

APPENDIX 4: SUITABLE BUT NOT CURRENTLY DEVELOPABLE SITES

COW032 Land East of Arctic Road Cowes

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for 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. It is however a car park within and related to public open space and has therefore been discounted at this stage.

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

Discounted by a Factor in Stage B(i)

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

Discounted by a Factor in Stage B(ii):

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

COW032 Land East of Arctic Road Cowes

Biodiversity / Ecological Impacts

Impact on Biodiversity: A short distance (37m) from the SPA and intertidal mudflats 9priority habitats). TPO groip off-site in SW corner and two TPO trees to south.

Biodiversity Net Gain Scope: Green roof potential.

Flood Risk

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

Proximity to Key Services

Access to Public Transport:

Access to Pedestrian Cycle Links: Adjacent to Cowes strategic cycling route.

Access to Services and Facilities: Centrally located in Cowes.

Access to open space recreation: Poor access. Site is only within the walking threshold for accessible naturak greenspace, not any other open spacxe typoligies.

Highways Factors

Highway Access: The site has direct vehicle access to Arctic Road.

Availability Assessment Available

Availability: No

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for: Yes

Potential for a Mix of Uses: Yes

Loss of Employment Site: Possible loss of informal open storage and informal parking serving employment areas (information derived from owner inquiry). But site was not utilised for these purposes at time of visit.

Potential for Consideration as a Rural exception? N/a

Need for new Open Space and/or Recreation: The area is in deficit of most types of open space, but this site offers little coipe to provide given its location and size.

Achievability Assessment Achievable

Indicative Yield: 11

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 0

Trajectory Post-Plan Period: 0

Constraints to delivery / number_of_landowners: Not being actively promoted. Possible tenancy issues.

Infrastructure capacity:

Council_owned:

SHLAA Conclusion

Conclusion 2022: Suitable site for employment or residential, but not being actively marketed or promoted. Currently used for occasional storage and parking by tenants on site so avialbility is unclear and my be dependent on tenancy agreements.

Status: Currently not developable

COW033 Land between Wyatt's Close and Wyatt's Lane

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Discounted by a Factor in Stage A (5m buffer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).
 The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental Discounts (Stage A No buffer) Discounted by a Factor in Stage A (No Buffer)
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation
 The site is not located within any environmental designations including heritage coast, historic park or garden.

Environmental Discounts Stage B(i) Discounted by a Factor in Stage B(i)
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

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

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

Impact on Biodiversity:

COW033

Land between Wyatt's Close and Wyatt's Lane

Biodiversity Net Gain Scope: Enhanced and reinforced boundary planting on west side. Green roofs. Ideally would be developed alongside HA025 and net gain could be focused upon the southern tail of HA025 and ancient woodland buffers. Enhanced ancient woodland buffer habitat complementing Western Woods Local ecological Network. GI on southern tail may have added benefit as an educational resource for the adjacent school. Barn Owl (schedule 1) and Starling (red list) box installation - two locally recorded species. Bat box installation. Pond to provide ambibian habitat and for bat feeding. Planting of priority flora species.

Flood Risk

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

Proximity to Key Services

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

Access to Pedestrian Cycle Links: Wyatts Lane has a pedestrian footway along the east side.

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

Access to open space recreation: The open space assessment identifies quatitive shortages of all type of open space in the West Medina area. This site has walkable access to a Park and play area on nearby Verner Avenue. It is within the walking threshold for amenity greenspace, children's/young persons provision. The site is beyond the walking access threshold for allotments - indeed there are no recorded allotments in Northwood. It is also beyond the walking threshold for accessible natural greenspace, outdoor sport and parks/gardens.

Highways Factors

Highway Access: Would need to be accessed via allocation HA025 (Site COW002) to the south.

Availability Assessment

Available

Availability:

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for: Unknown

Potential for a Mix of Uses: No

Loss of Employment Site: No

Potential for Consideration as a Rural exception? Unknown

Need for new Open Space and/or Recreation: Contributions should be sought to meet identified deficits, or delivered alongside developmet of adjacent land to the south.

Achievability Assessment

Achievable

Indicative Yield:

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 0

Trajectory Post-Plan Period: 0

Constraints to delivery / number_of_landowners:

Yes. Four landowners haven't expressed willingness to develop.

Infrastructure capacity:

The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services

Council_owned:

SHLAA Conclusion

COW033

Land between Wyatt's Close and Wyatt's Lane

Conclusion 2022: Suitable, but not currently developable in the absence of a commitment/willingness from the landowners to develop.

Status: Currently not developable

FRE007

Church Field, Copse Lane, Freshwater, Isle of Wight, PO40 9TL

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment

Suitable

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts_Stage B(i)

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

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii):

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Key Characteristics

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

FRE007

Church Field, Copse Lane, Freshwater, Isle of Wight, PO40 9TL

- 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, there is a small tip to the north east corner that is classified as Grade 3.

Landscape Impact: The site is contained on three sides by residential areas. The west and north sides of the site do have long views to the east and south east across the AONB but the view from the AONB would be against the context of a pre-existing residential backdrop. The site is a featureless arable field, with hedgerows at boundaries and some mature trees on boundaries, particularly the south. There is a footpath down the east boundary. Landscape value is medium and sensitivity is low/medium so capacity for change is medium/high.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is immediately adjacent to the Church Place Conservation Area located on the south east and south boundaries. All Saints Church is a Grade II* listed building, therefore any development would need to take account of the setting of the church and conservation area.

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. The site is adjacent to the 'Western Yar' Local Ecological Network to the east

Biodiversity Net Gain Scope: Net gain improvements should aim to compliment the aims of 'Western Yar' Local Ecological Network which is adjacent to the east. The east boundary of the site would benefit from tree planting to improve connectivity of local ecological networks as well as improve landscape screening. Bat boxes adjacent to woodland at south-east of the site.

Flood Risk

Flood Risk (including Surface Water):

Proximity to Key Services

Access to Public Transport: There are bus stops at the end of the lane on Copse Lane

Access to Pedestrian Cycle Links: There is a public right of way (F1) along the east of the boundary giving access to All Saints Church. There is a cycle link to the south east of the site just beyond Church Place.

Access to Services and Facilities: Freshwater has a good access to a number of services and facilities. However this site is relatively remote from them - car dependency may be a problem, and congestion may be further exacerbated by the poor quality of local highways and lack of pedestrian footways.

