral or mineral safe	eguarding area					
Landscape Impo	acts								
Impact upon and	Relationship to the AONB: The site	is not located in an a	AONB.						
Landscape Chara	Rolling Farm Key Charact • Elevated, • Based on I	arge scale, gently sh sembridge Limeston	elving open landscape with wide e creating an intermediate area b	between the lower clay l	lands to	high ground of the downs to the south.  The north and west and the high chalk to the area adjacent to the chalk downs plus s	the south and east. Some horse paddocks particularly to the south west.		
	<ul> <li>Large irreg</li> <li>General la</li> <li>Mixed wo</li> <li>Few roads</li> <li>Some trad</li> <li>Disused qu</li> </ul>	ular fields, bounded ok of tree cover and odland plantations a cross the area and s tional stone farmho arry harbours limes	by fences and low, gappy hedge, woodland in the centre of the arm of copses give some enclosure at settlement is sparse consisting of buses and cottages, with large scatone grassland of high biodiversit	es. Tea combined with elevant the western and the eastern and the eastern and the eastered farmsteads and le industrial style farm but interest.	ation cr astern nd a fe building	eates a windswept and exposed landscape, margins of the area. w villages.	emphasised by an occasional thorn tree bent by the wind.  more modern redbrick dwellings on the fringes of the villages.		

### **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 Impact:

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. 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/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 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. Water):

#### 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 pedstrian 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 pedstrian footways. Broad Lane to the west is of an even lesser width (single vehicle only) and of very rural character.

Status

THY002	Land fronting Th	orley Street (	(large site), Thorle	ξλ						
<b>Key Details</b>										
Settlement: Tho	rley Settlement	Fier: 5	Parish: Yarmouth	Site Area (3.2	2	2018 SHLAA_Ref_No: IPS300a	2nd Reg18 ISP Housing Allocation Ref: N/a			
Relationship to So	ettlement Boundary (IPS Reg 18 p	art 2 - 2021):	Located within or adjace	ent a lower tier settlemen	nt that do	es not have a settlement boundary.				
Location in Relati	ion to Settlement Boundary 2018		Thorley does not have a	settlement boundary						
Brownfield or Gre	eenfield: Greenfield		Brownfield Register (If a	applicable):						
Site Description:	The site is part of an agriculture site. There are a few trees that	_		d Wellow. The boundary	y to the ro	oad is an earth bank and is higher than the	e road. The field itself is fairly level and extends beyond the submitted			
Planning History:	No apparent planning history.									
Suitability A	Assessment	☐ Site suitabl	le if ticked							
Discounting Fac	tors									
	scounts (Stage A - 5m buffer)				Disc	ounted by a Factor in Stage A (5m buffer)				
Regionally import	tant Geological and Geomorpholo	gical Site (RIGG), Nation	cial Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature at 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.				
	scounts (Stage A No buffer):		y Accessible Open Space, Local Green Space, Land			☐ Discounted by a Factor in Stage A (No Buffer)				
	Coast, Historic Park or Garden, Piodiversity mitigation	ublically Accessible Ope				The site is not located within any environmental designations including heritage coast, historic park or garden, oper space.				
Envonmental Disc	counts_Stage B(i)		all Sites falling below the size threshold of 0.25ha or 5 dewllings:			ounted by a Factor in Stage B				
Flood zones 2 3,	Agricultural Land Quality Grades	12, Small Sites falling be				e is located in FZ1 and is not class 1 or 2 a	agricultural land.			
	scounts Stage B(ii): tlement boundaries, Coastal Char	ge Management areas,	Zones of Ground Instability Man	nagement	Disc	ounted by a Factor in Stage B(ii)				
Character of the	e Surrounding Area and Local F	olicy Context (Includin	g Neighbourhood Plan)							
Character and C	ompatibility of the Surrounding A	rea: The site is beyond	d the built up area and located in	n the wider rural area.						
Local Policy Con	text (Including Neighbourhood Pl	The site is located housing need.	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 Resource	ces:	The site is not loo	cated in a mineral or mineral saf	feguarding area						
Landscape Imp	acts									
Impact upon and	Relationship to the AONB: The	site is not located in an	AONB.							
Landscape Chara	Rolling Key Cha • Elevat • Based • Mix of • Large • Gener • Mixed • Few ro • Some	on Bembridge Limeston arable cultivation and pregular fields, bounded all lack of tree cover and woodland plantations a bads cross the area and straditional stone farmho	nelving open landscape with wid be creating an intermediate area pasture with cows and sheep gra d by fences and low, gappy hedg	a between the lower clay lazing particularly in the so ges. area combined with eleva at the western and the ea of scattered farmsteads ar cale industrial style farm	lands to to the court of the castern mand a few	tes a windswept and exposed landscape, argins of the area.	the south and east. some horse paddocks particularly to the south west. emphasised by an occasional thorn tree bent by the wind.			

### **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

Impact:

The site is relatively flat arable farmland that has some visiblity 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 posssoble archeological

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 Central surface water flow runs across the site south to north.

Water):

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

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.

Recreation:

#### **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 pedstrian footways and is spearated form 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 her 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

VENO	Depot site	at Lowth	erville Ro	ad, Ventnor, Isl	e of Wight					
Key Det	tails									
Settlement	:: Ventnor S	ettlement Tier: 2	2	Parish: Ventnor	Site Area ( 0.7	2018 SHLAA_Ref_No:	IPS067	2nd Reg18 ISP Housing All	ocation Ref: N/a	
Relationshi	p to Settlement Boundary (IP	S Reg 18 part 2 -	2021):	Located within Settl	ement Boundary					
Location in	Relation to Settlement Bour	ndary 2018:		The site is located in	the settlement boundary.					
Brownfield	or Greenfield: Brownfield			Brownfield Register	(If applicable):					
Site Descrip	otion: The site has a number	er of current busir	nesses and is ligh	t industrial in nature. Large a	reas are informal parking.					
Planning H	istory: Change of use of lan	d to form tempor	rary car parking, p	part of industrial estate off Lo	owtherville Road, Ventnor, co	onditional approval 07 July 2016	(TCP/32661/P/00631/1	.6)		
Suitabil	ity Assessment		☐ Site suitab	le if ticked						
Discountir	ng Factors									
	ntal Discounts (Stage A - 5m					☐ Discounted by a Factor in S	tage A (5m buffer)			
Regionally important Geological and Geomorphological Sit			atival City (DICC) Alativa al Alativa Device (AIAID) City affice a device for Alativa			The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
Environme	ntal Discounts (Stage A No bເ	uffer):				☐ Discounted by a Factor in S	itage A (No Buffer)			
Includes Heritage Coast, Historic Park or Garden, Publically Accessafeguarded as biodiversity mitigation			ly Accessible Ope	n Space, Local Green Space,	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.					
Envonmen	tal Discounts_Stage B(i)					☐ Discounted by a Factor in S	itage B			
Flood zone	s 2 3, Agricultural Land Quali	ity Grades 12, Sma	all Sites falling be	low the size threshold of 0.2	5ha or 5 dewllings:	The site is located in FZ1 and i	is not class 1 or 2 agricul	tural land.		
	ntal Discounts Stage B(ii): om settlement boundaries, Co	oastal Change Ma	nagement areas,	Zones of Ground Instability	Management	☐ Discounted by a Factor in S	tage B(ii)			
Characte	of the Surrounding Area a	nd Local Policy C	Context (Includin	ng Neighbourhood Plan)						
Character	and Compatibility of the Sur	rounding Area:	The site is currer	ntly an employment site and	is adjacent to a school and of	ther education facilities				
Local Poli	cy Context (Including Neighbo		The site is locate IPS.	d within the settlement bou	ndary. The site has existing e	mployment uses any change cou	uld result in a loss of em	ployment. It is designated	as an employment site in t	the emergi
Mineral R	esources:		The site is not lo	cated in a mineral or mineral	safeguarding area					
Landscap	e Impacts									
Impact up	on and Relationship to the AG	ONB: The site is	not located in an	AONB.						
Landscape	Character Area Key Factors:	Settlement, slig	ghtly overlapping	into Chalk Downs/Changed	Countryside at the northern	boundary.				
	al Land Classification:									
Landscape Impact:	Given the location of the s	ite, among other	development any	/ impact on landscape charac	cter will be limited, although	to south. However the site is ex the northern edge of the site ma and semsitivity is low/medium	ay need to be kept free	•		nackle,
Heritage I	Impacts									

**5** ,

Impact on Historic Environment and Heritage Assets:

The site is not located in a conservation area and there are no listed buildings close by. Part of the domestic camp associated with Ventnor Radar Station. Historic building recording was carried out on the buildings demolished for construction of the Free School. This should be extended to include the other surviving buildings on this proposed development site.

### **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, biundary reinforcement with trees and hedges. Pond/swale as part of multifuntion SuDS. House Sparrow, Swift and House Martin boxes.

#### Flood Risk

Flood Risk (including Surface No risks identified.

Water):

#### 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

In terms of qualitaitive analysis, Ventnor falls within the much larger sub-area 'The Bay', so quanity stnadrds 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.

Recreation:

#### **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 residntial, 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

VEN002 Land off Chestnut	Drive/Willow Close, Ventnor					
Key Details						
Settlement: Ventnor Settlement Tier	: 2 Parish: Ventnor	Site Area ( 0.38	2018 SHLAA_Ref_No: IPS368	2nd Reg18 ISP Housing Allocation Ref: N/a		
Relationship to Settlement Boundary (IPS Reg 18 part	2 - 2021): Located within Settlement Bound	dary				
Location in Relation to Settlement Boundary 2018:	The site is located in the settleme	ent boundary.				
Brownfield or Greenfield: Greenfield	Brownfield Register (If applicable	e):				
Site Description: The site is an area of scrub land lo	cated in the corner of a residential estate. The site is bounded	d by scrub trees and	security fencing and is fairly level.			
Planning History: Expired Outline from 2013 for 3 de	etached houses and 2 blocks of 3 terraced houses, associated	parking; formation o	f access/estate road, Land off, Willow Close,	, Ventnor, conditional approval (P/01516/12/TCP/31246)		
Suitability Assessment	☐ Site suitable if ticked					
Discounting Factors						
Environmental Discounts (Stage A - 5m buffer)			Discounted by a Factor in Stage A (5m buffe	r)		
Regionally important Geological and Geomorphologic	pecial Area of Conservation (SAC), Site of Special Scientific Interactional Site (RIGG), National Nature Reserve (NNR), Site of Importaent Woodlands, Ancient Monument, Marine Conservation Are	ance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.			
Environmental Discounts (Stage A No buffer):			☐ Discounted by a Factor in Stage A (No Buffer)			
Includes Heritage Coast, Historic Park or Garden, Publ safeguarded as biodiversity mitigation	cally Accessible Open Space, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.			
Envonmental Discounts_Stage 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 dew	vllings:	e 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 Police	cy Context (Including Neighbourhood Plan)					
Character and Compatibility of the Surrounding Area	The site is close to existing residential, no compatibility is:	sues are envisaged.				
Local Policy Context (Including Neighbourhood Plan:	The site is situated within the settlement boundary					
Mineral Resources:	The site is not located in a mineral or mineral safeguardin	ng area				
Landscape Impacts						
Impact upon and Relationship to the AONB: The site	e is not located in an AONB.					
Landscape Character Area Key Factors: Settlement	merging into surrounding chalk downs/changed countryside					
Agricultural Land Classification: The classifi	cation is Grade 5					
Impact: high visually expose to the west and sou	, -,	. The impact on neigh	bours would need to be considered, especia	barrier and landscape screen to the settlement. The site itself is quite ally in terms of dominance, shading, privacy etc. There is a sense that /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 cl	ose by.			
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 No risks identified.

Water):

#### 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 topograpgy 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 woul dlikely be below the SHLAA threshold of 10 in any event.

Status

VENUU4	Marine Par	ade									
Key Details											
Settlement: Vei	ntnor Set	tlement Tier: 2		Parish: Ventr	nor	Site Area ( 0.1	1 2018 SHLAA_Ref_No: N/a		2nd Reg18 ISP Housing	Allocation Ref:	
Relationship to S	Settlement Boundary (IPS	Reg 18 part 2 - 2	2021):	Located w	vithin Settlement Bo	undary					
Location in Rela	tion to Settlement Bounda	ary 2018:									
Brownfield or Gr	reenfield: Brownfield			Brownfiel	d Register (If applica	ible):					
Site Description:	Vacant seafromt amus	sement arcade a	nd café.								
Planning History	Demolition of building Not on small sites 5 ye	; proposed three ear supply, so ass	sumed to be no lon	ger extant			king area and landscaping (revised plans)			ouncil's Development Co	ntrol Committee
Suitability A	Assessment		☐ Site suitable	if ticked							
Discounting Fac	ctors										
Environmental D	Discounts (Stage A - 5m bu	ıffer)					☐ Discounted by a Factor in Stage A (5	5m buffer)			
Includes Ramsar site, Special Protection Area (SPA), Special A Regionally important Geological and Geomorphological Site		al Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), ite (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Woodlands, Ancient Monument, Marine Conservation Area (MCA).			ortance for Nature	The site is not located within any chiviloninental designations including, ancient woodland, Livis, marine conservati			ne conservation		
			, , , , , , , , , , , , , , , , , , , ,	,		(11101)					
	Discounts (Stage A No buff e Coast, Historic Park or G		y Accessible Open 9	Snace Local Gre	en Space Land		☐ Discounted by a Factor in Stage A (N				
_	piodiversity mitigation	arden, rabnean	ritocostate open opace, 200ar oreen opace, 2011a		The site is not located within any environments space.	ironmental desig	gnations including herita	age coast, historic park o	r garden, open		
Envonmental Dis	scounts_Stage B(i)				☐ Discounted by a Factor in Stage B						
Flood zones 2 3	, Agricultural Land Quality	Grades 12, Sma	all Sites falling belov	Sites falling below the size threshold of 0.25ha or 5 dewllings:		The site is located in FZ1 and is not class	ass 1 or 2 agricul	tural land.			
	Discounts Stage B(ii):	stal Chango Mar	aagamant araas 7a			ont	☐ Discounted by a Factor in Stage B(ii)	i)			
Remote nom se	ttiernent boundaries, coas	stal Change Mai	nagement areas, Zones of Ground Instability Management		Ground Stability Area 'Areas likely to be proposals should identify and take acco			•	development		
Character of th	ne Surrounding Area and	d Local Policy C	ontext (Including	Neighbourhoo	d Plan)						
Character and (	Compatibility of the Surro	unding Area:	Character is predor	ninantly tourisr	n /commercial relate	ed.					
Local Policy Co	ntext (Including Neighbou	rhood Plan:									
Mineral Resour	rces:	•	The site is not locat	ed in a mineral	or mineral safeguar	ding area.					
Landscape Imp	pacts										
Impact upon an	d Relationship to the AON	NB: The site is r	not located in an AC	NB.							
Landscape Char	acter Area Key Factors:	Settlement.									
Agricultural Lan	d Classification:	Settlement									
	landscape impact - existir	ng structures wit	thin the settlement	. However impa	acts upon seascape a	and adjacent ameni	ties will be a consideration.				
Impact:											

Heritage Impacts

## 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 No flood risk identified.

Water):

#### 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

Recreation:

In terms of quantitive analysis, Ventnor falls within the much larger sub-area 'The Bay', so quanity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a

Space and

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 predomnantly commercial/tourism relared.

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 desaign is also a particular consideration as the site is within the Conservation Area.

Status

VEN007	Land to the south a	and west of	Rew Valley Sports C	entre, Rev	/ Lane, Ventnor			
Key Details								
Settlement: Vent	nor Settlement Tier:	2	Parish: Ventnor	Site Area (7.5	9 2018 SHLAA_Ref_No: IPS227	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Se	ettlement Boundary (IPS Reg 18 part 2 -	- 2021):	Immeadiately adjacent to the S	Settlement Bounda	ry			
	on to Settlement Boundary 2018:		, ,		ent to the current settlement boundary v	which is along the east boundary.		
	enfield: Greenfield		Brownfield Register (If applicate			· · · · · · · · · · · · · · · · · · ·		
Site Description:	The site is a large agricultural field wi south west part of the site close to the				ne east, large trees to the south and a mi	ix of hedges and trees to the west. There are a large grouping of trees to the		
Planning History:	No apparent planning history.							
Suitability A	ssessment	☐ Site suitable	f ticked					
Discounting Fact								
Environmental Dis	scounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5	5m buffer)		
Includes Ramsar si Regionally importa	ite, Special Protection Area (SPA), Speciant Geological and Geomorphological C), Local Nature Reserve (LNR), Ancien	Site (RIGG), National	Nature Reserve (NNR), Site of Impor	rtance for Nature	The south boundary is within an ancier The remainder of the site is not locate			
Environmental Dis	scounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (N	No Buffer)		
	Coast, Historic Park or Garden, Publica odiversity mitigation	Illy Accessible Open S	pace, Local Green Space, Land			ronmental designations including heritage coast, historic park or garden, oper		
Envonmental Disc	counts_Stage B(i)				☐ Discounted by a Factor in Stage B			
Flood zones 2 3, A	Agricultural Land Quality Grades 12, Sn	nall Sites falling below	v the size threshold of 0.25ha or 5 do	ewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.			
	scounts Stage B(ii): lement boundaries, Coastal Change Ma	anagement areas, Zo	nes of Ground Instability Manageme	ent	☐ Discounted by a Factor in Stage B(ii)			
Character of the	Surrounding Area and Local Policy	Context (Including I	Neighbourhood Plan)					
J	,	, ,	rts Centre is to the north, there is a	school close by and	there is residential to the east			
Local Policy Cont	y Context (Including Neighbourhood Plan: The site is located outside but immediately adjacent to the current settlement boundary							
Mineral Resource								
Landscape Impa	acts							
Impact upon and	Relationship to the AONB: The site is	s located in the AONE	3.					
Landscape Charac	cter Area Key Factors: Southern Cha Key Character							

② Open landscape often with an exposed feel

2 Long distance panoramic views across the Island's landscape and out to the English Channel

2 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

2 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

2 Landmark features of Freemantle Gate and the Worsley Obelisk on Appuldurcombe Down

2 Large stone wall enclosing the outer park at Appuldurcombe

2 Hanger woodlands on the eastern downland slope some of which are ancient woodland

12 Important chalk grassland areas in close proximity to acidic grasslands on drift geology gravel and clay with flint deposits

2 Hedgerows are present off of the downland but tend to be small except where demarcating tracks

Agricultural Land Classification: The classification is Grade 4

## 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. Va; lue 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 Small sliver of surface water risk along north boundary.