Access to open space recreation: In quantity terms, West Wight is reasonably well served by open spaces but does exhibit shortages of allotments and parks and gardens. The open space audit shows All Saints Church grounds as open space (Typology: Cemeteries and Churchyards). Golden Hill Fort and local nature reserves are to the north west of the site. However, the site is outside the access walking threshold of all types of open space except outdoor sport and natural greenspace. The main open space facilities are half a mile away to the south-west at Stroud Recreational Park.

Highways Factors

Highway Access: Access is a difficulty. The lane to the north lacks footways, is bound by hedgerows and single vehicle passing only - it may not be sufficient standard to serve a development site of this scale in isolation. There is a potential to consider joining an access road to Ronstan Gardens, although this would increase congestion on what is a quiet residential street and entail a lengthy looping detour to access the site. The preferable option would be a new access SW of the site via an existing residential curtilage onto Copse lane, which would impact on the viability.

Availability Assessment

Available

Availability: No. As of April 2022 the promoter has indicated the site is no longer available (source: J Brewer).

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for: The site has been put forward for general housing.

Potential for a Mix of Uses: No

Loss of Employment Site: No

Potential for Consideration as a Rural exception? Not applicable

Need for new Open Space and/or Recreation: There is a strong case that the site should provide amenity open space, children's play and allotments to serve the area. However the lack of site permeability for pedestrians is problematic as direct access is currently difficult.

FRE007

Church Field, Copse Lane, Freshwater, Isle of Wight, PO40 9TL

Achievability Assessment

Achievable

Indicative Yield: 25

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 25

Trajectory Post-Plan Period: 0

Constraints to delivery / number_of_landowners: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity: The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Council_owned:

SHLAA Conclusion

Conclusion 2022: Access, both vehicular and pedestrian, is problematic for this site. The directly connecting northern lane appears inadequate for a development of any significant scale. It lacks footways, is bound by hedgerows and single vehicle passing only. There is a potential to consider joining an access road to Ronstan Gardens, although this would increase congestion on what is a quiet residential street and entail a lengthy looping detour to access the site. The preferable option for both safe and direct vehicle access and direct pedestrian access to local services would be a new access SW of the site via an existing residential curtilage onto Copse Lane. This would significantly improve the site's potential sustainability and permeability and reduce car dependency, although it would impact on the site's viability and prospects of an immediate delivery. Other issues to consider are a lack of accessible open space in the area. There is a strong case that the site should provide amenity open space, children's play and allotments to serve the area. However the lack of site permeability for pedestrians is problematic as direct access is currently difficult. In this respect a new direct access onto Copse Lane would also be beneficial. Impacts upon the settings of both the Conservation Area to the South and the AONB to the east are a consideration, as well as the need to provide landscape screening/ecological connection along the eastern boundary. For all the above reasons, the site is likely to be suitable for a much reduced residential capacity than the 1.8ha site area suggests, and the proposed yield reflects this. It seems unlikely that the site could be delivered early in the plan period, but it is a reasonable assumption that the site can be developed in accordance with the above principles. As of April 2022 the promoter has indicated that the site is no longer available.

Status Currently not developable

FRE014

Land to South of Clayton Road, Freshwater (Land Area 1 on Plan)

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B(i)

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

Discounted by a Factor in Stage B(ii):

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

FRE014

Land to South of Clayton Road, Freshwater (Land Area 1 on Plan)

- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

Agricultural Land Classification: The classification is urban

Landscape Impact: A pasture field enclosed by hedges and gently sloping down to the south-east. The built up settlement imposes on the north boundary and there is lower density development at the east and west boundaries. There are long views to/from the AONB hills to the south, although any impacts upon setting would be minimal due to the form of existing development and the site effectively being enclosed by the residential development which already extends further south on both the east and west sides. Strategic Gap. Landscape quality and sensitivity are 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 hedgerows at all boundaries. There are no tree preservation orders or larger trees within the site, though there are some trees within the hedge boundaries. There is a TPO to the south east boundary just beyond the site.

Biodiversity Net Gain Scope: Multifunctional SuDS to reduce flood risks and benefit biodiversity - pond, wetland, swale, bioretention area, green roof. Wildflower, green corridor pedestrian route along north boundary. Strengthen treebelt improving network connectivity along east boundary.

Flood Risk

Flood Risk (including Surface Water): SE corner overlaps FZ2/3. South boundary overlaps surface water flood risk.

Proximity to Key Services

Access to Public Transport: The site is located in close proximity to a bus stop. This is along 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 but 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 recreation: West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Stroud playing fields are located in close proximity. It is within the walking distance threshold of all open space types except formal parks/gardens and allotments. However only the east half is within the access threshold for children's young peoples provision.

Highways Factors

Highway Access: Access could be achieved along Court Road depending on the proximity to the junction and there is a single track road to the north of the site. Both roads would require upgrading.

Availability Assessment

Available

Availability: The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-5 years.

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for: The site has been put forward for general housing and mixed development (housing led)

Potential for a Mix of Uses: TBC

Loss of Employment Site: No

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation: Given the proximity to the town centre the site lends itself to a more formal park/garden. A children's play area would also be beneficial, particularly located on the western side where pre-existing walking access to this type of facility is already poor. Allotments would also be beneficial. although perhaps preferable on adjacent sites further south. further from the town centre.

Achievability Assessment

Achievable

FRE014

Land to South of Clayton Road, Freshwater (Land Area 1 on Plan)

Indicative Yield: 50-60

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number_of_landowners:

There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity:

The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Council_owned:

SHLAA Conclusion

Conclusion 2022: Suitable, but access issues would need to be resolved for it to be considered developable or deliverable. Access issues may require fairly significant highways works/upgrading and careful consideration of impacts upon local character and amenities would be required. Ideally hedgerows (a S41 priority habitat) should be retained. Given the proximity to the town centre the site is better placed to provide needed residential development than other options in Freshwater and Totland. For the same reason it may also be a good opportunity to provide a park/garden for the settlement. A children's play area would also be beneficial, particularly located on the western side where pre-existing walking access to this type of facility is already poor. Allotments would also be beneficial, although perhaps preferable on adjacent sites further south, further from the town centre. 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.

Status Currently not developable

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

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

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

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

Discounted by a Factor in Stage B(ii):

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

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

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

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

Landscape Impacts

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

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

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

FRE023

Heathfield Meadows, Freshwater

- 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: Given the location of the site, among other housing, surrounded by trees, any wider visual impact on landscape character will be minimal.