Water):

#### 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 qualitaitive analysis, Ventnor falls within the much larger sub-area 'The Bay', so quanity 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

Agricultural Land Classification:

Land at Seven Sisters Road, Ventnor, PO38 1UY

<b>Key Details</b>											
Settlement: Ventnor	Settlement Tier:	2 Pa	arish: Ventnor	Site Area (	1.7	2018 SHLAA_Ref_No:	IPS064	2nd Reg18 ISP Housing Allocation Ref:			
Relationship to Settlement Bound	dary (IPS Reg 18 part 2	- 2021):	Located outside th	Located outside the Settlement boundary, but reasonably related to it to the extent that an extensioin could be at least be considered further							
Location in Relation to Settlemen	nt Boundary 2018:		The site is located outside the current settlement boundary of Ventnor but is adjacent to the village of St Lawrence.								
Brownfield or Greenfield: Green	nfield		Brownfield Register (If applicable):								
	eries of clearings set w d as builders yard/ stora	· ·	to the east of St Lawı	rence Shute, and adjoining Se	even Sisters R	load. The site is surro	unded by trees. The	e topography reflects steep slopes mixed with level plateaus that			
Planning History: An applicatio	n for proposed bungalo	w, Seven Sisters, Seven	Sisters Road, Ventno	or, pending decision. (TCP/22	2509/B/P/002	233/18)					
<b>Suitability Assessment</b>	t	☐ Site suitable if ti	icked								
Discounting Factors											
Environmental Discounts (Stage /	A - 5m buffer)				Discou	unted by a Factor in St	age A (5m buffer)				
Includes Ramsar site, Special Pro	tection Area (SPA), Spe				0.75ha o	<u> </u>		s been discounted from the assessment.			
Regionally important Geological and Geomorphological Site (RIGG), National				•	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					Discou	unted by a Factor in St	age A (No Buffer)				
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Spacesafeguarded as biodiversity mitigation			ce, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, o space.			designations including heritage coast, historic park or garden, ope			
Envonmental Discounts_Stage B(	(i)					unted by a Factor in St	age B				
Flood zones 2 3, Agricultural Lan	d Quality Grades 12, Sn	nall Sites falling below th	ne size threshold of 0.25ha or 5 dewllings:			is located in FZ1 and is		gricultural land.			
Environmental Discounts Stage B		anagament areas 7ana	s of Cround Instabilit	W. Managamant	☐ Discou	unted by a Factor in St	age B(ii)				
Remote from Settlement bounda	iries, coastai Change ivi	anagement areas, zones	s of Ground Instability Management		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 Ne	ighbourhood Plan)								
Character and Compatibility of	the Surrounding Area:	The site is beyond the	built up area and loc	ated in the wider rural area.							
Local Policy Context (Including I	Neighbourhood Plan:	The site is located outs	side the settlement b	ooundary and in the wider rui	ıral area						
Mineral Resources:		The site is not located	ed in a mineral or mineral safeguarding area.								
Landscape Impacts											
Impact upon and Relationship to	the AONB: The site is	s not located in an AONI	В.								
Landscape Character Area Key F	Key Character  ② A well wood  ② A number o  ② An area imp	ristics ded landscape with scrul f grand Marine Villas are portant for nature conse ndscape and parklands a	e located in this area rvation particularly t	coast taking advantage of its fine s he vegetated coastal slopes a h and C19th Marine Villas and	and geomorp	hology	character				
Agricultural Land Classification:	The classifica	tion is Grade 4									

## 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. Val; ue 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 Three patches of surface water flood risk on site, comprising about 5% of the site area.

Water):

#### 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 qualitaitive analysis, Ventnor falls within the much larger sub-area 'The Bay', so quanity stnadrds 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

## Old Park Hotel, Old Park Road St Lawrence Isle of Wight PO38 1XS

<b>Key Details</b>										
Settlement: Ventno	r Settlement Tier:	2 Pa	rish: Ventnor	Site Area ( 0.8	3	2018 SHLAA_Ref_No:	IPS049	2nd Reg18 ISP Housing	Allocation Ref:	
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):			Located outside the Settleme	Located outside the Settlement boundary, but reasonably related to it to the extent that an extensioin could be at least be considered further						
Location in Relation to Settlement Boundary 2018: The site is location			The site is located outside th	te is located outside the settlement boundary and is located in the wider rural area.						
Brownfield or Greenfield: Brownfield Brownfield Register (If applicable):										
Site Description:	he site is a former hotel set in its ov	wn grounds . The hotel is	s part Victorian, part Georgian	with some later exte	ensions. Th	here are some stone w	alls in the ground and	d there is mature woodlar	nd to the west and north	
Planning History:	Recent adjacent permission 19/0042	l8/FUL								
<b>Suitability Ass</b>	essment	☐ Site suitable if tie	cked							
Discounting Factors	S									
Environmental Disco	unts (Stage A - 5m buffer)				Disco	ounted by a Factor in St	age A (5m buffer)			
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation Regionally important Geological and Geomorphological Site (RIGG), National Nat Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient M			ture Reserve (NNR), Site of Imp	ortance for Nature			•	esignations including, anci ed ancient monument or F	ent woodland, LNR, marine RIGG	e conservation
Environmental Disco	unts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buffer)					
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Spac safeguarded as biodiversity mitigation			e, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, oper space.			garden, open		
Envonmental Discou	nts_Stage B(i)				☐ Disco	ounted by a Factor in St	tage B			
Flood zones 2 3, Agr	icultural Land Quality Grades 12, Sr	nall Sites falling below th	ne size threshold of 0.25ha or 5	dewllings:	The site	e is located in FZ1 and is	s not class 1 or 2 agri	cultural land		
Environmental Disco	unts Stago P(ii)				□ p:	tad by a Fastania Ct	P(::)			
	nent boundaries, Coastal Change M	anagement areas, Zones	of Ground Instability Managen	☐ Discounted by a Factor in Stage B(ii)  Ground Stability Area: 'Areas likely to be suitable for development. Contemporarry ground behaviour does not impossignificant constraints on Local plan development proposals'.			oes not impose			
Character of the Su	urrounding Area and Local Policy	Context (Including Nei	ighbourhood Plan)							
Character and Com	patibility of the Surrounding Area:	The site is beyond the	built up area and located in the	e wider rural area.						
Local Policy Contex	t (Including Neighbourhood Plan:	The site is located outs	side the settlement boundary a	nd in the wider rural	l area. Ne	ed to consider impact (	on tourism and any lo	oss of accommodation.		
Mineral Resources:			in a mineral or mineral safegua			'	,			
Landscape Impacts	S									
Impact upon and Re	elationship to the AONB: The site i	s located in the AONB.								
Landscape Characte	Key Characte  A well wood  An umber of  An area imp  Designed la  Secretive an	ristics ded landscape with scrub if grand Marine Villas are portant for nature conse ndscape and parklands a nd tranquil	o areas close to the coast e located in this area taking adv rvation particularly the vegetat associated with C18th and C19t	ed coastal slopes and	d geomor	phology	character			
Agricultural Land Cla	The classification:	tion is Grade 5								

## 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 guiet 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 | Three patches of surface water flood risk overlapping with the site, comprising about 25% of the site area.

Water):

#### 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 qualitaitive analysis, Ventnor falls within the much larger sub-area 'The Bay', so quanity stnadrds 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

WBR001	Land adjoining Palmers Road, Lushington Hill & Hunters Way, Wootton	
Key Details		

Key Details								
Settlement: Wooton Bridge Se	ttlement Tier: 2	Parish: Wootton Bridge	Site Area (8.2	2018 SHLAA_Ref_No: IPS318	2nd Reg18 ISP Housing Allocation Ref: HA053			
Relationship to Settlement Boundary (IPS	Reg 18 part 2 - 2021)	Located within Settlement Bound	dary					
Location in Relation to Settlement Bound	lary 2018:	The site is located outside but im	mediately adjacen	adjacent to the current settlement boundary which is along the east boundary and part of the north boundary.				
Brownfield or Greenfield: Greenfield		Brownfield Register (If applicable	):					
	•	otton. The site is fairly level and is bounded by hedgenefit of planning permission and has now been exc		ne site is located along the main road and has h	ouses to the east and south.			
Planning History: Part of the site has pe	ermission (The south e	ast) - Nine dwellings, access road and landscaping, la	and between 6 and	18 Lushington Hill, Wootton Bridge, Ryde, con	ditional approval 31October 2017 (TCP/33137/P/00767/17			
Suitability Assessment		Site suitable if ticked						
Discounting Factors								
Environmental Discounts (Stage A - 5m b	uffer)		[	$\Box$ 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 Nat Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).				The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sche	al designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.			
				The site is located immediately adjacent to and beyond the site boundary and should not signif	cient woodland on the western boundary. The buffer extends just ficantly impact on any developable area.			
Environmental Discounts (Stage A No buf	•		[	$\Box$ Discounted by a Factor in Stage A (No Buffer	)			
safeguarded as biodiversity mitigation	garden, Publically Acco	essible Open Space, Local Green Space, Land		The site is not located within any environment space.	al designations including heritage coast, historic park or garden, open			
Envonmental Discounts_Stage B(i)			]	$\Box$ Discounted by a Factor in Stage B				
Flood zones 2 3, Agricultural Land Quality	y Grades 12, Small Site	es falling below the size threshold of 0.25ha or 5 dew	/llings:	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, Coa	astal Change Managen	nent areas, Zones of Ground Instability Management		☐ Discounted by a Factor in Stage B(ii)				
Character of the Surrounding Area an	d Local Policy Contex	ct (Including Neighbourhood Plan)						
Character and Compatibility of the Surro	ounding Area: The si	te is close to existing residential, no compatibility iss	ues are envisaged.					
Local Policy Context (Including Neighbor	urhood Plan: The si	te is located outside but immediately adjacent to th	e settlement boun	dary of Wootton which is a Rural Service Centr	e.			
Mineral Resources:		is a section in the middle of the site that is in a mine		<u> </u>				
Landscape Impacts								
Impact upon and Relationship to the AOI	NB: The site is not lo	cated in an AONB.						
Landscape Character Area Key Factors:	<ul> <li>Hedgerows, hedge</li> <li>Ancient woodland</li> <li>Rolling pastoral lan</li> <li>Historic farmsteads</li> <li>Historic buildings a</li> <li>Grassland areas</li> </ul>	Lowlands Historic Landscape Character Area and no row trees and copses  dscape on heavier clay soils sidispersed throughout the area and designed landscape in the coastal area in the nor a of the features of this character area is judged to be	th close to Springv	ale				
Agricultural Land Classification:	The classification is 0	· ·	-	, 5	··-			

## 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 consitent 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 upo 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, innefficient sprawl type development with landscape impacts.

#### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Value, sensitivity and potential for change is medium.

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 Minor strip of surface flood water risk on west side.

Water):

#### 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, innefficient sprawl type development with landscape impacts.

Status

# 80 Church Road, Wootton Bridge, Isle of Wight PO33 4NH

Position in Netation to Settlement Boundary 2018    Set to part in and part outside but immediately adjacent to the correct settlement boundary. Wootton being a rural service centre. The dwellings to the south are generally a rink of single-and two sturines, detailed and in an accreement.   Position of the state is a large flag garden area for the rear of 80 but her do some studies (part of the state) in the state is a large flag garden area for the rear of 80 but her do some state of evolpment to the north, worst and state of the state in the contrained area and in off hedgerook with trees and some fencing. The site is located outside but immediately adjacent to the settlement boundary of the north, worst and state of the state in the location of the north, worst and state of the state in the north off the state is not located within any environmental designations including, andem woodland, LNR, marine conservation (PMC).	<b>Key Details</b>									
Position in Nettroin to Settlement Boundary 2018   Settlement Boundary 20	Settlement: Woo	oton Bridge	Settlement Tier:	2 Pa	arish: Wootton Bridge	Site Area ( 0.5	2018 SHLAA_Ref_No: IPS014	2nd Reg18 ISP Housing Allocation Ref: N/a		
The contribution of interest and contribution	Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):		Bisects the Settlement Bound	Bisects the Settlement Boundary						
The die is a large flat garden area to the rear of 80 Church Road and the dwelling. The boundaries are a max of hedgerows with trees and some fencing. The site is located outside but immediately adjacent to the settlement boundary location with residential development to the south and some scattered development to the north, west and exist.  **Business Habitory**  **Statisability Assessment**  **Discounting Platours**  **Statisability Assessment**  **Discounting Platours**  **Statisability Assessment**  **Discounting Platours**  **Statisability Assessment**  **Discounting Platours**  **Discounting Platours**  **Discounting Platours**  **Include Repairs (SING), Special Transport of Conservation [SAC), Special Transport of Conservation [SAC), Used Nature Receive (URR), Ancient Monument, Marine Conservation Area (MCA).  **Conservation (SING), Used Nature Receive (URR), Ancient Monument, Marine Conservation Area (MCA).  **Conservation (SING), Used Nature Receive (URR), Ancient Monument, Marine Conservation Area (MCA).  **Conservation (SING), Used Nature Receive (URR), Ancient Monument, Marine Conservation Area (MCA).  **Conservation (SING), Used Nature Receive (URR), Ancient Monument, Marine Conservation Area (MCA).  **Conservation (SING), Used Nature Receive (URR), Ancient Monument, Marine Conservation Area (MCA).  **Conservation (SING), Used Nature Receive (URR), Ancient Monument, Marine Conservation Area (MCA).  **Conservation (SING), Used Nature Receive (URR), Ancient Monument, Marine Conservation Area (MCA).  **Conservation (SING), Used Nature Receive (URR), Ancient Monument, Marine Conservation Area (MCA).  **Conservation (SING), Used Nature Receive (URR), Ancient Monument, Marine Conservation Area (MCA).  **Conservation (SING), Used Nature Receive (URR), Ancient Monument, Marine Conservation Area (MCA).  **Conservation (SING), Used Nature Receive (URR), Ancient Monument, Marine Conservation Area (MCA).  **Conservation (SING), Used Nature Receive (URR), Ancient Monument, Marine Conservation Area (MCA).  **Con	Location in Relati	Location in Relation to Settlement Boundary 2018:								
of Wood on with residential development to the south and some sattered development to the north, west and easier to the south and some sattered development to the north, west and easier to the south and some sattered development to the north, west and easier to the south and some sattered development to the north, west and easier to the settlement to the south and some sattered development to the north, west and easier to the settlement to the south and some sattered development to the north, west and easier to the settlement to	Brownfield or Gre	eenfield: Greenf	eld		Brownfield Register (If applic	cable):				
Soutability Assessment  Discounting Foctors  Proviounnental Discounts (Stage A - 5m buffer) Chuddes Ramars str., Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), important Ceological and Geomorphological Site (HUG0), Rational Nature Reserve (NNA), She of Importance for Nature Responsibly important Ceological and Geomorphological Site (HUG0), National Nature Reserve (NNA), She of Importance for Nature Responsibly important Ceological and Geomorphological Site (HUG0), National Nature Reserve (NNA), She of Importance for Nature Responsibly important Ceological and Geomorphological Site (HUG0), National Nature Reserve (NNA), She of Importance for Nature Responsibly important Ceological and Geomorphological Site (HUG0), National Nature Reserve (NNA), She of Importance for Nature Responsibly important Ceological and Geomorphological Site (HUG0), National Nature Reserve (NNA), She of Importance for Nature Responsibly important Ceological and Geomorphological Site (HUG0), National Nature Reserve (NNA), She of Importance for Nature Responsibly Countries (Stage A No buffer):  Included Nature Provision Responsibly Countries (Stage A No buffer):  Responsible Nature Provision Responsible Nature Responsible Nature Provision Responsible Nature Responsible N				_			e is located outside but immediately adjacent to the settlement	boundary		
Environmental Discounts (Suge A - 5m buffer) Induses Raman sixe, Special Protection Area (SPA), Special Area of Conservation (SAC), Sixe of Special Scientific interest (SSN), Regionally important. Geological and Geomorphological Size (RIGG), National Nature Reserve (NNR), Sixe of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  Environmental Discounts (Stage A No buffer) Includes Refratage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Lonal Green Space, Local Green S	Planning History:	No relevant his	tory							
Christon mental Discounts (Stage A - Sm buffer)   Christon Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Internet (SSA)), Site of Special Scientific Internet (SSA), S	Suitability A	Assessment		✓ Site suitable if t	icked					
Includes Ramans risk. Special Protection Area (SPA). Special Area of Conservation (ASAC). Sinc of Special Scientific interest (SSA).  Regionally important Geological and Geomorphological Sife (BIGG). National Nature Reserve (NNR), 5th of Importance for Nature (NNC). Local Nature Reserve (LNR), Ancient Monument, Marine Conservation Area (MCA).  Revision (SINC), Local Nature Reserve (LNR), Ancient Monument, Marine Conservation Area (MCA).  Revision (SINC), Local Nature Reserve (LNR), Ancient Monument, Marine Conservation Area (MCA).  Revision (SINC), Local Nature Reserve (LNR), Ancient Monument, Marine Conservation Area (MCA).  Revision (SINC), Local Nature Reserve (LNR), Ancient Monument, Marine Conservation Area (MCA).  Revision (SINC), Local Nature Reserve (LNR), Ancient Monument, Marine Conservation Area (MCA).  The site is not located within any environmental designations including heritage coast, historic park or garden, open passe.  Finonomental Discounts Stage B(I):  Remote from settlement boundaries, Coastal Change Marinegement areas, Zones of Ground Instability Management  Character and Compatibility of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)  Character and Compatibility of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)  The site is located within any environmental designations including, Ancient monument of Northern Clay Pattern in Stage B (II)  Reserve from settlement boundaries, Coastal Change Marinegement areas, Zones of Ground Instability Management  Character and Compatibility of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)  The site is located in F21 and is not class 1 or 2 agricultural Land.  The site is located in F21 and is not class 1 or 2 agricultural land.  The site is located in F21 and is not class 1 or 2 agricultural Land.  The site is located in F21 and is not class 1 or 2 agricultural Land.  The site is located in F21 and is not class 1 or 2 agricultural Land.  The site is located within	Discounting Fac	tors								
The site is not located within amy environmental designations including heritage coast, historic park or garden, open space. Local Green Space, Lo	Environmental Di	iscounts (Stage A	- 5m buffer)				☐ Discounted by a Factor in Stage A (5m buff	er)		
Includes Horitage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Local	Regionally import	tant Geological ar	nd Geomorphological S	Site (RIGG), National Na	iture Reserve (NNR), Site of Imp	ortance for Nature	•	<u> </u>	ervation	
In a site is not located within any environmental designations including heritage coast, historic park or garden, open space, Local Green Space, Local Policy Context (Including Networks)  Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)  Character and Compatibility of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)  The site is located in F21 and is not class 1 or 2 agricultural land.  The site is located in F21 and is not class 1 or 2 agricultural land.  Discounted by a Factor in Stage B(ii)  Belling Area and Local Policy Context (Including Neighbourhood Plan)  The site is located in F21 and is not class 1 or 2 agricultural land.  Discounted by a Factor in Stage B(ii)  Policy Context (Including Neighbourhood Plan)  The site is located in F21 and is not class 1 or 2 agricultural land.  The site is located in F21 and is not class 1 or 2 agricultural land.  The site is located in F21 and is not class 1 or 2 agricultural land.  The site is located in F21 and is not class 1 or 2 agricultural land.  The site is located in F21 and is not class 1 or 2 agricultural land.  The site is located in F21 and is not class 1 or 2 agricultural land.  The site is located in F21 and is not class 1 or 2 agricultural land.  The site is located in F21 and is not class 1 or 2 agricultural land.				e vvocalarius, ranoiene i	ronament, manne conservatio	, a ca (ivio),	☐ Discounted by a Factor in Stage A (No Buff	er)		
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 and Local Policy Context (Including Neighbourhood Plan)  The site is located by a Factor in Stage B(ii)  Character (Including Neighbourhood Plan)  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.  There is a small section to the north of the site that is located within a mineral safeguarding area  Londscape Impacts  Impact upon and Relationship to the AONB:  In 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  Rolling pastoral landscape on heavier clay soils  Rolling pastoral landscape on heavier clay soils  Ristoric farmscaped dispersed throughout the area  El Historic farmscaped dispersed throughout the area  El Historic publishings and designed landscape in the coastal area in the north close to Springvale  El Gräsland areas				e, Local Green Space, Land		The site is not located within any environmer	•	n, open		
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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: 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.  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 B Rolling pastoral landscape on heavier clay soils Historic buildings and designed landscape in the coastal area in the north close to Springvale B Grassland areas	Flood zones 2 3,	Agricultural Land	Quality Grades 12, Sm	nall Sites falling below t	he size threshold of 0.25ha or 5 dewllings:		The site is located in FZ1 and is not class 1 or	2 agricultural land.		
The site is adjacent to existing residential, no compatibility issues envisaged.  Local Policy Context (Including Neighbourhood Plan:  Mineral Resources:  The site is located outside but immediately adjacent to the settlement boundary with good access to facilities.  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.  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 buildings and designed landscape in the coastal area in the north close to Springvale  Grassland areas				anagement areas, Zone	s of Ground Instability Manager	ment	☐ Discounted by a Factor in Stage B(ii)			
Local Policy Context (Including Neighbourhood Plan:  Mineral Resources:  The site is located outside but immediately adjacent to the settlement boundary with good access to facilities.  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.  The site is not located within an AONB.  Part of the Northern Lowlands Historic Landscape Character Area and now Northern Clay Pasture land which has the following Key Characteristics:  Part of the Northern Lowlands Historic Landscape Character Area and now Northern Clay Pasture land which has the following Key Characteristics:  Part of the Northern Lowlands Historic Landscape on heavier clay soils  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	Character of the	e Surrounding A	rea and Local Policy	Context (Including Ne	ighbourhood Plan)					
Inpact 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:  B 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	Character and C	Compatibility of th	e Surrounding Area:	The site is adjacent to	existing residential, no compati	ibility issues envisage	ed.			
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:  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	Local Policy Con	text (Including Ne	eighbourhood Plan:	The site is located out	side but immediately adjacent t	to the settlement bo	undary with good access to facilities.			
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:  B. Hedgerows, hedgerow trees and copses Ancient woodland Rolling pastoral landscape on heavier clay soils B. Historic farmsteads dispersed throughout the area B. Historic buildings and designed landscape in the coastal area in the north close to Springvale B. Grassland areas	Mineral Resource	ces:		There is a small section	n to the north of the site that is	located within a mir	neral safeguarding area			
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	Landscape Impo	acts								
<ul> <li>Hedgerows, hedgerow trees and copses</li> <li>Ancient woodland</li> <li>Rolling pastoral landscape on heavier clay soils</li> <li>Historic farmsteads dispersed throughout the area</li> <li>Historic buildings and designed landscape in the coastal area in the north close to Springvale</li> <li>Grassland areas</li> </ul>	Impact upon and	d Relationship to t	he AONB: The site is	not located within an	AONB.					
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 annlies to a wide area	Landscape Chara	acter Area Key Fac	<ul><li> Hedgerows,</li><li> Ancient woo</li><li> Rolling pasto</li><li> Historic farm</li><li> Historic buil</li><li> close to Spring</li><li> Grassland an</li></ul>	hedgerow trees and co odland oral landscape on heavi nsteads dispersed throu dings and designed land gvale reas	opses er clay soils ughout the area dscape in the coastal area in the	e north				
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.  The site is classified as Grade 3	Agricultural Land	d Classification:			or this character area is juuged	to be good and the t	maracter of the area judged to be strong, dithor	יפון ניווס מספססווופווג מאףווכס נט מ שועב מוכמ.		