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 significant number of trees with TPOs across the site. Relevant surveys are likely to be required.

Biodiversity Net Gain Scope:

Flood Risk

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

Proximity to Key Services

Access to Public Transport: There are bus stops along Heathfield Road and the Freshwater to Newport bus service runs regularly.

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 and the road does not have a pavement.

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

Access to open space recreation: West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Golden Hill Fort and recreation area is just to the east.

Highways Factors

Highway Access: The site has an existing access onto Heathfield Road.

Availability Assessment

Available

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for: The site has been put forward for general housing.

Potential for a Mix of Uses: No

Loss of Employment Site: No

Potential for Consideration as a Rural exception? Not applicable.

Need for new Open Space and/or Recreation:

Achievability Assessment

Achievable

Indicative Yield: 0

Trajectory 23/24 to 27/28:

Constraints to delivery / number_of_landowners:

There is one landowner and there are no known covenants or legal issues.

FRE023

Heathfield Meadows, Freshwater

Trajectory Plan Period:

Infrastructure capacity:

Trajectory Post-Plan Period:

Council_owned:

SHLAA Conclusion

Conclusion 2022:
The site is not suitable beyond the existing permissions given, at least not to the extent that may achieve the SHLAA minimum size threshold. There are a significant number of protected trees across the site that reduces any developable area. The main building and its setting also reduce the area available.

Status:

NEW006 Former Trafalgar Steet Sawmill, 26 Trafalgar Street, 25 West Street, and Building at Corner of

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B(i)

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

Discounted by a Factor in Stage B(ii):

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):
Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character:
Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

Impact on Biodiversity:

NEW006 Former Trafalgar Steet Sawmill, 26 Trafalgar Street, 25 West Street, and Building at Corner of

Biodiversity Net Gain Scope: Increased planting of trees and shrubs within a garden area. Green roof potential.
Boxes for red/amber list species favouring urban habitats - House Sparrow, Starling, Swift and House Martin.

Flood Risk

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

Proximity to Key Services

Access to Public Transport: There is a bus route on Trafalgar Road.

Access to Pedestrian Cycle Links: Connects to adjacent streets with footways and a public footpath on the west boundary.

Access to Services and Facilities: Located with Newport - a top tier settlement, which has a full range of services and facilities.

Access to open space recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.
The site is within the walking accessibility threshold of all open space types except amenity open space.

Highways Factors

Highway Access: Direct access to the adjacent streets.

Availability Assessment Available

Availability:

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for: TBC

Potential for a Mix of Uses: Yes

Loss of Employment Site: Although a legacy of employment the site appears vacant at the present time.

Potential for Consideration as a Rural exception?

Need for new Open Space and/or Recreation: The site is not suited or of the scale for public open space, but may include its own private gardens/amenity open space to serve residents.

Achievability Assessment Achievable

Indicative Yield: 26

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 0

Trajectory Post-Plan Period: 0

Constraints to delivery / number_of_landowners: TBC

Infrastructure capacity:

Council_owned:

SHLAA Conclusion

Conclusion 2022: Site that appears to be suitable for redevelopment to flats, mixed use or commercial development. Estimate 26 units could be achievable in a mix of 2 and 3 storey development.

Status: Currently not developable

NEW006

Former Trafalgar Steet Sawmill, 26 Trafalgar Street, 25 West Street, and Building at Corner of

NEW016

Land behind 87 Gunville Road, Newport

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

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

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

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

Discounted by a Factor in Stage B(ii):

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

NEW016

Land behind 87 Gunville Road, Newport

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, the boundary to the north is heavily treed TPO protected woodland. Given the amount of trees, relevant tree and biodiversity studies are likely to be required.
CHECKED JUNE 2022

Biodiversity Net Gain Scope: Woodland buffer, wildflower meadow planting. Ponds. Green roofs.

Flood Risk

Flood Risk (including Surface Water): East edge boundary touches upon an area of surface water flood risk.

Proximity to Key Services

Access to Public Transport: There is a bus stop near by. This serves Routes 7 and 38. 38 serves Newport | Gunville | Carisbrooke | Whitepit Lane | Newport and 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 north (N38) and cycle links in the wider area. The pavement runs along the north east side of Gunville Road and not the site side.

Access to Services and Facilities: Gunville has a number of services and facilities but the site is also on the outskirts of Newport.

Access to open space recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is within the walking access threshold for outdoor sport and natural and semi-natural greenspace. It is not located particularly 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: Part of the site has an existing vehicular access, this though is on a steep incline. Visibility to the south is limited by parked cars but to the north it is not hampered by on road parking due to Gunville Lane. The submission advises that the property can be demolished to facilitate access.

Availability Assessment

Available

Availability: The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1-2 years

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for: The site has been put forward for general housing.

Potential for a Mix of Uses: Not applicable

Loss of Employment Site: No

Potential for Consideration as a Rural exception? Not applicable

Need for new Open Space and/or Recreation: The site lacks pedestrian permeability so is not an ideal location for public open space, but may have scope for amenity open space and smaller scale children's play alongside development.

Achievability Assessment

Achievable

Indicative Yield: 15

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number_of_landowners: There is more one landowner but there are no known covenants or legal issues.

Infrastructure capacity: The site is within the settlement boundary where adjoining properties benefit from connections to utility services

Council_owned:

SHLAA Conclusion

NEW016

Land behind 87 Gunville Road, Newport

Conclusion 2022:	Currently not developable. The site is suitable and was even subject of a previous residential outline permission. However it cannot be considered developable or deliverable at this stage. Issues to be overcome include multiple land ownerships, access and viability.
Status	Currently not developable

NEW020b Land at New Fairlee Farm (NW field), Newport

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment

Suitable

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii):

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

NEW020b Land at New Fairlee Farm (NW field), Newport

Impact on Biodiversity: There is a small area to the south boundary that is adjacent to a SINC (St Pauls Cemetery), where the 5m is on the site boundary. TPOs along south boundary and one or two within the site. There are hedgerows at field boundaries. A tertiary river forms a small section of the south boundary. An Phase 1 Habitat survey has been submitted that indicates no direct impacts. CHECKED JUNE 2022

Biodiversity Net Gain Scope: Wildflower, natural grassland buffers to west and south boundary trees. Enhanced wetland habitat along tertiary watercourse and near SINC. Green roofs.