## 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 seperation from the settlemnt 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 No risks identified.

Water):

#### 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 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.

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

W	В	R	0	0	5
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# Park Farm, Park Road, Wootton Bridge, Isle of Wight, PO33 4RL

Key Details					
Settlement: Wooton Bridge	ettlement Tier: 2	Parish: Wootton Bridge Site Area (15	2018 SHLAA_Ref_No: IPS002 2nd Reg18 ISP Housing Allocation Ref: N/a		
Relationship to Settlement Boundary (IF	PS Reg 18 part 2 - 2021):	Located outside the Settlement boundary, but r	easonably related to it to the extent that an extensioin could be at least be considered further		
Location in Relation to Settlement Bour	ndary 2018:	The site is located outside the settlement bound	lary and is located in the wider rural area.		
Brownfield or Greenfield: Greenfield		Brownfield Register (If applicable):			
Site Description: The site is a series of	f agricultural fields. The site is diss	ected in the lower half by the dismantled railway that pr	ovides a cycle route and public right of way. The roadside boundary is mainly a hedge with scrubby trees interspersed.		
Planning History: No recent planning I	history				
Suitability Assessment	☐ Site suitab	le if ticked			
Discounting Factors					
Environmental Discounts (Stage A - 5m	buffer)		☐ Discounted by a Factor in Stage A (5m buffer)		
Regionally important Geological and Ge	omorphological Site (RIGG), Nation	rvation (SAC), Site of Special Scientific Interest (SSSI), nal Nature Reserve (NNR), Site of Importance for Nature ient Monument, Marine Conservation Area (MCA).	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 but Includes Heritage Coast, Historic Park of		on Space Local Croon Space Land	☐ Discounted by a Factor in Stage A (No Buffer)		
safeguarded as biodiversity mitigation	r darden, Publically Accessible Ope	en space, Local Green space, Land	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 horizointally crosses the site.		
5			_		
Envonmental Discounts_Stage B(i) Flood zones 2 3, Agricultural Land Qual	ity Grades 12, Small Sites falling be	low 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, Co	oastal Change Management areas,	Zones of Ground Instability Management	☐ Discounted by a Factor in Stage B(ii)		
Character of the Surrounding Area a	ınd Local Policy Context (Includii	ng Neighbourhood Plan)			
Character and Compatibility of the Sur	rounding Area: The site is beyor	d the built up area and at located in the open countrysic	le		
Local Policy Context (Including Neighbo	ourhood Plan: The site is locate	ed outside the settlement boundary and in the wider rura	al area		
Mineral Resources:	The site is not lo	cated in a mineral or mineral safeguarding area.			
Landscape Impacts					
Impact upon and Relationship to the AG	ONB: 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 Cla	ny Pasture land which has the following Key Characteristics:		
zamascape emanaster / med ney / dotors.	② Hedgerows, hedgerow trees a	•	y astare land which has the following key characteristics.		
	<ul><li>Ancient woodland</li><li>Rolling pastoral landscape on</li></ul>	heavier clay soils			
	<ul><li> Historic farmsteads dispersed</li></ul>				
		d landscape in the coastal area in the north close to Spri	ngvale		
	Grassland areas The overall condition of the fea	tures 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				

## 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 devleopment,

#### 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 Narrow band of surface water flood risk traverses the site from west to east

Water):

#### 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

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 access to the wider countryside but other open spaces is at a distance.

Recreation:

**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 woyuld be Park Road to the sout-west which lacks pedestrian footways.

Conclusion 2022:

Status

WBR006 Oakdene Nurseries	, Packsfield Lane, Wootton, Isle of Wight,	PO33 4RP			
Key Details					
Settlement: Wooton Bridge Settlement Tier:	2 Parish: Wootton Bridge Site Area (0	2018 SHLAA_Ref_No: IPS004	2nd Reg18 ISP Housing Allocation Ref: N/a		
Relationship to Settlement Boundary (IPS Reg 18 part 2	- 2021): Located outside the Settlement boundary, but re	asonably related to it to the extent that an exte	nsioin could be at least be considered further		
Location in Relation to Settlement Boundary 2018:	The site is located outside the settlement bounda	ary and is located in the wider rural area			
Brownfield or Greenfield: Greenfield	Brownfield Register (If applicable):				
Site Description: The site is a redundant nursery that	has overgrown. It is currently accessed through the adjacent farm via an un	made road and across the railway track. The sit	te is at a higher level and bounded by trees and hedges.		
Planning History: No recent relevant planning history.	Just Agricultural prior notification for livestock barns.				
Suitability Assessment	☐ Site suitable if ticked				
Discounting Factors					
Environmental Discounts (Stage A - 5m buffer)		☐ Discounted by a Factor in Stage A (5m buffe	er)		
	cial Area of Conservation (SAC), Site of Special Scientific Interest (SSSI),		tal designations including, ancient woodland, LNR, marine conservation		
	Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature at Woodlands, Ancient Monument, Marine Conservation Area (MCA).	zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	neduled ancient monument or RIGG.		
En transport Discount (Green A New Lotter)					
Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publica	ally Accessible Open Space, Local Green Space, Land	☐ Discounted by a Factor in Stage A (No Buffer)			
safeguarded as biodiversity mitigation		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.			
Envonmental Discounts_Stage B(i)		☐ Discounted by a Factor in Stage B			
Flood zones 2 3, Agricultural Land Quality Grades 12, Sr	nall Sites falling below the size threshold of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land			
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change M	anagement 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 northern 3/4 of the site is located within the minerals safeguarding an	rea			

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 northern 3/4 of the site is located within the minerals safeguarding area
Landscape Impacts	
Impact upon and Relationship to the AONB: The site i	s not located in an AOB.

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

2 Ancient woodland

Rolling pastoral landscape on heavier clay soils

Historic farmsteads dispersed throughout the area

2 Historic buildings and designed landscape in the coastal area in the north close to Springvale

② 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 with a small section to the SE being in Grade 4.

## 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 is own 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 Surface water flow path runs west to east across southern section of the site near the site boundary.

Water):

#### 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 immediately 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

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.

Recreation: 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 imapet 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 cardependent. Furthermore, the site is higher that 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



Key Details					
Settlement: Wootton Bridge	Settlement Tier: 2	Parish: Wootton Bridge	Site Area (1.9	2018 SHLAA_Ref_No: IPS098	2nd Reg18 ISP Housing Allocation Ref: HA051
Relationship to Settlement Boundary	(IPS Reg 18 part 2 - 2021):	Located within Settlement Bour	ndary		
Location in Relation to Settlement Bo	undary 2018:				
Brownfield or Greenfield: Greenfield		Brownfield Register (If applicable	le):		
Site Description: Partly wooded line	ear site fringing allocated land on the	e end of Wootton Bridge.			
Planning History:					
Suitability Assessment	☐ Site suital	ole if ticked			
Discounting Factors					
Environmental Discounts (Stage A - 5r	m buffer)			Discounted by a Factor in Stage A (5m buffe	er)
Regionally important Geological and G	Geomorphological Site (RIGG), Natio	rvation (SAC), Site of Special Scientific In nal Nature Reserve (NNR), Site of Import cient Monument, Marine Conservation A	tance for Nature	he site is not located within any environment one, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	tal designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.
Environmental Discounts (Stage A No	buffer):			Discounted by a Factor in Stage A (No Buffe	r)
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation					tal designations including heritage coast, historic park or garden, open
Envonmental Discounts_Stage B(i)				Discounted by a Factor in Stage B	
	ality Grades 12, Small Sites falling be	elow the size threshold of 0.25ha or 5 de		he site is located in FZ1 and is not class 1 or 2	2 agricultural land.
Environmental Discounts Stage B(ii): Remote from settlement boundaries,	Coastal Change Management areas,	, Zones of Ground Instability Managemer		Discounted by a Factor in Stage B(ii)	
Character of the Surrounding Area	and Local Policy Context (Includi	ng Neighbourhood Plan)			
Character and Compatibility of the S	urrounding Area: The site is close	to existing residential, no compatibility i	ssues are envisaged.		
Local Policy Context (Including Neigh	bourhood Plan:				
Mineral Resources:	The entire site is	s within a Minerals Safeguarding Area			
Landscape Impacts					
Impact upon and Relationship to the	AONB: The site is not located with	in an AONB.			
Landscape Character Area Key Factor	<ul> <li>Hedgerows, hedgerow trees</li> <li>Ancient woodland</li> <li>Rolling pastoral landscape on</li> <li>Historic farmsteads dispersed</li> <li>Historic buildings and designe</li> <li>Grassland areas</li> </ul>	and copses  heavier clay soils I throughout the area ed landscape in the coastal area in the no	orth close to Springva	sture land which has the following Key Charadele le acter of the area judged to be strong, althou	
Agricultural Land Classification:	The land is classified Grade 3				

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 No risks identified.

Water):

#### 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

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.

Recreation: 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

WBR008	Land North of Broo	ks Copse Road								
<b>Key Details</b>										
Settlement: Woo	otton Bridge Settlement Tier:	2 Parish:	Wootton Bridge	Site Area (5	2018 SHLAA_Ref_No: IPS098	2nd Reg18 ISP Housing Allocation Ref: N/a				
	ttlement Boundary (IPS Reg 18 part 2		neadiately adjacent to the	Settlement Bounda						
Location in Relation	on to Settlement Boundary 2018:									
Brownfield or Gre	enfield: Greenfield	Bro	wnfield Register (If applica	ble):						
Site Description:	Section of a undulating green field si	tuated north-west of Woottor	Bridge on land that slopes	s down to the north	-west					
Planning History:										
<b>Suitability A</b>	ssessment	☐ Site suitable if ticked								
Discounting Fact	tors									
Environmental Dis	scounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buffe	r)				
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for National Value (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).				ortance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scho	al designations including, ancient woodland, LNR, mar eduled ancient monument or RIGG.	ine conservation			
Conservation (SIN	C), Local Nature Reserve (LNR), Ancier	it Woodiands, Ancient Wonum	ient, Marine Conservation	Area (IVICA).						
Environmental Discounts (Stage A No buffer):					☐ Discounted by a Factor in Stage A (No Buffer)					
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation					The site is not located within any environmental designations including heritage coast, historic park or garden, open space.					
Envonmental Discounts_Stage B(i)					☐ Discounted by a Factor in Stage B					
Flood zones 2 3, A	Agricultural Land Quality Grades 12, Sr	nall Sites falling below the size	threshold of 0.25ha or 5 d	dewllings:	The site is located in FZ1 and is not on class 1 or 2 agricultural land.					
Environmental Dis		anagament areas Zanas of Cr	ound Instability Managam	ont	☐ Discounted by a Factor in Stage B(ii)					
Remote from Sett	lement boundaries, Coastal Change M	anagement areas, zones of Gr	ound instability Managem	ent						
Character of the	Surrounding Area and Local Policy	Context (Including Neighbor	urhood Plan)							
Character and Co	ompatibility of the Surrounding Area:	More of a rural area, althoug	th this will change once ad	ljacent allocation is	developed					
Local Policy Cont	text (Including Neighbourhood Plan:	The site is located outside bu	it close to the settlement I	boundary and is fur	ther from the settlement's facilities and services					
Mineral Resource	es:	The entire site is within a Mi	nerals Safeguarding Area							
Landscape Impa	acts									
Impact upon and	Relationship to the AONB: The site i	s not locate in the AONB, altho	ugh there are glimpses of	it 600m to the nortl	1.					
Landscape Charac	<ul><li> Hedgerows</li><li> Ancient wo</li><li> Rolling past</li><li> Historic fari</li><li> Historic bui</li><li> Grassland a</li></ul>	, hedgerow trees and copses odland oral landscape on heavier clay nsteads dispersed throughout Idings and designed landscape reas	soils the area in the coastal area in the r	north close to Sprin	Pasture land which has the following Key Charac gvale haracter of the area judged to be strong, althoug					

The land is classified Grade 3

Agricultural Land Classification:

## 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 is a 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 Tow narrow surface watre flow paths flow off the site in a north-west direction.

Water):

#### 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

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.

Recreation: 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

#### Farm Lane Cottage (Buttercup Barn), Farm Lane, off Palmers Road, Wootton Bridge **WBR012 Key Details** Settlement: Wooton Bridge Settlement Tier: 2 Parish: Wootton Bridge Site Area (0.31 2018 SHLAA Ref No: IPS175 2nd Reg18 ISP Housing Allocation Ref: N/a Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Immeadiately adjacent to the Settlement Boundary Location in Relation to Settlement Boundary 2018: The site is located outside the settlement boundary and beyond the built up area. The site is however located close to other submitted sites. Brownfield or Greenfield: Mix Brownfield Register (If applicable): Site Description: The site contains a holiday cottage, static caravan and dwelling. The site is accessed off an unmade road and is bounded by a mix of fencing interspersed with planting. Proposed detached building to provide unit of holiday accommodation, Buttercup Barn, Palmers Road, Wootton Bridge, refused 03 November 2014 (TCP/24309/G/P/01075/14). Proposed siting of two yurts and a shepherd hut to provide holiday accommodation, parking, conditional approval 21 May 2015 (TCP/24309/H/P/00315/15) ☐ Site suitable if ticked **Suitability Assessment Discounting Factors** ☐ Discounted by a Factor in Stage A (5m buffer) Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. 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 The site is not located within any environmental designations including heritage coast, historic park or garden, open safeguarded as biodiversity mitigation space. ☐ Discounted by a Factor in Stage B 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: 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: The site is close to existing residential, no compatibility issues are envisaged. Local Policy Context (Including Neighbourhood Plan: The site is located outside and not immediately adjacent to the settlement boundary. Mineral Resources: The site is located wholly within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate. 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 2 Ancient woodland 2 Rolling pastoral landscape on heavier clay soils

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.

Historic farmsteads dispersed throughout the area

② Grassland areas

The classification is Grade 3

Agricultural Land Classification:

2 Historic buildings and designed landscape in the coastal area in the north close to Springvale

## Farm Lane Cottage (Buttercup Barn), Farm Lane, off Palmers Road, Wootton Bridge

Landscape Impact:

The land is generally level but on an area slightly elevevated 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 or 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 and inconsistent development in isolation. Value is low/mediumm 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 No risks identified.

Water):

#### 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 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.

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 and 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

WBR013	Land to th	ne east of	Station Ro	ad and adjacent to	Packsfield L	ane,	Wootton.				
Key Details											
Settlement: Woo	oton Bridge	Settlement Tier:	2	Parish: Wootton Bridge	Site Area (1.8	33	2018 SHLAA_Ref_No: IPS187	2nd Reg18 ISP Housing Allocation Ref: N/a			
Relationship to Se	ttlement Boundary (II	PS Reg 18 part 2	- 2021):	Immeadiately adjacent to t	the Settlement Bounda	ary					
Location in Relation	on to Settlement Bour	ndary 2018:		The house is within the set	ttlement boundary and	d the land	just outside to the east.				
Brownfield or Gre	enfield: Greenfield			Brownfield Register (If app	licable):						
Site Description:	The site is a resident	tial property fron	ting Station Road ar	nd an area of land to the rea. The	e site is a fairly level and	d the fiel	d is used for equestrian purposes. It h	as a hedge boundaries. The field can be accessed off Packsfield L	ane.		
Planning History:		ee submitted stat	ement with plannin	nent with new access, internal roa g application and positive pre-app		ite can of	fer some affordable housing, retain tre	ees, improve ecology and biodiversity habitats, has a safe access a	nd can		
Suitability A	ssessment		☐ Site suitable	e if ticked							
Discounting Fact	tors										
Environmental Dis	scounts (Stage A - 5m	buffer)				Disc	ounted by a Factor in Stage A (5m buff	fer)			
Regionally importa	ant Geological and Ge	eomorphological :	Site (RIGG), Nationa	ation (SAC), Site of Special Scienti Il Nature Reserve (NNR), Site of In Int Monument, Marine Conservat	mportance for Nature		e is not located within any environmer NNR, RAMSAR, SAC, SINC, SPA, SSSI, sc	ntal designations including, ancient woodland, LNR, marine conser heduled ancient monument or RIGG.	vation		
Environmental Dis	scounts (Stage A No b	uffer):				☐ Discounted by a Factor in Stage A (No Buffer)					
Includes Heritage Coast, Historic Park or Garden, Publically safeguarded as biodiversity mitigation			lly Accessible Open	Accessible Open Space, Local Green Space, Land			The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Disc	counts_Stage B(i)					☐ Disc	ounted by a Factor in Stage B				
Flood zones 2 3, A	Agricultural Land Qual	ity Grades 12, Sn	nall Sites falling belo	ow the size threshold of 0.25ha or	5 dewllings:	The sit	e is located in FZ1 and is not class 1 or	2 agricultural land.			
	scounts Stage B(ii): lement boundaries, C	oastal Change M	anagement areas, Z	ones of Ground Instability Manag	gement	Disc	ounted by a Factor in Stage B(ii)				
Character of the	Surrounding Area a	and Local Policy	Context (Including	Neighbourhood Plan)							
Character and Co	ompatibility of the Sur	rounding Area:	The site is close to	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 Cont	text (Including Neighb	ourhood Plan:	The house is withi	the house is within the settlement boundary and the land just outside to the east.							
Mineral Resource	es:		There is a section	of mineral safeguarding area to th	he south east corner. 1	This will r	need to be considered further should t	he site be considered appropriate.			
Landscape Impa	ıcts										
Impact upon and	Relationship to the A	ONB: The site is	not located in an A	ONB.							
Part of the Northern Lowlands Historic Landscape Character Area and now Northern Clar 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											

The classification is Grade 3

Agricultural Land Classification:

## 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 No risks identified.

Water):

#### 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 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 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

WBR014	
Van Dataila	

## Land at Westwood, Brocks Copse Road, Wootton, IoW

Key Details										
Settlement: Wooton Bridge	Settlement Tier:	2 Pa	rish: Wootton Bridge	Site Area (2.6	9 2018 SHLAA_Ref_No: IPS190	2nd Reg18 ISP Housing Allocation Ref: N/a				
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):		Located outside the Settlemen	t boundary, but rea	asonably related to it to the extent that an	extensioin 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 on the eastern corner boundary.							
Brownfield or Greenfield: Greenfield	b		Brownfield Register (If applicable):							
Site Description: The site is a large	brick built dwelling	set in its own grounds.	The site is bounded by a mix of h	edges and trees. 1	he site is fairly flat but does slope gently in	n places				
Planning History: No recent planning	ng history.									
<b>Suitability Assessment</b>		☐ Site suitable if ti	cked							
Discounting Factors										
Environmental Discounts (Stage A - 5	m buffer)				☐ Discounted by a Factor in Stage A (5m	ı buffer)				
Includes Ramsar site, Special Protecti Regionally important Geological and Conservation (SINC), Local Nature Res	Geomorphological S	ite (RIGG), National Na	ture Reserve (NNR), Site of Impor	tance for Nature		nmental designations including, ancient woodland, LNR, marine cons SI, scheduled ancient monument or RIGG.	servation			
Environmental Discounts (Stage A No	buffer):			, ,	☐ Discounted by a Factor in Stage A (No	Buffer)				
Includes Heritage Coast, Historic Park safeguarded as biodiversity mitigation		ly Accessible Open Space	ce, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.					
Envonmental Discounts_Stage B(i) Flood zones 2 3, Agricultural Land Qu	uality Grades 12, Sm	all Sites falling below th	ne size threshold of 0.25ha or 5 de	ewllings:	☐ 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 Ma	nagement areas, Zones	s of Ground Instability Manageme	ent	☐ Discounted by a Factor in Stage B(ii)					
Character of the Surrounding Area	a and Local Policy	Context (Including Nei	ighbourhood Plan)							
Character and Compatibility of the S	Surrounding Area:	The site is close to exis	sting residential, no compatibility	issues are envisage	ed.					
Local Policy Context (Including Neigh	hbourhood Plan:	The site is located outs	side but immediately adjacent to	the current settlen	nent boundary					
Mineral Resources:		The western section of	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: The site is	not located in an AONE	3.							
Landscape Character Area Key Factor	<ul><li> Hedgerows,</li><li> Ancient woo</li><li> Rolling pasto</li><li> Historic farn</li><li> Historic build</li><li> close to Spring</li><li> Grassland an</li></ul>	hedgerow trees and co dland oral landscape on heavid esteads dispersed throu dings and designed land gvale eas	pses er clay soils Ighout the area Iscape in the coastal area in the n	orth	Pasture land which has the following Key of the land which has the land which has the following Key of the land which has the lan	Characteristics: although this assessment applies to a wide area.				
Agricultural Land Classification:	The classificat	ion is Grade 3								

## 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 Small circular area of surface water risk on south side.

Water):

#### 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

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

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

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.

Recreation: 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 woul dencourage 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.

Currently not suitable Status

WBR015	Marchwoo	d, Lushingto	on Hill, Wo	otton					
<b>Key Details</b>									
Settlement: Woo	oton Bridge Set	ttlement Tier: 2	Pari	sh: Wootton Bridge	Site Area ( 0.4	2018 SHLAA_Ref_No: IPS214	2nd Reg18 ISP Housing Allocation Ref: N/a		
Relationship to Se	ettlement Boundary (IPS	Reg 18 part 2 - 2021	):	Immeadiately adjacent	to the Settlement Bound	ary			
Location in Relati	ion to Settlement Bound	ary 2018:		The site is located outsi	de and not immediately a	djacent to the current settlement boundary. The	ne boundary is to the east, in close proximity, approximately 145m away.		
Brownfield or Gre	eenfield: Mix			Brownfield Register (If a	applicable):				
Site Description:	The site is a large exte	nded rear garden of	a large detached ho	use with annex on the re	oad frontage of Lushingto	on Road. The site is fairly level and is bounded	by hedges interspersed with trees.		
Planning History:	19/00465/FUL (REFUS To 29 Lushington Hill			oposed managers accom	nmodation and two holid	ay chalets; change of use of land to include sitir	ng of five shepherds hut, three yurts and utility block   Land To Rear Of 23		
Suitability A	Assessment		Site suitable if tick	red					
Discounting Fac	tors								
Environmental Di	iscounts (Stage A - 5m bu	uffer)				☐ Discounted by a Factor in Stage A (5m but	ffer)		
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSS Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for N Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).					f Importance for Nature	The site is not located within any environme zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, so	ntal designations including, ancient woodland, LNR, marine conservation cheduled ancient monument or RIGG.		
Environmental Discounts (Stage A No buffer):						☐ Discounted by a Factor in Stage A (No Buf	fer)		
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation				, Local Green Space, Lan	nd	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.			
Envonmental Disc	counts_Stage B(i)					☐ Discounted by a Factor in Stage B			
Flood zones 2 3,	Agricultural Land Quality	/ Grades 12, Small Si	tes falling below the	size threshold of 0.25ha	a or 5 dewllings:	The site is located in FZ1 and is not class 1 o	r 2 agricultural land.		
	iscounts Stage B(ii): tlement boundaries, Coa	istal Change Manage	ment areas, Zones c	of Ground Instability Mar	nagement	☐ Discounted by a Factor in Stage B(ii)			
Character of the	e Surrounding Area and	d Local Policy Conte	ext (Including Neig	hbourhood Plan)					
Character and C	ompatibility of the Surro	ounding Area: The	site is close to existi	ng residential, whilst no	compatibility issues are e	envisaged, the site is on the edge of the area ar	nd to the rear of existing properties		
Local Policy Con	text (Including Neighbou	urhood Plan: The	site is located outsic	le and not immediately a	adjacent to the current so	ettlement boundary. The boundary is to the ea	st, in close proximity, approximately 145m away.		
Mineral Resourc	ces:	The	whole site is located	l within a mineral safegu	uarding area. This will ne	ed to be considered further should the site be o	considered appropriate.		
Landscape Impo	acts								
Impact upon and	Relationship to the AON	NB: The site is not I	ocated in an AONB.						
Landscano Chara	acter Area Key Factors:	Part of the Norther	n Lowlands Historic	Landscano Character Ar	on and now Northorn Cla	y Pasture land which has the following Key Cha	ractoristics		
Lanuscape Chara	icter Area Rey Factors.	<ul> <li>Hedgerows, hedg</li> <li>Ancient woodland</li> <li>Rolling pastoral la</li> <li>Historic farmstea</li> <li>Historic buildings</li> <li>Grassland areas</li> </ul>	erow trees and cops d ndscape on heavier ds dispersed througl and designed landso	clay soils nout the area cape in the coastal area i	in the north close to Sprii				
Agricultural Land	Classification:	The classification is	Grade 3						

## 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 SINC (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 Surface water risk band across frontage of site by highway and where property and front garden is located.

Water):

#### 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 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 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

WBK016	Land to	south of Fernhill, \	Nootton					
<b>Key Details</b>								
Settlement: Woo	ton Bridge	Settlement Tier: 2	Parish: Wootton Bridge	Site Area (0.2	27 2018 SHLAA_Ref_No: IPS253	2nd Reg18 ISP Housing Allocation Ref: N/a		
Relationship to Set	ttlement Boundar	y (IPS Reg 18 part 2 - 2021):	Immeadiately adjacent to the	Settlement Bounda	ary			
Location in Relation	on to Settlement B	oundary 2018:	The site is located outside and	d not immediately a	adjacent to the current settlement boundary. 1	The boundary is to the north, in close proximity, approximately 30m aw		
Brownfield or Gree	enfield: Greenfie	d	Brownfield Register (If applica	ble):				
Site Description:	The site is an are	a of scrub land with trees, hedge	s and scrub to the boundaries. The site is fl	at on the edge of th	he built up area.			
Planning History:	No recent planni	ng history.						
Suitability As	ssessment	□ Site s	uitable if ticked					
Discounting Facto	ors							
Environmental Dis					☐ Discounted by a Factor in Stage A (5m but	ffer)		
Regionally importa	ant Geological and	Geomorphological Site (RIGG), N	onservation (SAC), Site of Special Scientific I lational Nature Reserve (NNR), Site of Impo , Ancient Monument, Marine Conservation	ortance for Nature	The site is not located within any environme zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, so	ntal designations including, ancient woodland, LNR, marine conservation cheduled 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, ope space.			
Envonmental Disco	ounts_Stage B(i)				☐ Discounted by a Factor in Stage B			
Flood zones 2 3, A	Agricultural Land O	uality Grades 12, Small Sites falli	ng below the size threshold of 0.25ha or 5 c	dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land			
Environmental Dis Remote from settl			reas, Zones of Ground Instability Managem	ent	☐ Discounted by a Factor in Stage B(ii)			
Character of the	Surrounding Are	a and Local Policy Context (Inc	luding Neighbourhood Plan)					
Character and Co	mpatibility of the	Surrounding Area: The site is c	ose to existing residential, whilst no compa	ntibility issues are er	nvisaged, the site is on the edge of the area wh	ere the context of the area is more rural.		
Local Policy Cont	ext (Including Neig	ghbourhood Plan: The site is lo	ocated outside and not immediately adjace	nt to the current se	ettlement boundary.			
Mineral Resource	es:	The site is n	ot located in a mineral or mineral safeguar	ding area.				
Landscape Impa	cts							
Impact upon and	Relationship to the	e AONB: The site is not located	in an AONB.					
Landscape Charac	ter Area Key Facto	<ul><li> Hedgerows, hedgerow tr</li><li> Ancient woodland</li><li> Rolling pastoral landscap</li><li> Historic farmsteads dispension</li></ul>	ees and copses e on heavier clay soils		y Pasture land which has the following Key Cha	racteristics:		

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.

The classification is Grade 3

Agricultural Land Classification:

## 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 No risks identified.

Water):

#### 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

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.

Recreation:

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

## Land to the West and South of 71 Lushington Hill, Wootton PO334NR

Key Details								
Settlement: Wooton Bridge S	ettlement Tier: 2	Parish: Wootton Bridge Site Area (1.4	2018 SHLAA_Ref_No: IPS109 2nd Reg18 ISP Housing Allocation Ref: N/a					
Relationship to Settlement Boundary (IF	PS Reg 18 part 2 - 2021):	Located outside the Settlement boundary, but re	easonably related to it to the extent that an extensioin could be at least be considered further					
Location in Relation to Settlement Bour	ndary 2018:	The site is located outside the settlement bounda	The site is located outside the settlement boundary.					
Brownfield or Greenfield: Greenfield		Brownfield Register (If applicable):						
Site Description: The site comprises of	f a residential property, garde	en, woodland and open area. The site is level, located along th	ne main road with a wall to the front.					
Planning History: No apparent planning	ng history.							
Suitability Assessment	□ Site s	uitable if ticked						
Discounting Factors								
Environmental Discounts (Stage A - 5m	buffer)		☐ Discounted by a Factor in Stage A (5m buffer)					
Regionally important Geological and Ge	omorphological Site (RIGG), N	Inservation (SAC), Site of Special Scientific Interest (SSSI), lational Nature Reserve (NNR), Site of Importance for Nature, Ancient Monument, Marine Conservation Area (MCA).	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation					
Environmental Discounts (Stage A No bu	uffer):		☐ Discounted by a Factor in Stage A (No Buffer)					
Includes Heritage Coast, Historic Park or safeguarded as biodiversity mitigation	Garden, Publically Accessible	Open Space, Local Green Space, Land	The site is not located within any environmental designations including heritage coast, historic park or garden, open space					
Envonmental Discounts_Stage B(i)			☐ Discounted by a Factor in Stage B					
Flood zones 2 3, Agricultural Land Quali	ity Grades 12, Small Sites fallin	ng below the size threshold of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.					
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Co	pastal Change Management a	reas, Zones of Ground Instability Management	□ Discounted by a Factor in Stage B(ii)					
Character of the Surrounding Area a	nd Local Policy Context (Inc	luding Neighbourhood Plan)						
Character and Compatibility of the Sur	rounding Area: The site is c	lose to other residential and a business	r residential and a business					
Local Policy Context (Including Neighbo	ourhood Plan: The site is lo	ocated outside the settlement boundary.	side the settlement boundary.					
Mineral Resources:	The site is n	ot located in a mineral or mineral safeguarding area.	ed in a mineral or mineral safeguarding area.					
Landscape Impacts								
Impact upon and Relationship to the AG	ONB: The site is not located	in an AONB.						
Landscape Character Area Key Factors:	<ul> <li>Hedgerows, hedgerow tr</li> <li>Ancient woodland</li> <li>Rolling pastoral landscap</li> <li>Historic farmsteads dispe</li> <li>Historic buildings and des</li> <li>Grassland areas</li> <li>The overall condition of the</li> </ul>	e on heavier clay soils ersed throughout the area signed landscape in the coastal area in the north close to Sprin e features of this character area is judged to be good and the c						
Agricultural Land Classifications	The classification is Grade	3						

## 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/neglible 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 No risks identified.