Flood Risk

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

Proximity to Key Services

Access to Public Transport: The site is located close to bus stops serving the Ryde to Newport and the East Cowes to Newport service that runs regularly.

Access to Pedestrian Cycle Links: There is a public right of way immediately to the west and north of the site. There is a public right of way immediately to the west and north of the site. The adjacent green corridor has cycle links to and from Newport.

Access to Services and Facilities: Newport has a full range of services and facilities.

Access to open space recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is adjacent to, and even partially within, Coplins Bridge Green Corridor. The site is within the walking distance threshold for outdoor sport, natural and semi-natural greenspace and parks/gardens. The site is beyond the walking distance threshold for amenity greenspace, children's play, allotments,

Highways Factors

Highway Access: The most realistic highway access would be via site NEW068 to the north, which has a track to the main road network. The track would require upgrading. Trees/vegetation may require removal to connect to site NEW068.

Availability Assessment Available

Availability:
Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for: The site has been put forward for general housing/ mixed development - housing led.

Potential for a Mix of Uses: Potential for supporting open space.

Loss of Employment Site: No

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation: The site offers scope for amenity open space and children's play in an area of deficit, which should be located adjacent to the green corridor to maximise accessibility by walking and cycling. Adjacent land on NEW002a offers scope to provide allotments to meet identified need.

Achievability Assessment Achievable

Indicative Yield:

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number_of_landowners: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity: The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Council_owned:

SHLAA Conclusion

NEW020b Land at New Fairlee Farm (NW field), Newport

Conclusion Suitable, but currently cannot be considered developable as reliant on NEW068 coming forward, so cannot be considered achievable at this stage.
2022: The adjacent green corridor has cycle links to and from Newport.
Adjacent land on NEW002a offers scope to provide allotments to meet identified need.

Status Currently not developable

NEW068

The Paddock, Mews Lane, Newport, Isle of Wight, PO30 2LB

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment

Suitable

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii):

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

NEW068

The Paddock, Mews Lane, Newport, Isle of Wight, PO30 2LB

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site, though there are a number of trees to the southern and eastern boundaries, and a small woodland at the west boundary. There is also a gully and part of the eastern section of the site is located within the 3km Briddlesford Copse range. Appropriate studies may be required.
CHECKED JUNE 2022

Biodiversity Net Gain Scope: Wildflower, natural grassland buffers to west and south boundary trees. Green roofs.

Flood Risk

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

Proximity to Key Services

Access to Public Transport: The site is located close to bus stops serving the Ryde to Newport and the East Cowes to Newport service that runs regularly.

Access to Pedestrian Cycle Links: There is a public right of way immediately to the west and north of the site. There is a public right of way immediately to the west and north of the site. The adjacent green corridor has cycle links to and from Newport.

Access to Services and Facilities: Newport has a full range of access and facilities

Access to open space recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are a number of public open space facilities nearby including the Medina Leisure Centre.

Highways Factors

Highway Access: Access would be onto an unmade road that also forms a public right of way. Access from Fairlee Road may need additional land within the council's ownership.

Availability Assessment

Available

Availability: The site is immediately available and is owned by owners/developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for: The site has been put forward for general housing, mixed development (housing led), affordable housing and non-housing development.

Potential for a Mix of Uses: If development is considered appropriate there is a potential for a mix of uses if considered with the adjacent site.

Loss of Employment Site: No

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation:

Achievability Assessment

Achievable

Indicative Yield: 44

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number_of_landowners:

There is one landowner and there are no known covenants or legal issues

Infrastructure capacity:

The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.

Council_owned:

SHLAA Conclusion

Conclusion 2022: Suitable, but currently cannot be considered developable as subject to access being upgraded to a suitable standard.

Would be suitable in connection with IPS359. Access to the site would need to ensure that it didn't prohibit or impact on the cycle track and old railway. Strategic Gap.

NEW068

The Paddock, Mews Lane, Newport, Isle of Wight, PO30 2LB

Status

Currently not developable

NEW071

Land East of Prison (North field)

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

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

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

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

Discounted by a Factor in Stage B(ii):

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

NEW071

Land East of Prison (North field)

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site, though there are a number of mature deciduous trees to the eastern boundary and scattered within the site particularly the north half. There are bats recorded in the vicinity.
CHECKED JUNE 2022

Biodiversity Net Gain Scope: Wildflower verges. Pond as part of park or garden provision. Bat boxes.

Flood Risk

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

Proximity to Key Services

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

Access to Pedestrian Cycle Links: The site is adjacent to a pedestrian footway - which would benefit from widening and/or incorporation of a cycle track.

Access to Services and Facilities: Newport being the county town has access to a full range of services and facilities.

Access to open space recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. Surprisingly, for such an urban site, the area falls outside the walking access threshold of several key open space typologies - children/young people's provision, parks/gardens, outdoor sport, and allotments. It is within the walking access threshold of amenity greenspace and accessible natural greenspace.

Highways Factors

Highway Access: Fronts onto the A2030.
May either share the prison access or create a new access.

Availability Assessment Available

Availability: No

Availability_Timeframe: Unknown

Suitability and Requirements for Other Forms of Development

Put forward for: Potentially.

Potential for a Mix of Uses: Yes - open space, business, commercial or community uses all may be equally appropriate.

Loss of Employment Site: No

Potential for Consideration as a Rural exception? Not applicable

Need for new Open Space and/or Recreation: The site represents a good opportunity to provide a park/garden to address an area of deficit. The presence of existing mature trees would add value to this use.

Achievability Assessment Achievable

Indicative Yield: 0 - Subject to a more comprehensive consideration of the site

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 0

Trajectory Post-Plan Period: 0

Constraints to delivery / number_of_landowners:

Infrastructure capacity:

Council_owned: No

SHLAA Conclusion

NEW071

Land East of Prison (North field)

Conclusion 2022:	Currently not developable Suitable but availability requires confirmation. Mature trees will need to be retained with appropriate root protection areas. Given that there is significant development planned elsewhere in the vicinity, this site requires comprehensive consideration as part of a wider masterplan. In that light, at this stage it seems that this site represents a good opportunity to provide a park/garden to address a pre-existing area of deficit in the community, as well as addressing the needs of proposed new development. The presence of existing mature trees would add value to this use.
Status	Currently not developable

NEW072

Land North of Little London Quay, Newport

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B(i)

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

Discounted by a Factor in Stage B(ii):

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

Impact on Biodiversity:

Biodiversity Net Gain Scope:

NEW072

Land North of Little London Quay, Newport

Flood Risk

Flood Risk (including Surface Water): None on site. Area of risk (FZ2/3) stops about 10m short of site boundary to SE

Proximity to Key Services

Access to Public Transport:

Access to Pedestrian Cycle Links:

Access to Services and Facilities:

Access to open space recreation:

Highways Factors

Highway Access: Not ideal. Most likely option appears to be from south via Little London and by The Bargeman's Rest, although this lacks pedestrian footways, widening would require digging into the bank supportin the elevated Medina Way. The electricy sub-station represents a possible obstacle at this point. Other options exist further north along Little London althoiugh these would appear to require negotaiting third party accesses that may impact viability.