Water):

#### 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

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

Recreation:

#### 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

WBR024	Land Sout	h Of Woot	tton Train station.								
<b>Key Details</b>											
Settlement: Wo		ettlement Tier: 2	Parish: Wootton Bridge	Site Area (3.05	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:					
	Settlement Boundary (IF										
	tion to Settlement Bour			ut immediately adiacer	nt to the current settlement boundary which i	is along the road on the northwest boundary.					
	reenfield: Greenfield	,		The site is located outside but immediately adjacent to the current settlement boundary which is along the road on the northwest boundary.  Brownfield Register (If applicable):							
Site Description:	The site is a triangula	ar shaped field, sit	tuated south of the railway line and east of Station Ro	pad which is characteris	sed by bungalow ribbon development.						
Planning History:		e land on road frontage adjacent to west has been granted permission for Conversion of building from 7 flats into two dwellings; construction of 5 detached dwellings; new vehicular access, roadway and new footpath									
Suitability A	Assessment		☐ Site suitable if ticked								
Discounting Fac	ctors										
Environmental D	Discounts (Stage A - 5m	ouffer)			☐ Discounted by a Factor in Stage A (5m buff	fer)					
Includes Ramsar site, Special Protection Area (SPA), Spec Regionally important Geological and Geomorphological S Conservation (SINC), Local Nature Reserve (LNR), Ancient			ite (RIGG), National Nature Reserve (NNR), Site of Imp	portance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation						
	Discounts (Stage A No bu				☐ Discounted by a Factor in Stage A (No Buff	Fer)					
	e Coast, Historic Park or piodiversity mitigation	Garden, Publicall	y Accessible Open Space, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.						
Envonmental Dis	scounts_Stage B(i)				☐ Discounted by a Factor in Stage B						
Flood zones 2 3,	, Agricultural Land Qual	ty Grades 12, Sma	all Sites falling below the size threshold of 0.25ha or 5	dewllings:	The site is located in FZ1 and is not class 1 or	2 agricultural land.					
	Discounts Stage B(ii): ttlement boundaries, Co	pastal Change Mar	nagement areas, Zones of Ground Instability Manager		☐ Discounted by a Factor in Stage B(ii)						
Character of th	ne Surrounding Area a	nd Local Policy C	Context (Including Neighbourhood Plan)								
Character and C	Compatibility of the Sur	rounding 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 Cor	ntext (Including Neighbo	ourhood Plan:	The site is located outside but immediately adjacent to the current settlement boundary.								
Mineral Resour	rces:		The site is not located in a mineral or mineral safeguarding area.								
Landscape Imp	pacts										
Impact upon and	d Relationship to the AG	ONB: The site is r	not located in an AONB. It is 800m east.								
Landscape Chara	acter Area Key Factors:	<ul><li>Hedgerows, h</li><li>Ancient wood</li><li>Rolling pastor</li><li>Historic farms</li><li>Historic build</li><li>Grassland are</li></ul>	nedgerow trees and copses dland ral landscape on heavier clay soils steads dispersed throughout the area lings and designed landscape in the coastal area in the	e north close to Springv	vale	Pasture land which has the following Key Characteristics:  ugh this assessment applies to a wide area.					

Agricultural Land Classification:

The classification is Grade 3

### 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 No risks identified.

Water):

#### 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 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.

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

WEL001 La	and at Mai	n Road,	Wellow, Is	le of Wight, PC	041 0SZ						
Key Details											
Settlement: Wellow	Settl	ement Tier: 4	4	Parish: Shalfleet	Site Area	a ( 1.77	2018 SHLAA_Ref_No: IPS096	2nd Reg18 ISP Housing Allocation Ref: N/a			
Relationship to Settleme	nt Boundary (IPS R	eg 18 part 2 -	2021):	Located within or ad	ljacent a lower tier settl	ement that	does not have a settlement boundary				
Location in Relation to S	ettlement Boundar	y 2018:		Wellow does not have	ve a settlement bounda	nry					
Brownfield or Greenfield	: Greenfield			Brownfield Register	(If applicable):						
Site Description: The s	ite is located in We	ellow along the	e main road. The si	te is fairly flat but rises slig	thtly to the south and is	slightly hig	her than the road level.				
Planning History: Plann	ning history appear	s to relate to	adjacent commercia	al use.							
Suitability Assess	sment		☐ Site suitable	if ticked							
Discounting Factors											
_	s (Stage A - 5m huff	fer)					Discounted by a Factor in Stage A (5m buffe	er)			
Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nat Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).				. The	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	s (Stage A No buffe	r):					Discounted by a Factor in Stage A (No Buffe	er)			
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation					The	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.					
Envonmental Discounts	Stage B(i)						☐ Discounted by a Factor in Stage B				
Flood zones 2 3, Agricult	tural Land Quality (	Grades 12, Sm	all Sites falling belo	w the size threshold of 0.2	5ha or 5 dewllings:	The	site is located in FZ1 and is not class 1 or 2	2 agricultural land			
Environmental Discounts Remote from settlement  Character of the Surro	boundaries, Coast			ones of Ground Instability Notes of Ground Instability Notes (Neighbourhood Plan)	Management		Discounted by a Factor in Stage B(ii)				
Character and Compati	bility of the Surrou	nding Area:	The site is close to	existing residential, no con	npatibility issues are env	visaged.					
Local Policy Context (In	cluding Neighbourh	nood Plan:	Wellow does not have a settlement boundary								
Mineral Resources:			The site is not located in a mineral or mineral safeguarding area.								
Landscape Impacts											
Impact upon and Relation	onship to the AONB	3: The site is	not located in an A	ONB.							
Thorley and Wellow Open Farmland. Rolling Farmland based on clay. Key Characteristics  • Elevated, large scale, gently shelving open landscape with wide skies and distant v  • Based on Bembridge Limestone creating an intermediate area between the lower  • Mix of arable cultivation and pasture with cows and sheep grazing particularly in t  • 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 e  • Mixed woodland plantations and copses give some enclosure at the western and t  • Few roads cross the area and settlement is sparse consisting of scattered farmstee  • Some traditional stone farmhouses and cottages, with large scale industrial style fi  • Disused quarry harbours limestone grassland of high biodiversity interest.  • Large numbers of prehistoric crop marks indicate early clearance of woodland in t area, Roman-British ceramics and Anglo-Saxon grave goods have also been found he						clay lands the south of elevation cethe eastern ads and a fearm buildingthe	to the north and west and the high chalk to f the area adjacent to the chalk downs plus reates a windswept and exposed landscap margins of the area. ew villages.	s some horse paddocks particularly to the south west. e, emphasised by an occasional thorn tree bent by the wind.			

### **WEL001**

## Land at Main Road, Wellow, Isle of Wight, PO41 0SZ

Agricultural Land Classification:

The classification is Grade 3

Landscape Impact:

This is an irregular field typical of the Thorley and Wellow Open Farmland.

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 dow n the west side near the boundary. Development would extend the village envelope further south than any previous devlopment 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 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 (\$18). 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

West Wight has sufficent 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.

Recreation:

#### **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

# Manor Farm (West Field), Wellow Top Road, Wellow, Yarmouth, Isle of Wight PO41 0TB

Key Details					
Settlement: Wellow Settler	nent Tier: 4	Parish: Shalfleet	Site Area (1.2	9 2018 SHLAA_Ref_No: IPS215	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 settlemen	t that does not have a settlement boundary	
Location in Relation to Settlement Boundary	2018:	Wellow does not have a settl	lement boundary.		
Brownfield or Greenfield: Greenfield		Brownfield Register (If application	able):		
Site Description: The site is located in Well	ow and the land rises from tl	he north west up to the south and also	o rises from east to v	vest. It is bounded to the east by young trees and	hedges to the north and west and buildings to the south.
Planning History: No apparent planning his	ory.				
Suitability Assessment	☐ Site suital	ble if ticked			
Discounting Factors					
Environmental Discounts (Stage A - 5m buffe	)			☐ Discounted by a Factor in Stage A (5m buffer	)
Includes Ramsar site, Special Protection Area Regionally important Geological and Geomor Conservation (SINC), Local Nature Reserve (LI	phological Site (RIGG), Natio	nal Nature Reserve (NNR), Site of Impe	ortance for Nature	The site is not located within any environments zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sche	al designations including, ancient woodland, LNR, marine conservation duled 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 Gard safeguarded as biodiversity mitigation	en, Publically Accessible Ope	en Space, Local Green Space, Land		The site is not located within any environmenta space	al designations including heritage coast, historic park or garden, open
Envonmental Discounts_Stage B(i)				☐ Discounted by a Factor in Stage B	
Flood zones 2 3, Agricultural Land Quality Gr	ades 12, Small Sites falling be	elow the size threshold of 0.25ha or 5	dewllings:	The site is located in FZ1 and is not class 1 or 2	agricultural land.
				The FZ needs to be checked in this area due to EA - FZ2 & 3 in centre of site following brook.	the presence of the brook. This may impact on the developable area
				0.2ha of the site is located in FZ 2 and 3 and ha	s been discounted. The remainder of the size is located in FZ1
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal	Change Management areas	, Zones of Ground Instability Managen	nent	☐ Discounted by a Factor in Stage B(ii)	
Character of the Surrounding Area and Lo	cal Policy Context (Includi	ng Neighbourhood Plan)			
Character and Compatibility of the Surround	ing Area: The site is close	to existing residential, no compatibilit	ty issues are envisage	ed.	
Local Policy Context (Including Neighbourho	od Plan: Wellow does no	ot have a settlement boundary.			
Mineral Resources:		ocated in a mineral or mineral safeguar	ding area.		
Landscape Impacts					
Impact upon and Relationship to the AONB:	The site is not located in ar	n AONB			
Landscape Character Area Key Factors: Ca	bourne Rolling Farmland				
Ke • ( • L • F • F • F • N • I • F	y Characteristics iently rolling landscape under Indulating topography gives eaceful, highly rural, pastora ields bounded by thick hedg letwork of copses and wood colated areas of acid and universence of water bodies incl	lland including ancient woodland (som improved neutral grassland, lowland h luding streams, springs and drainage d	and the downs e fields ng a semi-enclosed, a ne maintained as cop neath and scrub of hi ditches	•	
● F	airly sparse network of road	is and rural lanes, with little access to s	some sections, a disr	mantled railway track traverses the area	

# 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 Band of FZ2/3 crosses diagonally across the site.

Millennium Field recreation area is located to the west.

Water):

#### 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

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

Recreation:

## Highways Factors

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

# Manor Farm (East Field), Wellow Top Road, Wellow, Yarmouth, Isle of Wight PO41 0TB

Key Details							
Settlement: Wellow S	ettlement Tier:	4 P	arish: Shalfleet	Site Area (14.	4 2018 SHLAA_Ref_No: IPS216	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlement Boundary (IF	PS Reg 18 part 2	- 2021):	Located within or adjacent a lo	ower tier settlemen	t that does not have a settlement boundary		
Location in Relation to Settlement Bour	ndary 2018:		Wellow does not have a settle	ement boundary			
Brownfield or Greenfield: Greenfield			Brownfield Register (If applicat	ble):			
Site Description: The site is located in	Wellow. The si	te is large, fairly flat and	d rises gently from the west to the	south. It is bounde	ed to the west by young trees and earth banks to th	he north and south. There are also some residential bou	ındaries.
Planning History: No apparent planning	ng history.						
Suitability Assessment		☐ Site suitable if t	ticked				
Discounting Factors							
Environmental Discounts (Stage A - 5m	buffer)				☐ Discounted by a Factor in Stage A (5m buffer)		
Includes Ramsar site, Special Protection Regionally important Geological and Ge Conservation (SINC), Local Nature Reser	omorphological	Site (RIGG), National Na	ature Reserve (NNR), Site of Impor	rtance for Nature	The site is not located within any environmental zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sched	l designations including, ancient woodland, LNR, marine duled ancient monument or RIGG.	conservation
Environmental Discounts (Stage A No bu	uffer):				☐ Discounted by a Factor in Stage A (No Buffer)		
Includes Heritage Coast, Historic Park or safeguarded as biodiversity mitigation		ally Accessible Open Spa	ace, Local Green Space, Land		,	l designations including heritage coast, historic park or ga	arden, open
Envonmental Discounts_Stage B(i)					☐ Discounted by a Factor in Stage B		
Flood zones 2 3, Agricultural Land Quali	ity Grades 12, Si	mall Sites falling below t	the size threshold of 0.25ha or 5 de	lewllings:	The site is located in FZ1 and is not class 1 or 2 ag	gricultural land.	
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Co	oastal Change N	anagement areas, Zone	es of Ground Instability Manageme	ent	☐ Discounted by a Factor in Stage B(ii)		
Character of the Surrounding Area a	nd Local Policy	Context (Including Ne	eighbourhood Plan)				
Character and Compatibility of the Sur	rounding Area:	The site is close to ex	isting residential, whilst no compa	atibility issues are e	nvisaged, the site is on the edge of the area where	the context of the area is more rural.	
Local Policy Context (Including Neighbo	ourhood Plan:	Wellow does not have	e a settlement boundary.				
Mineral Resources:		The site is not located	l in a mineral or mineral safeguard	ding area.			
Landscape Impacts							
Impact upon and Relationship to the AG	ONB: The site	s not located in an AON	B.				
Landscape Character Area Key Factors:	Rolling Farml Key Characte • Elevated, la • Based on B • Mix of arab • Large irregu • General lac • Mixed woo • Few roads o • Some tradi • Disused qu • Large numb	rge scale, gently shelving embridge Limestone create cultivation and pastural ar fields, bounded by the fields, bounded by the fields of tree cover and wood all and plantations and coross the area and settle tional stone farmhouses arry harbours limestone pers of prehistoric crop	ng open landscape with wide skies eating an intermediate area between the with cows and sheep grazing parences and low, gappy hedges. In the centre of the area composes give some enclosure at the sement is sparse consisting of scatters and cottages, with large scale incomparison.	een the lower clay la articularly in the so ombined with eleval western and the ea tered farmsteads an dustrial style farm b erest.	tion creates a windswept and exposed landscape, eastern margins of the area.  In a few villages.	ome horse paddocks particularly to the south west. emphasised by an occasional thorn tree bent by the wind	
Agricultural Land Classification:	The classifica	ition is Grade 3					

# 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 senstivity 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 Band of surface water flow touches upon NE corner, which connects off-site to a tertiary water course to the north Water):

## 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 (\$20). 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

West Wight has sufficent 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.

Recreation:

## **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

WEL004	Land south of Well	ow Ton Road				
		ow rop Roda				
<b>Key Details</b>						
Settlement: We	llow Settlement Tier:	4 Pari	ish: Shalfleet	Site Area (1.9	2018 SHLAA_Ref_No: IPS301 2nd Reg18 ISP Housing Alloca	ation Ref:
Relationship to S	ettlement Boundary (IPS Reg 18 part 2	2021):	Located within or adjacent a lo	ower tier settlemer	nt that does not have a settlement boundary	
Location in Relat	ion to Settlement Boundary 2018:		Wellow does not have a settler	ment boundary		
Brownfield or Gr	eenfield: Greenfield		Brownfield Register (If applicab	ble):		
Site Description:	The site is located in Wellow on the t	op edge of the village. Th	ne site is higher than the adjace	nt road but fairly fl	flat within the field and rises slightly to the south. It is bounded by earth banks to the r	north and south.
Planning History:	Recent planning history relates to ap	plication, refusal and sub	sequent appeal for wind turbine	es.		
Suitability A	Assessment	☐ Site suitable if tick	ked			
Discounting Fac	tors					
Environmental D	iscounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buffer)	
Includes Ramsar Regionally impor	site, Special Protection Area (SPA), Spectant Geological and Geomorphological NC), Local Nature Reserve (LNR), Ancien	Site (RIGG), National Natu	ure Reserve (NNR), Site of Impor	rtance for Nature	The site is not located within any environmental designations including, ancient wo	oodland, LNR, marine conservation
Environmental D	iscounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buffer)	
_	e Coast, Historic Park or Garden, Publica iodiversity mitigation	lly Accessible Open Space	e, Local Green Space, Land		The site is not located within any environmental designations including heritage coaspace.	past, historic park or garden, open
Envonmental Dis	counts_Stage B(i)				☐ Discounted by a Factor in Stage B	
Flood zones 2 3,	Agricultural Land Quality Grades 12, Sn	nall Sites falling below the	e size threshold of 0.25ha or 5 do	lewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	
	iscounts Stage B(ii): tlement boundaries, Coastal Change M	anagement areas, Zones c	of Ground Instability Manageme	ent	☐ Discounted by a Factor in Stage B(ii)	
Character of th	e Surrounding Area and Local Policy	Context (Including Neig	hbourhood Plan)			
Character and C	Compatibility of the Surrounding Area:	The site is close to existi	ing residential, no compatibility	issues are envisag	ged.	
Local Policy Cor	ntext (Including Neighbourhood Plan:	Wellow does not have a	settlement boundary.			
Mineral Resour	ces:	The site is not located in	n a mineral or mineral safeguard	ding area.		
Landscape Imp	acts					
Impact upon and	d Relationship to the AONB: The site is	not located in an AONB.				
Landscape Chara		Vellow Open Farmland.				
	Key Character  Elevated, la  Based on Be  Mix of arable  Large irregue  General lack  Mixed wood	rge scale, gently shelving of embridge Limestone creat e cultivation and pasture lar fields, bounded by fen c of tree cover and woodla dland plantations and cop	ring an intermediate area betwe with cows and sheep grazing pa nces and low, gappy hedges.	een the lower clay larticularly in the so ombined with eleva western and the ea	· · · · · · · · · · · · · · · · · · ·	

• 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.

The classification is Grade 3

• Disused quarry harbours limestone grassland of high biodiversity interest.

Agricultural Land Classification:

• 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 the fringes of the villages.

# Land south of Wellow Top Road

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 senstivity 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 No on-site flood risks identified. However the access road t the east is FZ2/3.

Water):

## 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

West Wight has sufficent 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.

Recreation:

## **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

WEL005	Land south-	west of	Wellow Top	Road.						
<b>Key Details</b>										
Settlement: Wellow	Settle	ement Tier: 4	Pa	arish: Shalfleet	Site Area ( 1.0	06 2	2018 SHLAA_Ref_No: N/a		2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settle	ment Boundary (IPS Re	eg 18 part 2 - 2	2021):	Located within or adjacen	nt a lower tier settlemer	nt that does	s not have a settlement bound	dary		
Location in Relation t	o Settlement Boundary	/ 2018:		Wellow does not have a s	settlement boundary					
Brownfield or Greenf	ield:			Brownfield Register (If ap	pplicable):					
Site Description: The	ne site is located on the	southern frin	iges of Wellow on the	higher edge of the village. T	There is currently a tracl	ked access t	to the wider road network to	the north-east c	o fthe site.	
Planning History: N	o apparent planning his	story.								
<b>Suitability Asso</b>	essment		☐ Site suitable if t	cked						
Discounting Factors										
Environmental Discou	unts (Stage A - 5m buffe	er)				Discou	unted by a Factor in Stage A (5	5m buffer)		
Regionally important	Geological and Geomo	rphological Si	te (RIGG), National Na	n (SAC), Site of Special Scient ture Reserve (NNR), Site of I Monument, Marine Conserva	Importance for Nature		is not located within any envir IR, RAMSAR, SAC, SINC, SPA, S	_	gnations including, ancient woodland, LNR, marine conserv ancient monument or RIGG.	ation
Environmental Discou	unts (Stage A No buffer	١٠					atada a Fastasia Class A /A	N - D - (()		
	ast, Historic Park or Gar		y Accessible Open Spa	ce, Local Green Space, Land			unted by a Factor in Stage A (Nissing is not located within any envir		gnations including heritage coast, historic park or garden, c	pen
Envonmental Discour	ats Stago P(i)						unted by a Factor in Stage B			
		rades 12, Sma	all Sites falling below t	he size threshold of 0.25ha c	or 5 dewllings:		is located in FZ1 and is not cla	ass 1 or 2 agricul	ltural land.	
				s of Ground Instability Mana	agement	Discou	unted by a Factor in Stage B(ii)	i)		
-	patibility of the Surroun		<u> </u>	residential area are tenuous.						
·	(Including Neighbourh		Wallow does not have	a settlement boundary.						
Mineral Resources:	(including Neighbourn			in a mineral or mineral safe	guarding area.					
					8					
Landscape Impacts										
Impact upon and Rel	ationship to the AONB:	The site is r	not located in an AON	В.						
Landscape Character	Ri K(	olling Farmlan ey Characteris Elevated, larg Based on Ben Mix of arable Large irregula General lack of Mixed woodla Few roads cro Some traditio Disused quarn Large number	ge scale, gently shelving a bridge Limestone crecultivation and pastural fields, bounded by for tree cover and woo and plantations and cost the area and settle anal stone farmhouses by harbours limestone resof prehistoric crop resorted.	ating an intermediate area be re with cows and sheep grazi ences and low, gappy hedges dland in the centre of the are opses give some enclosure at ment is sparse consisting of and cottages, with large sca grassland of high biodiversit	between the lower clay ling particularly in the so es. Tea combined with eleva t the western and the e scattered farmsteads a ale industrial style farm ty interest.	lands to the outh of the a ation creates eastern marg and a few vil buildings hig	s a windswept and exposed la gins of the area. lages.	h chalk to the sou owns plus some h landscape, emph scape and more n	norse paddocks particularly to the south west.  nasised by an occasional thorn tree bent by the wind.  modern redbrick dwellings on the fringes of the villages.	
Agricultural Land Cla	ssification: T	he classification	on is Grade 3							

# 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 senstivity 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 No on-site flood risks identified.

Water):

## 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 sufficent 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 sites relys on access to the Main Road which lacks pedestrian footways, and development here would inevitably be highly car dependent.

Status

V	/1		D	Λ	Λ	1	
V١	/ [	П.	D	U	U	Т	

# Land at rear of Fowlsdown Farm Canteen Road, Whiteley Bank

Key Details							
Settlement: Whiteley Bank Set	ttlement 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 adjacen	t a lower tier settlemer	nt that does not have a settlement boundary		
Location in Relation to Settlement Bound	dary 2018:		The site is located outside	the settlement bound	ary and is located in the wider rural area.		
Brownfield or Greenfield: Greenfield			Brownfield Register (If app	plicable):			
Site Description: The site is located in V	Whiteley Bank a	and is an area of grazi	ng farm land . It is bounded he	edgerows and slopes fro	om east to west and away from dwellings.		
Planning History: No apparent planning	g history.						
Suitability Assessment		☐ Site suitable if	fticked				
Discounting Factors							
Environmental Discounts (Stage A - 5m bu	uffer)				☐ Discounted by a Factor in Stage A (5m bi	uffer)	
Includes Ramsar site, Special Protection A Regionally important Geological and Geol Conservation (SINC), Local Nature Reserve	morphological	Site (RIGG), National I	Nature Reserve (NNR), Site of Ir	mportance for Nature	The site is not located within any environm zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,	nental designations including, ancient woodland, LNR, man scheduled ancient monument or RIGG.	rine conservation
Environmental Discounts (Stage A No buf	fer):				☐ Discounted by a Factor in Stage A (No Bu	uffer)	
Includes Heritage Coast, Historic Park or C safeguarded as biodiversity mitigation	Garden, Publica	lly Accessible Open S	pace, Local Green Space, Land		,	nental designations including heritage coast, historic park	or garden, open
Envonmental Discounts_Stage B(i)					☐ Discounted by a Factor in Stage B		
Flood zones 2 3, Agricultural Land Quality	y Grades 12, Sn	nall Sites falling below	the size threshold of 0.25ha o	r 5 dewllings:	The site is located in FZ1 and is not class 1 of	or 2 agricultural land.	
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coa				gement	☐ Discounted by a Factor in Stage B(ii)		
Character of the Surrounding Area and	•		,				
Character and Compatibility of the Surro	ounding Area:	The site is beyond th	ne built up area and located in t	the wider rural area.			
Local Policy Context (Including Neighbou	urhood Plan:		utside the settlement boundar	•			
Mineral Resources:		The entire site is loc	ated within a mineral safeguar	ding area. This will nee	ed to be considered further should the site be	considered appropriate.	
Landscape Impacts							
Impact upon and Relationship to the AOI	NB: The site is	not located in an AO	NB. However, upon developme	ent, parts of the site wo	ould be visible to/from the raised AONB to the	e south which is just over half a KM away at its nearest po	oint.
Landscape Character Area Key Factors:	<ul><li> Ancient woo</li><li> Hedgerows</li></ul>	istics storal landscape in clo		d arable areas			
Agricultural Land Classification:	The classifica	tion is Grade 3					
Impact: AONB.	ay 40m off-site		d is more rural/agricultural. The	·	to west across a medium gradient and site slo	opes downwards away from dwellings. There is some visi	ibility to/from the

## **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:

Th 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 thenearby vicinity, including associated with the adjacent stream valley.

Biodiversity Net Gain Scope:

#### Flood Risk

Flood Risk (including Surface No on-site flood risk, but there is a steam valley adjacent to the west.

Water):

### 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

There are no public open space facilities but the site has access to the wider countryside

Recreation:

## 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 caharacter and the lack of confirmed access.

Conclusion 2022:

Status

W	Ή	T	0	0	1

# Land rear of High Street, Whitwell

<b>Key Details</b>									
Settlement: Whi	twell	tlement Tier: 4		Parish: Niton and	d Whitwell	Site Area (1.6	2 2018 SHLAA_Ref_No: IPS117	2nd Reg18 ISP Housing Allocation Ref: N/a	
Relationship to Se	ettlement Boundary (IPS	Reg 18 part 2 - 202	21):	Located withi	in or adjacent a lo	ower tier settlemer	it that does not have a settlement boundar	ary	
Location in Relati	ion to Settlement Bounda	ary 2018:		Whitwell doe	s not currently ha	ave a settlement b	oundary.		
Brownfield or Gre	eenfield: Greenfield			Brownfield Re	egister (If applicat	ble):			
Site Description:	The site is located in W The south area of the s		_		ay behind and ad	ljacent to other res	idential development. It is a fairly level sit	ite that rises to the east. It is currently used as a grazing paddock for a	ı horse.
Planning History:	No apparent planning	history.							
<b>Suitability A</b>	Assessment		☐ Site suitable if	fticked					
Discounting Fact	tors								
Environmental Di	scounts (Stage A - 5m bu	ffer)					☐ Discounted by a Factor in Stage A (5m	n buffer)	
Regionally import	site, Special Protection A tant Geological and Geon NC), Local Nature Reserve	norphological Site	(RIGG), National N	Nature Reserve (N	NR), Site of Impor	rtance for Nature		onmental designations including, ancient woodland, LNR, marine conse SSI, scheduled ancient monument or RIGG	ervation
Environmental Di	scounts (Stage A No buff	er):					☐ Discounted by a Factor in Stage A (No	o Buffer)	
	Coast, Historic Park or G iodiversity mitigation	iarden, Publically A	Accessible Open Տր	pace, Local Green	Space, Land		, , , , , , , , , , , , , , , , , , , ,	onmental designations including heritage coast, historic park or garder	າ, open
Envonmental Disc	counts_Stage B(i)						☐ Discounted by a Factor in Stage B		
Flood zones 2 3,	Agricultural Land Quality	Grades 12, Small S	Sites falling below	the size threshold	d of 0.25ha or 5 d	ewllings:	The south west edge of the site is locate removed from the developable area.	ed in FZ2 and 3. The flood zone relates to the stream. This area will $n_{\rm c}$	eed to b
							The remainder of the site is located in F2	-Z1 and is not class 1 or 2 agricultural land	
	scounts Stage B(ii): tlement boundaries, Coa	stal Change Manag	gement areas, Zor	nes of Ground Insta	ability Manageme	ent	☐ Discounted by a Factor in Stage B(ii)		
Character of the	e Surrounding Area and	d Local Policy Con	ntext (Including N	leighbourhood Pi	lan)				
Character and Co	ompatibility of the Surro	unding Area: Th	ne site is close to e	xisting residential,	, no compatibility	issues are envisag	ed.		
Local Policy Con	text (Including Neighbou			•		ry but does have so oulti-unit schemes.	ome services and is located close to Niton a	a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in rela	ation to
Mineral Resourc	ces:	Th	ne site is not locate	ed in a mineral or r	mineral safeguard	ding area.			
Landscape Impo	acts								
Impact upon and	Relationship to the AON			-			cent dismantled railway on the east side. Ants of Way Act 2000.	AONB settings and visibility from the designation are a consideration in	n
		Southern Downlankey Characteristic Sloping, rolling p Hedgerows, hec Ancient woodla Historic farmste The C18th lands	cs pastoral landscape dgerow trees and e and eads dispersed thre scape at Appuldure andscapes at Wydo	e copses ough the area combe Park desigr		Capability' Brown			
Agricultural Land	l Classification:	The classification	is Grade 3						

## Land rear of High Street, Whitwell

Landscape

The boundaries to the site are varied mix of hedges, post and wire fencing, scrubby trees and a stream.

Impact:

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 athat seperates the site into a larger and smaller field.

There is a steam that cuts across the site and there may be some biodiversity related impacts.

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface | 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.

Water):

#### 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

In terms of qualitaitive analysis, Whitwell falls within the much larger sub-area 'The Bay', so quanity stnadrds 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.

Recreation:

There are only small areas of recreation/open space within Whitwell.

## Highways Factors

The site has two narrow and non-standard width accesses off the High Street that are located between existing houses. It may necessitate a on-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 subs-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

WHT002	The Coach Ho	use, Nettlecom	be Lane		
<b>Key Details</b>					
Settlement: White	well Settleme	nt Tier: 4	Parish: Niton and Whitwell Site Area (0.	69 2018 SHLAA_Ref_No: IPS313	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Set	ttlement Boundary (IPS Reg 1	8 part 2 - 2021):	Located within or adjacent a lower tier settleme	ent that does not have a settlement boundary	
Location in Relatio	on to Settlement Boundary 20	18:	Whilst the site is located outside the settlement	boundary and is located in the wider rural area, it	is in Whitwell village and has development to two sides.
Brownfield or Gree	enfield: Greenfield		Brownfield Register (If applicable):		
Site Description:	The site comprises of a large east to west.	e detached dwelling and its	gardens, amenity area/paddock. The house is a coach h	nouse with some related outbuildings. The bounda	aries are a mix of fencing and hedges with the site gently sloping from
Planning History:	No recent planning history.				
Suitability As	ssessment	☐ Site suitabl	e if ticked		
Discounting Facto	ors				
Environmental Disc	counts (Stage A - 5m buffer)			☐ Discounted by a Factor in Stage A (5m buffer	·)
Regionally importa	ant Geological and Geomorph	ological Site (RIGG), Nation	vation (SAC), Site of Special Scientific Interest (SSSI), al Nature Reserve (NNR), Site of Importance for Nature ent Monument, Marine Conservation Area (MCA).	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sche	al designations including, ancient woodland, LNR, marine conservation duled ancient monument or RIGG.
conscivation (she	oj, Local Natare Reserve (LIVI	,, Andrew Woodianas, Andr	ent inonament, marine conservation mea (me.n.		
	counts (Stage A No buffer):	n Puhlically Accessible Oper	n Space, Local Green Space, Land	☐ Discounted by a Factor in Stage A (No Buffer	•
	diversity mitigation	i, I abilitally Accessible Open	Topace, Local Green Space, Land	The site is not located within any environment space.	al designations including heritage coast, historic park or garden, oper
Envonmental Disco				☐ Discounted by a Factor in Stage B	
Flood zones 2 3, A	gricultural Land Quality Grad	es 12, Small Sites falling bel	ow the size threshold of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2	agricultural land.
Environmental Disc Remote from settle		hange Management areas, 2	Zones of Ground Instability Management	☐ Discounted by a Factor in Stage B(ii)	
Character of the	Surrounding Area and Loca	al Policy Context (Including	g Neighbourhood Plan)		
Character and Co	mpatibility of the Surroundin	g Area: The site is close to	existing residential, no compatibility issues are envisag	ed.	
Local Policy Conte	ext (Including Neighbourhood		t currently have a settlement boundary but does have so that infill is preferred as opposed to multi-unit schemes.		liton and Whitwell have a Parish Plan SPD (2014) which in relation to
Mineral Resource	25:	The site is not loc	ated in a mineral or mineral safeguarding area.		
Landscape Impa	cts				
Impact upon and I	Relationship to the AONB:	The site is located outside th	e AONB and is screened by development on two sides.		
	Key ( ? Slo ? He ? An ? His ? The	e designed landscapes at W	ape nd copses		
Agricultural Land (	Classification: The	classification is Grade 3			

## 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 alonmg 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 planning 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 Flood zone 2/3 across west boundary. It is not possible to access the wider highway network without negotiating FZ2/3 zones.

Water):

## 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

Recreation:

In terms of qualitaitive analysis, Whitwell falls within the much larger sub-area 'The Bay', so quanity stnadrds 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.

Space and

There are only small areas of recreation/open space within Whitwell.

## Highways Factors

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 probelmatic passing principal windows. It is not possible to access the wider highway network without negotiating FZ2/3 zones.

Status

WHT003	Stockbridge	e Nuttery	, Land off Sla	y Lane, Whitwell,	, PO38 2QF	:	
<b>Key Details</b>							
Settlement: Whi	itwell Set	tlement Tier: 4	Par	rish: Niton and Whitwell	Site Area (0.6	4 2018 SHLAA_Ref_No: IPS209	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Se	ettlement Boundary (IPS	Reg 18 part 2 - 2	2021):	Located within or adjacent a lo	ower tier settlemen	it that does not have a settlement boundary	
Location in Relati	ion to Settlement Bounda	ary 2018:		The site is located outside the	settlement bounda	ary 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 Gre	eenfield: Greenfield			Brownfield Register (If applica	ble):		
Site Description:	The site is a grassed/grinterspersed with tree		_		ars to be part of a c	lomestic garden. The site slopes to the north and	d watercourse and the boundary to the east and Slay Lane is a high ba
Planning History:	•		жана жана жана жана жана жана жана				
Suitability A	Assessment		☐ Site suitable if tic	ked			
Discounting Fac							
Includes Ramsar s Regionally import	tant Geological and Geon	rea (SPA), Specia morphological Si	te (RIGG), National Nat	(SAC), Site of Special Scientific I ure Reserve (NNR), Site of Impo onument, Marine Conservation	ortance for Nature	Discounted by a Factor in Stage A (5m buffe The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scho	al designations including, ancient woodland, LNR, marine conservation
Includes Heritage			y Accessible Open Spac	e, Local Green Space, Land		Discounted by a Factor in Stage A (No Buffer	r) tal designations including heritage coast, historic park or garden, open
safeguarded as bi	iodiversity mitigation					space.	an designations merading nertage coust, instante park of garden, open
Envonmental Disc	counts_Stage B(i)					☐ Discounted by a Factor in Stage B	
Flood zones 2 3,	Agricultural Land Quality	Grades 12, Sma	Il Sites falling below th	e size threshold of 0.25ha or 5 d	dewllings:	The site is located in FZ1 and is not class 1 or 2	agricultural land.
	iscounts Stage B(ii): tlement boundaries, Coa	stal Change Mar	nagement areas, Zones	of Ground Instability Managem	ent	☐ Discounted by a Factor in Stage B(ii)	
Character of the	e Surrounding Area and	d Local Policy C	ontext (Including Neig	ghbourhood Plan)			
Character and C	Compatibility of the Surro	unding Area:	The site is located on th	ne outskirts of the area where th	he area is more rura	al and agricultural.	
Local Policy Con	ntext (Including Neighbou			ently have a settlement bounda Ifill is preferred as opposed to m	•	ome services and is located close to Niton a RSC.	Niton and Whitwell have a Parish Plan SPD (2014) which in relation to
Mineral Resourc	ces:		The site is not located i	n a mineral or mineral safeguare	ding area, altpough	there is one very close to the west booundary.	
Landscape Impo	acts						
Impact upon and	d Relationship to the AON	NB: The site is i	not located in an AONB				
Landscape Chara	acter Area Key Factors:		thern Downland Edge F per Eastern Yar Valley I				
Agricultural Land	d Classification:	The classificati	on is Grade 3				

## Impact:

Landscape 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.