Availability Assessment

Available

Availability:

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for: TBC

Potential for a Mix of Uses:

Loss of Employment Site:

Potential for Consideration as a Rural exception?

Need for new Open Space and/or Recreation:

Achievability Assessment

Achievable

Indicative Yield:

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number_of_landowners:

Infrastructure capacity:

Council_owned:

Three owners. Vehicular access. Heritage constraint of local listed structure.

SHLAA Conclusion

Conclusion 2022: Suitable, biut needs to demoinstrate achievability and availability (owners contacted). Achievability dependent on several facors that may impact upon viability - three owners, vehicular access, heritage constraint of local listed structure. Existing locally listed structure should ideally be retained and converted.

Status: Currently not developable

NEW074

Land East of Prision (South field)

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

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

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

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

Discounted by a Factor in Stage B(ii):

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

NEW074

Land East of Prision (South field)

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site, though there are a number of mature deciduous trees to the eastern boundary particularly the SE section. There are bats recorded in the vicinity. CHECKED JUNE 2022

Biodiversity Net Gain Scope: Wildflower verges. Pond as part of park or garden provision. Bat boxes.

Flood Risk

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

Proximity to Key Services

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

Access to Pedestrian Cycle Links: The site is adjacent to a pedestrian footway - which woul dbenefit from widening and/or incorporation of a cycle track.

Access to Services and Facilities: Newport being the county town has access to a full range of services and facilities.

Access to open space recreation: In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace. Surprisingly, for such an urban site, the area falls outside the walking access threshold of several key open space typologies - children/young people's provision, parks/gardens,outdoor sport, and allotments. It is within the walking access threshold of amenity greenspace and accessible natural greenspace.

Highways Factors

Highway Access: Fronts onto the A2030. May either share the prison access or create a new access.

Availability Assessment Available

Availability: No

Availability_Timeframe: Unknown

Suitability and Requirements for Other Forms of Development

Put forward for: Potentially.

Potential for a Mix of Uses: Yes - open space, business, commercial or coimmunity uses all may be equally appropriate.

Loss of Employment Site: No

Potential for Consideration as a Rural exception? Not applicable

Need for new Open Space and/or Recreation: Several open space typologies are needed in the area (children/young people's provision, parks/gardens,outdoor sport, and allotments). Provision should be planned comprehensively alongside other sites in the area - NEW002, NEW071 and others.

Achievability Assessment Achievable

Indicative Yield:

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number_of_landowners:

Infrastructure capacity:

Council_owned:

SHLAA Conclusion

NEW074

Land East of Prision (South field)

Conclusion Currently not developable.
2022: Suitable but availability requires re-confirmation.
Availability could have been assumed in the past, by virtue of a previous outline permission for residential development (P/00926/00).
Given that there is significant development planned elsewhere in the vicinity, this site requires comprehensive consideration as part of a wider masterplan. In that light, as this stage it seems that this site represents a good opportunity to provide several potential uses - including residential, community, commercial.

Status Currently not developable

NEW087

Centre of Newport Public Sector Land

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

Environmental Discounts (Stage A No buffer) Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i) Discounted by a Factor in Stage B(i)

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

Environmental Discounts Stage B(ii) Discounted by a Factor in Stage B(ii):

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

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

Impact on Biodiversity:

NEW087

Centre of Newport Public Sector Land

Biodiversity Net Gain Scope: The adjacent river has been subject to ecologically unsympathetic culverting. A wider development scheme offers some scope to improve and naturalise the river and its banks - although the Quay Wall is listed which places some limitations, as does the need to reduce flood risk. Buildings could be enhanced by green roofs and walls.

Flood Risk

Flood Risk (including Surface Water): The majority of the site, including all eastern sections are in flood zone 2/3.

Proximity to Key Services

Access to Public Transport: Town centre location has good bus access.

Access to Pedestrian Cycle Links: Connections to multiple strategic cycling routes.

Access to Services and Facilities: Town centre location with mutiple services in close proximity.

Access to open space recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is outside the accessibility walking threshold of all open space types except children/young people.

Highways Factors

Highway Access: There are multiple highway connections and also scope for highway works as part of any redevelopment.

Availability Assessment

Available

Availability:

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for:

Potential for a Mix of Uses: Yes - site would ideally contain a mix of civic, commercial, emplyment, retail, services and residential.

Loss of Employment Site: The site includes employment, although this could be replaced, or even increased, within a new scheme.

Potential for Consideration as a Rural exception?

Need for new Open Space and/or Recreation: Not a site suited to large scale open space provision, but there may be scope for discreet small scale children's play in an urban street-furniture context.

Achievability Assessment

Achievable

Indicative Yield:

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 0

Trajectory Post-Plan Period: 0

Constraints to delivery / number_of_landowners: Multiple landowners on site.

Infrastructure capacity:

Council_owned:

SHLAA Conclusion

Conclusion 2022: The site would benefit from a comprehensive masterplan which would need to consider the relocation/redevelopment of current community services as well as the socio-economic benefits and impacts of doing so. However, the SHLAA is solely concerned with residential potential and capacity. Any redevelopment would be subject to consideration of main constraints - namely flood risk and heritage constraints. Significant parts of the site are Conservation Area, and would require detailed Heritage Assessment prior to development. Even in the absense of a comprehensive scheme/masteplan, the area has potential residential capacity. Two discrete areas that stand out as having most potential. It should be noted that both sub-areas of the wider site may equally be suited to community services, business or commercial - or a mixed use site. The north car park in particular arguably lends itself more to community/civic/business redevelopment given its prominent 'landmark' location adjacent to busy roads. This would be a matter for the masterplan to recommend, but for the purposes of the SHLAA

theoretical capacities have been estimated assuming a residential/replacement car-parking development.