# 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 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.

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 Services and Facilities:

Access to Open

In terms of qualitaitive analysis, Whitwell falls within the much larger sub-area 'The Bay', so quanity stnadrds 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. Space and

Recreation: 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

WHT004	Land south o	of Kemming	g Road W	hitwell						
<b>Key Details</b>										
Settlement: Whitw	vell Settle	ment Tier: 4	Pa	rish: Niton and Whitwell	Site Area (1.5	6 2018 SHLAA_I	Ref_No: IPS388	2nd Reg18 ISP Hou	sing Allocation Ref:	
Relationship to Sett	tlement Boundary (IPS Re	g 18 part 2 - 2021):		Located within or adjacent a l	ower tier settlemen	t that does not have a s	ettlement boundary			
Location in Relation	n to Settlement Boundary	2018:		The site is not located in an e	nvironmental desigr	nation. There are no tre	e preservation orders or	larger trees within the site	<u> </u>	
Brownfield or Green	nfield: Greenfield			Brownfield Register (If applica	able):					
Site Description:	The site is a field to the e	dge of Whitwell on	the road toward	s Niton. The land is slightly slop	oing to the south we	st and has hedgerow bo	oundaries, the site has fa	r reaching views towards t	he north east and Niton to the	e west.
Planning History:	No recent planning histo	ry.								
Suitability As	sessment		Site suitable if tic	cked						
Discounting Facto										
Environmental Disc	counts (Stage A - 5m buffe	er)				☐ Discounted by a Fac	ctor in Stage A (5m buffe	r)		
Regionally importar	nt Geological and Geomo	rphological Site (RI	GG), National Nat	n (SAC), Site of Special Scientific cure Reserve (NNR), Site of Impo lonument, Marine Conservation	ortance for Nature		•	al designations including, a eduled ancient monument	ncient woodland, LNR, marine or RIGG.	e conservation
Environmental Disc	counts (Stage A No buffer	:				☐ Discounted by a Fac	ctor in Stage A (No Buffer	r)		
Includes Heritage Co safeguarded as biod		den, Publically Acco	essible Open Spac	ce, Local Green Space, Land		•		·	eritage coast, historic park or	garden, open
Envonmental Disco	unts_Stage B(i)					☐ Discounted by a Fac	ctor in Stage B			
Flood zones 2 3, Ag	gricultural Land Quality G	rades 12, Small Site	s falling below th	e size threshold of 0.25ha or 5 (	dewllings:	The site is located in F	Z1 and is not class 1 or 2	agricultural land.		
Environmental Disc Remote from settle		l Change Managen	nent areas, Zones	of Ground Instability Managem	nent	☐ Discounted by a Fac	ctor in Stage B(ii)			
Character of the S	Surrounding Area and L	ocal Policy Conte	ct (Including Nei	ghbourhood Plan)						
Character and Con	mpatibility of the Surroun	ding Area: Whils	t there is some re	esidential in the area, the site is	on the edge where	the area is more rural in	context.			
Local Policy Conte	ext (Including Neighbourh			ide the settlement boundary ar on multi-unit schemes.	nd is located in the v	vider rural area. Niton a	and Whitwell have a Paris	sh Plan SPD (2014) which ir	relation to housing sets out t	that infill is
Mineral Resources	s:	The si	te is not located i	n a mineral or mineral safeguard	ding area.					
Landscape Impac	ts									
Impact upon and R	Relationship to the AONB:	The site is not lo	cated in an AONB	3.						
Landscape Charact	K 6 2 2 2 2	outhern Downland by Characteristics Sloping, rolling pas Hedgerows, hedge Ancient woodland Historic farmsteads The C18th landscap	toral landscape row trees and cop s dispersed throug	oses	'Capability' Brown					

The designed landscapes at Wydcombe and the Hermitage

The classification is Grade 3

Agricultural Land Classification:

# 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 No flood risks identified.

Water):

## 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

In terms of qualitaitive analysis, Whitwell falls within the much larger sub-area 'The Bay', so quanity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a

nd very small deficit of children's and young people's provision.

Recreation: 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

# Land to the north of Kemming Road, Whitwell, Ventnor, Isle of Wight, PO38 2QU (formerly part of

<b>Key Details</b>								
Settlement: Whitwell	Settlement Tier: 4	Pari	ish: Niton and Whitwell	Site Area ( 0.8	2018 SHLAA_Ref_N	No: IPS158	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlement Boun	dary (IPS Reg 18 part 2 - 2	2021):	Located within or adjacent a lov	wer tier settlemen	t that does not have a settlen	ment boundary		
Location in Relation to Settleme	nt Boundary 2018:		The site is located outside the s	settlement bounda	ry and is located in the wider	r rural area. It is on tl	he edge of Whitwell village and has development	to the east.
Brownfield or Greenfield: Green	nfield		Brownfield Register (If applicable	le):				
	t to the right of a drive to atehouse to the side.	o a former estate, Strath	well Park. The area of land is fai	irly scrubby with a	couple of very large tree in th	he centre and a coup	ole to the hedge and roadside boundary. The site	slopes down from th
Planning History: No recent pla	anning history.							
<b>Suitability Assessment</b>	t	☐ Site suitable if tick	ked					
Discounting Factors								
Environmental Discounts (Stage	A - 5m buffer)				☐ Discounted by a Factor in	n Stage A (5m buffer)	)	
Includes Ramsar site, Special Pro Regionally important Geological Conservation (SINC), Local Natur	and Geomorphological Si	te (RIGG), National Natu	ure Reserve (NNR), Site of Import	tance for Nature		•	al designations including, ancient woodland, LNR, r duled ancient monument or RIGG.	marine conservation
Environmental Discounts (Stage	A No buffer):				☐ Discounted by a Factor in	n Stage A (No Buffer)		
Includes Heritage Coast, Historic safeguarded as biodiversity mitig		y Accessible Open Space	e, Local Green Space, Land		,		al designations including heritage coast, historic pa	ark or garden, open
Envonmental Discounts_Stage B	(i)				☐ Discounted by a Factor in	n Stage B		
Flood zones 2 3, Agricultural Lar		all Sites falling below the	e size threshold of 0.25ha or 5 de	ewllings:	The site is located in FZ1 an		igricultural land.	
Environmental Discounts Stage E Remote from settlement bounda		nagement areas, Zones o	of Ground Instability Manageme	nt	☐ Discounted by a Factor in	n Stage B(ii)		
Character of the Surrounding	Area and Local Policy C	ontext (Including Neig	hbourhood Plan)					
Character and Compatibility of	the Surrounding Area:	Whilst there is some res	sidential in the area, the site is or	n the edge where t	the area is more rural in conte	ext.		
Local Policy Context (Including		The site is located outsic preferred as opposed to	•	is located in the w	rider rural area. Niton and W	/hitwell have a Parish	n Plan SPD (2014) which in relation to housing sets	s out that infill is
Mineral Resources:		The south west corner c safeguarding area at the		eral safeguarding	area. This will need to be cor	nsidered further shou	uld the site be considered appropriate. The whole	site abuts a minerals
Landscape Impacts								
Impact upon and Relationship to	the AONB: The site is	not located in an AONB.						
Landscape Character Area Key F	Key Characteris  Enclosed pass Ancient wood Hedgerows a Historic farms	toral landscape in close dland areas nd some hedgerow tree steads dispersed throug		ble areas				
Agricultural Land Classification:	The classificati	on is Grade 3						

# 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 Flood zone 2/3 touches west boundary.

Water):

#### 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

In terms of qualitaitive analysis, Whitwell falls within the much larger sub-area 'The Bay', so quanity stnadrds 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.

Recreation: 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. Ther are also access concerns - the lack of pedestrian access and the ability to access onto Kemming Road through the estate.

Status

# LAND SOUTH OF 8 UPPER ASH DRIVE, VENTNOR ROAD,

<b>Key Detai</b>	ls									
Settlement: V	Vhitwell Se	ettlement Tier: 4	ı	Parish:	Site Area (0.8	86	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation	Ref:	
Relationship to	Settlement Boundary (IP	S Reg 18 part 2 - 20	021):	Located within or adjace	cent a lower tier settlemen	nt that do	es not have a settlement boundary			
Location in Re	lation to Settlement Boun	dary 2018:								
Brownfield or	Greenfield: Greenfield			Brownfield Register (If	applicable):					
Site Descriptio	n: A long strip of green	field adjacent and p	parallel to the road	south out Whitwell. It sits o	on a gentle slope down from	om the we	st to the road, and is raised from the	road by a grass bank.		
Planning Histo	ry: No recent planning h	nistory.								
Suitability	Assessment		☐ Site suitable if	ticked						
Discounting F	actors									
	Discounts (Stage A - 5m b					Disco	ounted by a Factor in Stage A (5m but	ffer)		
Regionally imp	ortant Geological and Geo	omorphological Site	e (RIGG), National N	on (SAC), Site of Special Sci lature Reserve (NNR), Site of Monument, Marine Conse	of Importance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
Environmenta	l Discounts (Stage A No bu	ıffer):				Disco	ounted by a Factor in Stage A (No Buf	ffer)		
Includes Herita			Accessible Open Sp	pace, Local Green Space, La	nd	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental I	Discounts_Stage B(i)					☐ Discounted by a Factor in Stage B				
Flood zones 2	3, Agricultural Land Quali	ty Grades 12, Small	l Sites falling below	the size threshold of 0.25h	a or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
Remote from	I Discounts Stage B(ii): settlement boundaries, Co the Surrounding Area an	_		es of Ground Instability Ma eighbourhood Plan)	inagement	Disco	ounted by a Factor in Stage B(ii)			
Character an	d Compatibility of the Suri	rounding Area: W	Vhilst there is some	residential in the area, the	site is on the edge where	the area i	is more rural in context.			
Local Policy (	Context (Including Neighbo	ourhood Plan: T	he site is located ou	itside the settlement bound	dary and is located in the v	wider rura	al area.			
Mineral Reso					in a mineral or mineral safeguarding area.					
Landscape In	npacts									
Impact upon a	and Relationship to the AC	ONB: The site is in	the AONB							
Landscape Ch	aracter Area Key Factors:	Key Characterist  Enclosed pasto  Ancient woodl  Hedgerows and	ics oral landscape in clo		and arable areas					
Agricultural La	and Classification:									
Impact:	oattern.	·			,		atural confines of the village and woul	l dconstitute ribbon development inconsiste	ent with the existing settlement	

# 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 No flood risks identified.

Water):

## 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

In terms of qualitaitive analysis, Whitwell falls within the much larger sub-area 'The Bay', so quanity stnadrds 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.

Recreation:

There are only small areas of recreation/open space within Whitwell.

## Highways Factors

Highway Access:

The site fronts onto Ventor 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 likley 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 inconsisnet with the existing settlement form. There are no pedestrian footways which would be likley to lead to increased car dependency.

Status

WIN001

# Land East of Alverstone Road, Apse Heath, Sandown PO36 OLJ

Key Details									
Settlement: Winford Se	ttlement 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 low	ver tier settlement	t that does not have a settlement boundary					
Location in Relation to Settlement Bound	dary 2018:	The site is located outside the se	The site is located outside the settlement boundary and is located in the wider rural area						
Brownfield or Greenfield: Greenfield		Brownfield Register (If applicable	e):						
Site Description: The site comprises of	a series of fields with hedgerows s	eparating areas. There is a hedgerow t	to the front site bo	oundary and mature hedgerows and trees to ot	her boundaries. The site slopes gently up from the road to the east				
Planning History: No recent planning hi	istory.								
Suitability Assessment	☐ Site suitable	e if ticked							
Discounting Factors									
Environmental Discounts (Stage A - 5m bi	uffer)			☐ Discounted by a Factor in Stage A (5m buffe	er)				
Includes Ramsar site, Special Protection A Regionally important Geological and Geo	morphological Site (RIGG), Nationa	Il Nature Reserve (NNR), Site of Importa	ance for Nature	0.43ha to the north and north east are within					
Conservation (SINC), Local Nature Reserv	e (LNR), Ancient Woodlands, Ancie	ent Monument, Marine Conservation Al	rea (MCA).	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 buf				☐ Discounted by a Factor in Stage A (No Buffer)					
Includes Heritage Coast, Historic Park or G safeguarded as biodiversity mitigation	Garden, Publically Accessible Open	Space, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.					
Envonmental Discounts_Stage B(i)				☐ Discounted by a Factor in Stage B					
Flood zones 2 3, Agricultural Land Quality	y Grades 12, Small Sites falling belo	ow the size threshold of 0.25ha or 5 dev	wllings:	The site is located in FZ1 and is not class 1 or	2 agricultural land.				
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coa Character of the Surrounding Area an		, ,	nt	☐ Discounted by a Factor in Stage B(ii)					
, ,	, , ,	,	ibility issues are er	nvisaged, the site is in an area where there is no	o direct access to service or facilities.				
Local Policy Context (Including Neighbor		outside the settlement boundary and i	,	•					
Mineral Resources:	The eastern section	on of the site is located within a mineral	f 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 AOI	NB: The site is not located in an A	AONB.							
Landscape Character Area Key Factors:	East Yar Pasture Land								
	Key Characteristics  Enclosed pastoral landscape in  Ancient woodland areas  Hedgerows and some hedgerow  Historic farmsteads dispersed t		ole areas						
Agricultural Land Classification:	The classification is Grade 3								
	•	where the land is rural and more agricult considered and reflected in any design p		n section of the field is opposite and between h	nouses. If development is considered appropriate, the impact on th	e			

## **WIN001**

# Land East of Alverstone Road, Apse Heath, Sandown PO36 OLJ

### 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 | Small patch of surface water flood risk in SE corner of the site.

Water):

#### 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

In terms of qualitaitive analysis, Winford falls within the much larger sub-area 'The Bay', so quanity 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.

Recreation: 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**

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 Stre	et W	/roxall						
<b>Key Details</b>											
Settlement: Wro	xall	Settlement Tier: 3		Parish	: Wroxall	Site	e Area ( 0.3	2018 SHLAA_	_Ref_No: IPS073	2nd Reg18 ISP Hous	sing Allocation Ref: N/a
Relationship to Se	ettlement Bounda	ry (IPS Reg 18 part 2 - 2	2021):	Lc	ocated within Settle	ement Boundary					
Location in Relation	on to Settlement	Boundary 2018:		Tł	ne site is located in	the settlement bo	undary.				
Brownfield or Gre	enfield: Brownfi	eld		Br	rownfield Register (	(If applicable):					
Site Description:	There is a furthe	ormer Worsley Inn puber compartively large a vio the rear (south-we	rea of undeveloped		_		_		thbouring land. The site	e sits at a raised height in com	mparison to some of the neighbouring land,
Planning History:	Pending 19/015	12/FUL (6)									
<b>Suitability A</b>	ssessment		☐ Site suitable	if ticked	d						
Discounting Fact	tors										
Environmental Dis	scounts (Stage A -	5m buffer)						☐ Discounted by a Fa	actor in Stage A (5m buf	ffer)	
Regionally import	ant Geological an	tion Area (SPA), Specia d Geomorphological Si eserve (LNR), Ancient	te (RIGG), National	Nature	Reserve (NNR), Site	e of Importance fo	r Nature		•	ental designations including, a cheduled ancient monument	ancient woodland, LNR, marine conservation or RIGG
Environmental Dis	scounts (Stage A N	lo huffer):						Discounted by a Fa	actor in Stage A (No Buf	efor)	
Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Lar safeguarded as biodiversity mitigation				Land		Discounted by a Factor in Stage A (No Buffer)  The site is not located within any environmental designations including heritage coast, historic park or garden, open space.					
Envonmental Disc	counts Stage B(i)							$\square$ Discounted by a Fa	actor in Stage B		
		Quality Grades 12, Sma	Ill Sites falling belov	w the si	ze threshold of 0.25	5ha or 5 dewllings:		-	FZ1 and is not class 1 o	r 2 agricultural land.	
Environmental Dis Remote from sett		: s, Coastal Change Mar	nagement areas, Zo	ones of (	Ground Instability N	Management		□ Discounted by a Fa	actor in Stage B(ii)		
Character of the	Surrounding Ar	ea and Local Policy C	ontext (Including	Neighb	ourhood Plan)						
Character and Co	ompatibility of the	Surrounding Area:	The site is close to	existing	residential, no com	npatibility issues ar	re envisaged				
Local Policy Cont	text (Including Ne	ghbourhood Plan:	The site is situated	within t	the settlement bou	ndary and a confir	med brown	ield site			
Mineral Resource	es:	[	The site is not locat	ted in a	mineral or mineral	safeguarding area					
Landscape Impa	acts										
		ne AONB: The site is r	not located in an A(	ONR							
	•		Tot Totalea III all 7 kg	3110.							
Landscape Chara	cter Area Key Fact										
Agricultural Land	Classification:	The classification	on is Grade 4.								
· ·		the site, among other he lopment on the rear b		on land	dscape character wi	ill be minimal. Ho	wever, the s	ite sits higher than ne	eighbouring land and co	onsideration will need to be gi	given to impacts on neighbouring amenities,
Heritage Impact	ts										
Impact on Histori	ic Environment ar	d Heritage Assets: Th	e site is not in a co	nservat	ion area but is oppo	osite a listed buildi	ing (Church	of St John - Grade 2),	as such any developme	ent must have special regard to	to the desirability of preserving the building

its setting or any features of special architectural or historic interest which it possesses.

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# 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 No flood risk identified.

Water):

## 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

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 Pedestrian Cycle Links:

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

Access to Open Space and

In terms of qualitaitive analysis, Ventnor falls within the much larger sub-area 'The Bay', so quanity stnadrds 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.

Recreation: 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 questionnable suitablity 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 reguarding 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

Biodiversity / Ecological Impacts

# Land at St John's Road, Wroxall

Key Detai	ils									
Settlement:	Wroxall Set	tlement Tier:	3	Parish:	Wroxall	Site Area (3.7	.71	2018 SHLAA_Ref_No: IPS297	2nd Reg18 ISP Housing Allocation Ref: N/a	
Relationship t	to Settlement Boundary (IPS	Reg 18 part 2	- 2021):	lmn	neadiately adjacent to th	ne Settlement Bounda	dary			
Location in Re	elation to Settlement Bounda	ary 2018:		The	site is located outside bu	ut immediately adjac	cent to the	e current settlement boundary which is	s along the east and part south boundaries.	
Brownfield or	Greenfield: Greenfield			Brov	wnfield Register (If applic	cable):				
Site Description	on: The site is agricultural	land with tree	s and hedges bounding	g the site	e and is well screened for	orm the road. The sit	te slopes fr	om the north east to the south west b	oundary and is a steeper towards the south/south west point of the sit	
Planning Histo	ory: No recent planning his	tory.								
Suitability	y Assessment		☐ Site suitable if	f ticked						
Discounting I	Factors									
Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI) Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for National Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).						portance for Nature	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 G safeguarded as biodiversity mitigation				cal Green Space, Land			ounted by a Factor in Stage A (No Buffe	er) Ital designations including heritage coast, historic park or garden, open		
Envonmental	Discounts_Stage B(i)						Disco	ounted by a Factor in Stage B		
Flood zones 2	2 3, Agricultural Land Quality	Grades 12, Sn	nall Sites falling below	the size	threshold of 0.25ha or 5	5 dewllings:	The site	e is located in FZ1 and is not class 1 or	2 agricultural land.	
Remote from	al Discounts Stage B(ii): settlement boundaries, Coas f the Surrounding Area and	_				ment	Disco	ounted by a Factor in Stage B(ii)		
•	nd Compatibility of the Surro	•	, ,		,	ity issues are envisag	ged			
	Context (Including Neighbou				· · · · · · · · · · · · · · · · · · ·	·		Mrovall which is a BSC		
Mineral Reso		illood Flail.		butside but immediately adjacent to the settlement boundary of Wroxall which is a RSC.  The north west within the site that is located within the minerals safeguarding area.						
Landscape II										
Impact upon	and Relationship to the AON					• .			<ul> <li>the AONB to the west is of greater significance. The site is visible fror of the Countryside and Rights of Way Act 2000</li> </ul>	
Landscape Ch	haracter Area Key Factors:		nclosed Pasture Land.		<b>0</b> ,			., ., .	0	
Agricultural L	and Classification:	The classifica	tion is Grade 3							
Impact:		oadway into a	n area of more rural cl	haracter	, although there is ribbor				t of the valley into visible AONB countryside. The site feels like a village thern boundary, which continues west up the opposite valley side into	
Heritage Im	pacts									
Impact on His	storic Environment and Herit	_			servation area and there 3 and Registered Park, ot		_	•	across the valley towards Appuldurcombe Park. Possible setting issues	

## 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 No flood risk identified on-site, although there is a river adjacent to the west which has associated flood risk.

Water):

Proximity to Key Services

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 Access to Public Transport:

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

Recreation:

In terms of qualitaitive analysis, Ventnor falls within the much larger sub-area 'The Bay', so quanity stnadrds need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a

Space and 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 pints. 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

WRO005	St Martins R	oad Car	r Park, Wroxall							
<b>Key Details</b>										
Settlement: Wrox	call Settle	ement Tier:	3 Parish: Wroxall	Site Area (0.1	3 2018 SHLAA_Ref_No: IPS370	2nd Reg18 ISP Housing Allocation Ref:				
	ttlement Boundary (IPS Re			,						
Location in Relation	on to Settlement Boundary	/ 2018:		the settlement boundary						
Brownfield or Gree	enfield: Brownfield		Brownfield Register	(If applicable):						
Site Description:	The site is an existing car	park within t	the village. It is a flat site bounded by mixed r	esidential boundary to the so	ith east and south west. It has an open bound	dary to the north.				
Planning History:	No recent planning histo	ry.								
Suitability As	ssessment		☐ Site suitable if ticked							
Discounting Facto	ors									
Environmental Disc	counts (Stage A - 5m buffe	er)			☐ Discounted by a Factor in Stage A (5m buf	ifer)				
Regionally importa	ant Geological and Geomo	rphological S	cial Area of Conservation (SAC), Site of Special Site (RIGG), National Nature Reserve (NNR), Si t Woodlands, Ancient Monument, Marine Cor	te of Importance for Nature	The site is not located within any environme zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, so	ental designations including, ancient woodland, LNR, maring cheduled ancient monument or RIGG.	e conservation			
Environmental Disc	counts (Stage A No buffer	):			☐ Discounted by a Factor in Stage A (No Buf	fer)				
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation				Land	, , , , , , , , , , , , , , , , , , , ,	ental designations including heritage coast, historic park or	garden, open			
Envonmental Disco	ounts Stage B(i)				☐ Discounted by a Factor in Stage B					
Flood zones 2 3, Ag	gricultural Land Quality G	rades 12, Sm	nall Sites falling below the size threshold of 0.2	25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or	2 agricultural land.				
	ement boundaries, Coasta		anagement areas, Zones of Ground Instability	Management	☐ Discounted by a Factor in Stage B(ii)					
-	mpatibility of the Surrour	•	Context (Including Neighbourhood Plan)  The site is within the village and adjacent to	residential no compatibility is	sues are envisaged					
Mineral Resource	ext (Including Neighbourh	ood Plan:		te is situated within the settlement boundary and a confirmed brownfield site. The is not located in a mineral or mineral safeguarding area.						
			The site is not located in a limiteral of limiteral	i sareguaranig area.						
Landscape Impac										
Impact upon and R	Relationship to the AONB	Most of th	he site is located within the AONB.							
Landscape Charact	ter Area Key Factors: So	ettlement								
Agricultural Land C	Classification:	he classificat	tion is urban							
Impact: take a to ma	account of topography, lo ake any proposals accepta	cal vernacula ble. The AON	ar and distinctiveness, landscape character, his	storic environment and biodiv north, east and south and this	ersity. In addition, design, scale, materials, lig	he natural beauty of the area. Any appropriate sites will be ht pollution and tranquillity will need to be sensitively addiction consideration in accordance with the Duty of Regard set o	lressed in order			
Heritage Impacts	s									
Impact on Historic	Environment and Heritag	ge Assets: T	Γhe site is not located in a conservation area a	nd there are no listed building	s immediately close by.					
Biodiversity / Eco	ological Impacts									
Impact on Biodive	ersity: The site is n	ot located in	an environmental designation. There are no t	ree preservation orders or lar	ger trees within the site, although there is one	directrly adjacent.				

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# 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 qualitaitive analysis, Ventnor falls within the much larger sub-area 'The Bay', so quanity stnadrds 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

# Land adjacent to Castleworks, Castle Lane Wroxall Isle of Wight PO38 3DS

site is also close to an old railway bridge.

Key Details									
Settlement: Wroxall	Settlement Tier: 3	Parish: Wroxall	Site Area ( 0.22	2018 SHLAA_Ref_No: IPS051	2nd Reg18 ISP Housing Allocation Ref: N/a				
Relationship to Settlement Bo	undary (IPS Reg 18 part 2 - 2021):	Located within Settlement	Boundary						
Location in Relation to Settlen	ment Boundary 2018:	The site is located in the se	The site is located in the settlement boundary.						
Brownfield or Greenfield: Brown	ownfield	Brownfield Register (If app	olicable):						
Site Description: The site inc	cludes an existing building and is loc	ated on land previously part of a railway sta	ation. It appears to have	existing commercial uses and be in relatively	good condition.				
Planning History: No recent	planning history.								
<b>Suitability Assessme</b>	nt Sit	e suitable if ticked							
Discounting Factors									
Environmental Discounts (Stag	ge A - 5m buffer)			☐ Discounted by a Factor in Stage A (5m buff	fer)				
Regionally important Geologic	cal and Geomorphological Site (RIGG	f Conservation (SAC), Site of Special Scienti I, National Nature Reserve (NNR), Site of Ir Inds, Ancient Monument, Marine Conservat	mportance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sc	ental designations including, ancient woodland, LNR, marine conservation cheduled ancient monument or RIGG.				
Environmental Discounts (Star	To A No buffor)			Па					
Environmental Discounts (Stag Includes Heritage Coast, Histo		ble Open Space, Local Green Space, Land		Discounted by a Factor in Stage A (No Buff	ter) ental designations including heritage coast, historic park or garden, open				
safeguarded as biodiversity m	itigation			space.	intal designations including heritage coast, historic park of garden, open				
Envonmental Discounts_Stage	e B(i)			☐ Discounted by a Factor in Stage B					
		alling below the size threshold of 0.25ha or		The site is located in FZ1 and is not class 1 or 2 agricultural land.					
	ndaries, Coastal Change Managemer	t areas, Zones of Ground Instability Manag	gement	□ Discounted by a Factor in Stage B(ii)					
•	ng Area and Local Policy Context (	,							
Character and Compatibility	of the Surrounding Area: The site	s close to existing residential and commer	cial uses. It is also imme	diately adjacent to the dismantled railway.					
Local Policy Context (Including		•	hin the settlement boundary and a confirmed brownfield site						
Mineral Resources:	The site	s not located in a mineral or mineral safeg	guarding area.						
Landscape Impacts									
Impact upon and Relationship	to the AONB: The site is not locat	ed in an AONB but immediately adjacent to	o it.						
Landscape Character Area Ke	y Factors:								
Agricultural Land Classificatio	n: The classification is Gra	de 4							
Impact: Given the location	on of the site, set lower down and clo	ose to other housing and development any	impact on landscape ch	aracter will be reduced.					
Heritage Impacts									
Impact on Historic Environme	ent and Heritage Assets: The site is	not located in a conservation area but then	e is a listed building close	e by (Grade 2 Church of St John). As such any o	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, although the southern access road is the main impact upon the listed building's setting. The

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# 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 No flood risk identified.

Water):

#### 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

In terms of qualitaitive analysis, Ventnor falls within the much larger sub-area 'The Bay', so quanity stnadrds 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. Recreation:

#### **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 guarenteed.

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

WTC001	Thompson Hou	se, Sandy Lane	, Newport.					
Key Details								
Settlement: Wh		t Tier: 5	Parish: Newport	Site Area ( 0.9	96	2018 SHLAA_Ref_No: IPS379	2nd Reg18 ISP Housing	g Allocation Ref:
Relationship to S	Settlement Boundary (IPS Reg 18	part 2 - 2021):	Located within or a	djacent a lower tier settlemer	nt that do	pes not have a settlement boundary		
Location in Relat	tion to Settlement Boundary 201	8:	The site is located o	utside the settlement bound	dary and is	located in the wider rural area		
Brownfield or Gr	eenfield: Brownfield		Brownfield Register	(If applicable):				
Site Description:	The site is a large block of courthe site is level although it slo		ooth single and two storey	elements with associated pa	arking and	d entrances. There are a number of tree	es throughout the site and it is	bounded by a mix of hedges and fencing
Planning History	No recent planning history.							
Suitability A	Assessment	☐ Site suitable	if ticked					
Discounting Fac	ctors							
	iscounts (Stage A - 5m buffer)				Disc	ounted by a Factor in Stage A (5m buffe	er)	
Regionally impor	site, Special Protection Area (SPA tant Geological and Geomorpho NC), Local Nature Reserve (LNR),	logical Site (RIGG), National	Nature Reserve (NNR), Si	te of Importance for Nature		e is not located within any environment NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch		ent woodland, LNR, marine conservation RIGG.
Environmental D	iscounts (Stage A No buffer):				П 6:		1	
		Publically Accessible Open	ly Accessible Open Space, Local Green Space, Land			ounted by a Factor in Stage A (No Buffe		age coast, historic park or garden, open
safeguarded as b	piodiversity mitigation					ie is not located within any environment	tal designations melading here	age coast, historic park of garden, open
Envonmental Dis	scounts_Stage B(i)				☐ Disc	ounted by a Factor in Stage B		
Flood zones 2 3,	Agricultural Land Quality Grades	s 12, Small Sites falling below	s falling below the size threshold of 0.25ha or 5 dewllings:		The sit	e is located in FZ1 and is not class 1 or 2	agricultural land.	
	viscounts Stage B(ii): ttlement boundaries, Coastal Cha	ange Management areas, Zo	ones of Ground Instability	Management	□ Disc	ounted by a Factor in Stage B(ii)		
Character of th	ne Surrounding Area and Local	Policy Context (Including	Neighbourhood Plan)					
Character and (	Compatibility of the Surrounding	Area: The site is located i	n the wider rural area wh	ere there is no direct access to	to services	s and facilities		
Local Policy Co	ntext (Including Neighbourhood F	Plan: The site is located	outside the settlement bo	undary and in the wider rura	al area. It	is a brownfield site		
Mineral Resour	ces:	The site is not locat	ed in a mineral or minera	l safeguarding area				
Landscape Imp	pacts							
, ,	d Relationship to the AONB: Th	e site is not located in an Al Way Act 2000.	ONB but is immediately a	djacent to it. The impact upor	n it's setti	ng is a consideration in accordance with	n the Duty of Regard set out at	Section 85 of the Countryside and Rights
Landscape Char	acter Area Key Factors: Intensi	ive agricultural land.						
Agricultural Lan	d Classification:	assification is Grade 3						
Impact: oth	s outside the settlement boundar er than considerations of vehicle e site is relatively well screened b	movements and compatib	le usage.			the AONB. The site already contains off any existing settlement form.	ices, so re-use of existing build	lings would have no landscape impact,
Heritage Impa	cts							
Impact on Histo	ric Environment and Heritage As	sets: The site is immediate	ely adjacent to a conserva	tion area as such any develop	pment wil	I need to consider the impact upon the	setting of the conservation are	ea. 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

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 Access to Public Transport:

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

The wider area has access to public rights of way but there are no dedicated cycle links or pavements to the roads. Access to Services and Facilities:

Access to Open

In terms of qualitaitive analysis, Whitecroft falls within the much larger sub-area 'Newport', so quanity standards need careful consideration in that context.

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace. Space and

Recreation:

The site is within the walking access threshold for children's & young persons provision, allotments, accessaible 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 smay be better suited to a re-use for a non-residential purpose.

Status

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# Land to north of Culver Way and accessed from Yaverland Road, Sandown

<b>Key Details</b>									
Settlement: Yaverland	Settlement Tier:	5	Parish: Sandown	Site Area (8.2	6 2018 SHLAA_I	Ref_No: IPS218	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlement Boundary	y (IPS Reg 18 part 2 -	2021):	Located within or adjacent a low	ver tier settlemen	t that does not have a s	ettlement boundary			
Location in Relation to Settlement B	oundary 2018:		The site is located outside the settlement boundary and is located in the wider rural area.						
Brownfield or Greenfield: Greenfield	ld		Brownfield Register (If applicable	e):					
Site Description: The site is an agr	icultural field, bound	ded to the south by a	fence to the east and north by hedge	s and trees and h	edges to the west. It is	sloping from east to west a	and slightly sloping from south to north.		
Planning History: No recent planni	ng history.								
Suitability Assessment		☐ Site suitable if	ticked						
Discounting Factors									
Regionally important Geological and Conservation (SINC), Local Nature Re	tion Area (SPA), Spec Geomorphological Seserve (LNR), Ancien	Site (RIGG), National N	ion (SAC), Site of Special Scientific Int Nature Reserve (NNR), Site of Importa : Monument, Marine Conservation Ar	ance for Nature	The site is not located zone, NNR, RAMSAR,	SAC, SINC, SPA, SSSI, schedu	designations including, ancient woodland, LNR, marine conservation uled ancient monument or RIGG.		
Environmental Discounts (Stage A No		lly Accessible Open St	nace Local Green Space Land		☐ Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open safeguarded as biodiversity mitigation			ouce, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_Stage B(i)					☐ Discounted by a Factor in Stage B				
	uality Grades 12, Sn	nall Sites falling below	the size threshold of 0.25ha or 5 dewllings:		•		been discounted from the site.		
							Z1 and is not class 1 or 2 agricultural land		
Environmental Discounts Stage B(ii): Remote from settlement boundaries		anagement areas, Zor	nes of Ground Instability Managemen	t	☐ Discounted by a Fac	ctor in Stage B(ii)			
Character of the Surrounding Are	a and Local Policy	Context (Including N	leighbourhood Plan)						
Character and Compatibility of the	Surrounding Area:	The site is close to e	xisting residential, whilst no compatib	bility issues are e	nvisaged, the site is on t	he edge of the area where	the context of the area is more rural.		
Local Policy Context (Including Neig	ghbourhood Plan:	The site is located o	site is located outside the settlement boundary and in the wider rural area. Strategic Gap.						
Mineral Resources:		The top north west of	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	e AONB: The easte	rn section of the site	is located in the AONB, which amoun	its to more than h	alf the site.				
Landscape Character Area Key Facto	ors: Yaverland Coa	estal Farmland							
Lanuscape Character Area Rey Facto	This Landscap and Sandown Key Character  A largely pare Peaceful and A rising land Important h A number o	e Character Area is lo Bay Holiday Centre to istics storal landscape with d rural area with oper lform from the valley istoric environment w f public rights of way		cultivation underl ay and the Englisl of the chalk dowr coastal path, with	ain by a diverse geology n Channel ns some areas near the co	y of clay and sandstones ast and at the base of the d	downland to the north, the sea to the south, valley floor to the west		
Agricultural Land Classification:	The classifica	tion is Grade 3							

## **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 boundries, 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 There is a small area of FZ2/3 at the north-west corner whiuch continues off-site forming a much larger area of risk to the west. Water):

## 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

Yaverland Meadow is opposite the site and the site has access to the open countryside via the public rights of way.

Recreation:

## **Highways Factors**

Highway Acces

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 pedestrain 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.

Accees 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 pedestrain footways which would lead to car dependency, exacerbated by the fact that Yaverland lacks many key services.

Status