The North car park could potentially be redeveloped. In light of the flood risk, living accommodations would preferably be on upper floors. A redevelopment incorporating ground floor parking and residential or commercial on upper floors would potentially produce 100 apartments if residential. This assumes 5 storeys on the south-east side of the site and 3 storeys on the north-west side - with the lower storeys located on the NW side in light of heritage constraints.

The second area with clear discrete potential is the south corner of the site. Here 5 storeys may be achievable on the southern section, with a 2 storey terrace on the north frontage. Again, living accommodations would preferably be on upper floors in light of flood risk. Ground floor may be commercial or parking. This area could potentially accommodate an estimated 78 apartments.

The SHLAA has also considered a theoretical redevelopment of the whole site. Building heights and layouts would be governed by consideration of heritage concerns and the setting of listed buildings and the Conservation Area. Ground and basement storeys would necessarily be limited to non-residential uses that are less vulnerable to flood risk. Subject to the above considerations and assuming community/civic uses were to be relocated elsewhere in Newport, it is estimated there may be residential capacity for approximately 340-350 apartments in the area.

Intentions of landowners would require confirmation before site(s) can be considered developable or deliverable, as well as an assessment of economic viability.

Status

Currently not developable

NIT006

Land at Puckwell Farm, adjacent to Niton Primary School, Niton.

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment

Suitable

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

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

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii):

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors: Open landscape often with an exposed feel
 Long distance panoramic views across the Island's landscape and out to the English Channel
 A chalk landscape largely grazed on the downlands and with large arable fields in the south of the area at the base of the Week Down and above the inland cliff top
 Important historic parkland at Appuldurcombe with prominent outer park wall skirting the base of the main downland slope below Appuldurcombe Down and rising up over the downland ridge
 Landmark features of Freemantle Gate and the Worsley Obelisk on Appuldurcombe Down
 Large stone wall enclosing the outer park at Appuldurcombe
 Hanger woodlands on the eastern downland slope some of which are ancient woodland
 Important chalk grassland areas in close proximity to acidic grasslands on drift geology gravel and clay with flint deposits
 Hedgerows are present off of the downland but tend to be small except where demarcating tracks
The overall condition of the features of this character area is judged to be good and the character of the area is judged to be good."/>

NIT006

Land at Puckwell Farm, adjacent to Niton Primary School, Niton.

Agricultural Land Classification:

The classification is Grade 4

Landscape Impact:

The site abuts the AONB and is abutted to both NE and south boundaries by public footpaths. It forms a transition between village and countryside and is overlooked by the Downland AONB to the east. The site itself is rough grassland and scattered trees with a redundant barn. The value, sensitivity and capacity for change is moderate.

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, although there are some larger trees within the site.

Biodiversity Net Gain Scope:

Pond (S71 NERC Act Priority Habitat) off-site to north. Newt surveys would be required. Site may benefit from amphibian habitat creation. Enhanced hedgerows and buffers at boundaries.

Flood Risk

Flood Risk (including Surface Water):

No identified flood risk

Proximity to Key Services

Access to Public Transport:

There are bus stops within the village of Niton.

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 recreation:

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

Highways Factors

Highway Access:

Access can be achieved through the new housing development at Puckwell Farm that accesses onto the High Street. However, the access lacks pedestrian footways, appear to have been designed for a limited on-site development and highways adoption status requires confirmation. Ransom strip would impact viability.

Availability Assessment

Available

Availability:

The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-5 years

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for:

The site has been put forward for general housing.

Potential for a Mix of Uses:

No

Loss of Employment Site:

No

Potential for Consideration as a Rural exception?

No

Need for new Open Space and/or Recreation:

The Bay area has quantitative shortages of allotments (- 4.37ha) and Children and young people (-0.73ha).

Achievability Assessment

Achievable

Indicative Yield:

0

Trajectory 23/24 to 27/28:

Constraints to delivery / number_of_landowners:

There is one landowner and there are no known covenants or legal issues.

NIT006

Land at Puckwell Farm, adjacent to Niton Primary School, Niton.

Trajectory Plan Period:

Infrastructure capacity:

The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Trajectory Post-Plan Period:

Council_owned:

SHLAA Conclusion

Conclusion 2022: Small discrete scheme may be possible subject to careful consideration of impact within AONB countryside, access and impact upon on-site habitats.

However the site appears to be inaccessible and isolated with potentially two separate ransom strips, making achievability and viability highly questionable.

Status

Currently not developable

RYD005

6-8 George Street, Ryde, IOW, PO33 2EB

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

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

Discounted by a Factor in Stage B(i)
 The majority of site is located in FZ 2 and 3

Sites located in FZ2 and 3 are in areas of high risk of flooding and are therefore discounted at Stage B. However, as the site is brownfield and in an area of regeneration the site has been assessed as a reviewed site.

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

The site 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:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

RYD005

6-8 George Street, Ryde, IOW, PO33 2EB

desirability of preserving the buildings or their setting or any features of special architectural or historic interest which it possesses and the character of the 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. Some of the buildings may require bat surveys if applicable.

Biodiversity Net Gain Scope: Green roofs. Bird boxes (House Sparrow, Starling, Swift, House Martin).

Flood Risk

Flood Risk (including Surface Water): No flood risk identified. FZ2/3 just off-site to the north-east.

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 in close proximity, but the area is well served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.

Access to Services and Facilities: The site is in the settlement boundary of Ryde where there are a range of services and facilities

Access to open space recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. There are a number of public open space facilities nearby

Highways Factors

Highway Access: The site is accessed off George Street.

Availability Assessment Available

Availability: The site is not immediately available for development but will be in years 6-10. Once commenced could be achieved within 1 year.

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for: The site has been put forward for general housing and mixed development (housing led).

Potential for a Mix of Uses: No

Loss of Employment Site: Yes

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation: The site is not a suitable scale or location for the provision of public open space.

Achievability Assessment Achievable

Indicative Yield: 14 - as per historic permission.

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number_of_landowners: There is one landowner and there are no known covenants or legal issues. The site has had previous industrial uses that may have resulted in contamination. Appropriate surveys and mitigation may be required.

Infrastructure capacity: The site is within the settlement boundary where adjoining properties benefit from connections to utility services.

Council_owned:

SHLAA Conclusion

RYD005

6-8 George Street, Ryde, IOW, PO33 2EB

Conclusion Suitable and available.

2022: But lack of certainty over delivery to class the site as deliverable. Previous permission P/01315/03(14) granted but never implemented,

Status Currently not developable

RYD006

Land to the rear of 34 High Street, Oakfield, Ryde, Isle of Wight

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B(i)

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

Discounted by a Factor in Stage B(ii):

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

Impact on Biodiversity:

Biodiversity Net Gain Scope:

RYD006

Land to the rear of 34 High Street, Oakfield, Ryde, Isle of Wight

Flood Risk

Flood Risk (including Surface Water): No flood risk identified on site or access route. Surface water risk just off-site to the north.

Proximity to Key Services

Access to Public Transport: The site is within walking distance of a bus stop. Ryde has a number of bus service options within and to Newport and the wider area.

Access to Pedestrian Cycle Links: There are no public rights of way close by but the wider area has a number of routes. The roads in the area have pavements and the wider area has cycle links.

Access to Services and Facilities: Ryde has a full range of services and facilities

Access to open space recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment.

Highways Factors

Highway Access: The site can be accessed from the High Street.

Availability Assessment Available

Availability: The site is immediately available with a reasonable prospect of development taking place within 5 years.

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for: The site has been put forward for general housing

Potential for a Mix of Uses: No

Loss of Employment Site: No

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation: The site is not a suitable scale or location for the provision of public open space.

Achievability Assessment Achievable

Indicative Yield: 8

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number_of_landowners: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity: The site is within the settlement boundary where adjoining properties benefit from connections to utility services.

Council_owned:

SHLAA Conclusion

Conclusion 2022: Suitable and available. But lack of certainty over delivery to class as deliverable. 2 previous permissions P/02204/02 (Outline for 7 houses) and P/00516/12 (outline for 8 dwellings) both granted but never implemented, contamination issues on site.

Status: Currently not developable

RYD006

Land to the rear of 34 High Street, Oakfield, Ryde, Isle of Wight

RYD017

Land at Haylands Manor, Corbett Road, Ryde

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

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

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

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

Discounted by a Factor in Stage B(ii):

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character: Northern Clay Pasture Land
Area Key Factors: Key Characteristics
 Rolling pastoral landscape with small copses, hedgerows and hedgerow trees
 Field trees are a feature of the east of the area around Hardingshute, Nunwell and Upton
 Historic farmsteads are located throughout the area
 The designed landscape and historic buildings at Nunwell contribute strongly to the character of that part of the area
 Ancient woodland areas
 Nature conservation value of woodland and grassland areas within the area and wetland areas on its edges
 Scheduled monuments a number of which are currently at risk

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

RYD017

Land at Haylands Manor, Corbett Road, Ryde

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. There is a listed building (Haylands Manor) directly adjacent to the site to the east. If development is considered appropriate any design and layout should consider the impact and setting on the listed building.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. The sites has a number of larger trees, many with TPOs that will need appropriate buffers, there are also a number of hedges to 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. There is an area TPO off the western boundary, another off the north boundary, and another abutting the SE corner, and a series of individual TPO trees to the southern boundary.

Biodiversity Net Gain Scope:

Flood Risk

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

Proximity to Key Services

Access to Public Transport: Ryde has a number of bus services to and from Newport. There is a bus stop in walking distance to the site.

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: Ryde has access to a range of services and facilities.

Access to open space recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. The site is within the walking access threshold for allotments, accessible natural greenspace, parks/gardens and outdoor sport. but outside it for amenity greenspace, and children/young people (Unless pedestrian access could be secured to the east/south-east - in which case childrens/young people's provision would be within the access threshold.

Highways Factors

Highway Access: The site is accessed from Corbett Road which is unmade with lots of deep potholes. The submitter has advised that he owns the freehold to the access and verges. Grove Road is another potential access coming off Corbett Road, but it is also unmade as well as being narrow and non-standard width.

Availability Assessment Available

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for: The site has been put forward for general housing

Potential for a Mix of Uses: No

Loss of Employment Site: No

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation: The lack of pedestrian permeability to the surrounding area, together with the relatively small scale of the site mean it is not well suited to larger scale open space provision, although there may be scope for some smaller scale amenity greenspace.

Achievability Assessment Achievable

Indicative Yield: 0

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Constraints to delivery / number_of_landowners: There is one landowner, there may be rights of access covenants and/ or legal aspects with regards to the access in.

Infrastructure capacity: The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

RYD017

Land at Haylands Manor, Corbett Road, Ryde

Trajectory Post-Plan Period:

Council_owned:

SHLAA Conclusion

Conclusion Currently not developable.

2022: Whilst it is acknowledged that the submitter may own the access, there is concern over achieving a suitable access to the site for increased development. Concerns over viability and cost of upgrading access. Strategic Gap. The site is also heavily treed and may reduce the developable area. Could consider combining sites.

Status Currently not developable.

RYD038

Smallbrook Farm North, Smallbrook Lane, Ryde

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment

Suitable

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

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

Environmental Discounts (Stage A No buffer):

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

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts_Stage B(i)

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

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

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

Discounted by a Factor in Stage B(ii):

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

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

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character

Area Key Factors:

Key Characteristics

- Use for formal sporting and leisure activities
- Mosaic of habitats of potential benefit to wildlife (particularly the golf courses)
- Smallbrook stadium sees occasional activities with high noise and traffic having temporary impact on the tranquillity of the area

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

RYD038

Smallbrook Farm North, Smallbrook Lane, Ryde

Impact on Biodiversity:

There is a large pond (S41 priority habitat) to the north and hedgerows with scattered trees at boundaries and at field boundaries within the site. There are no TPOs. It is within the North Eastern Woods Local Ecological Network. Ancient woodland is located off-site to the east and south-east, as well as to the west.

Biodiversity Net Gain Scope:

Ancient woodland buffers, wildflower meadow habitat. Enhancements in line with the aims of the North Eastern Woods Local Ecological Network.

Flood Risk

Flood Risk (including Surface Water):

FZ2/3 in NE corner and along east access road.

Proximity to Key Services

Access to Public Transport:

It is very close to Smallbrook Junction railway station, where bus stops for routes 2, 24, 25 are also located.

Access to Pedestrian Cycle Links:

Smallbrook Lane has no pedestrian footways. Potential scope to connect to adjacent permissions and pedestrian routes therein.

Access to Services and Facilities:

Ryde is a tier 1 settlement with a good range of services.

Access to open space recreation:

Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. The site is within the walking access threshold for outdoor sport, but beyond it for all other open space typologies except accessible natural greenspace which is partially accessible. Implementation of adjacent permissions will update this position.

Highways Factors

Highway Access:

Via Smallbrook Lane to the north. Other access routes to the south and west may have potential for upgrading to also serve adjacent planning permission P/01456/14 and 20/02159/ARM.

Availability Assessment

Available

Availability:

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for:

Potential for a Mix of Uses:

Yes - open space

Loss of Employment Site:

No

Potential for Consideration as a Rural exception?

Need for new Open Space and/or Recreation:

Current need for most open space types will require re-analysis and re-consideration upon implementation of neighbouring permissions. P/01218/16 already includes allotments, children's play and accessible natural greenspace. Permission to the east already includes children's play including a MUGA, one NEAP, two LEAPs and several LEAPs.

Achievability Assessment

Achievable

Indicative Yield:

80

Trajectory 23/24 to 27/28:

0

Trajectory Plan Period:

0

Trajectory Post-Plan Period:

0

Constraints to delivery / number_of_landowners:

Infrastructure capacity:

Council_owned:

SHLAA Conclusion

RYD038

Smallbrook Farm North, Smallbrook Lane, Ryde

Conclusion 2022:	Potentially suitable location to be considered alongside adjacent permissions. It will need to demonstrated permeability, connectivity and access for pedestrians and cyclists via and through adjacent permissions. Open space requirements in line with adopted local standards will require similar consideration alongside adjacent permissions. Heritage setting issues will requite further specialist consideration which will impact upon capacity estimate. Pond to north of site could be retained and enhance as biodiversity net gain habitat.
Status	Currently not developable

SHK012

Fairfield Lodge, Priory Road, Shanklin. PO37 6SA

Key Details

Settlement: The Bay (Shanklin) Settlement Tier: 1 Parish: Shanklin Site Area (0.16 2018 SHLAA_Ref_No: IPS393 2nd Reg18 ISP Housing Allocation Ref: N/a

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: Greenfield Brownfield Register (If applicable):

Site Description: The site is a large residential property in its own grounds. It has access onto Priory Road. The site is bounded by high hedges/trees on all sides.

Suitability Assessment Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

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

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

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

Discounted by a Factor in Stage B(ii):

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

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

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

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

Landscape Impacts

Impact upon and relationship to the AONB: The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal.

Landscape Character: Settlement

Area Key Factors:

Agricultural Land Classification: The classification is urban

Landscape Impact: Minimal landscape impact from site within settlement, although impact upon neighbouring amenities is an obvious consideration.

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 y.

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.

Biodiversity Net Gain Scope:

SHK012

Fairfield Lodge, Priory Road, Shanklin. PO37 6SA

Flood Risk

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

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 are public rights of way in the wider area. The roads have pavements and the wider area has cycle links to Newport.

Access to Services and Facilities: Shanklin has a wide range of services and facilities

Access to open space recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards.

Highways Factors

Highway Access: The site has access onto Priory Road.

Availability Assessment

Available

Availability: Insufficient evidence of availability.

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for: The site has been put forward for general housing.

Potential for a Mix of Uses: No

Loss of Employment Site: No

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation:

Achievability Assessment

Achievable

Indicative Yield: 10

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number_of_landowners:

There is more than one landowner, no legal issues but there is a covenant preventing the use of the property as a school.

Infrastructure capacity:

The site has the benefit of existing utilities.

Council_owned:

SHLAA Conclusion

Conclusion 2022: Currently not developable

Redevelopment in line with previous permission should be acceptable. However, the previous permission did not come forward and there has been a change of owners, so achievability and deliverability of a net gain is highly questionable.

Status: Currently not developable

SHK012

Fairfield Lodge, Priory Road, Shanklin. PO37 6SA

VEN012

Land between St Boniface Road and High Street, Ventnor

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B(i)

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

Discounted by a Factor in Stage B(ii):

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character
Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

VEN012

Land between St Boniface Road and High Street, Ventnor

Impact on Biodiversity: No environmental designations. The south-facing vegetated slope habitat may host protected species/possible reptile habitat.

Biodiversity Net Gain Scope: Preservation and enhancement of rear slope. Hedgerows at boundaries. Bird/bat boxes.

Flood Risk

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

Proximity to Key Services

Access to Public Transport: There are bus routes/stops along both St Boniface Road to the north and the High Street to the south.

Access to Pedestrian Cycle Links: There is a pedestrian link the length of the east boundary which connects to footways to the north and south.

Access to Services and Facilities: Ventnor has a number of services and facilities. There is a convenience shop directly opposite the site on the High Street.

Access to open space recreation: In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. In terms of access, the site is within the walking threshold for all open space typologies except parks and gardens.

Highways Factors

Highway Access: Only possible to access by vehicle from the High Street. A steep pedestrian path runs down the east boundary. A drastic steep change in levels prevents vehicular access from the north.

Availability Assessment

Available

Availability: No

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for:

Potential for a Mix of Uses: No

Loss of Employment Site: No

Potential for Consideration as a Rural exception? N/a

Need for new Open Space and/or Recreation: No real scope to provide any significant public open space on site.

Achievability Assessment

Achievable

Indicative Yield: 10

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 0

Trajectory Post-Plan Period: 0

Constraints to delivery / number_of_landowners:

Four landowners. A letter to the the owner (as identified by the Land Registry) of the largest section (which is also the access) was bounced back in March 2022.

Infrastructure capacity:

Council_owned:

SHLAA Conclusion

Conclusion 2022: Suitable for a small scale residential development accessed from the High Street. Layout will have to be sensitive to neighbouring amenities, gradients and possible contamination or land stability issues but the size threshold should be achievable. However the site cannot be considered either available or achievable since it has not been possible to contact the landowner of the access point.

Status: Currently not developable

VEN012

Land between St Boniface Road and High Street, Ventnor

WRO002 Castle Works, Castle Road, Wroxall, Isle of Wight, PO38 3ED

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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

Discounted by a Factor in Stage B(i)

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

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

Discounted by a Factor in Stage B(ii):

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan): The site is situated within the settlement boundary and a confirmed brownfield site

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

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

WRO002

Castle Works, Castle Road, Wroxall, Isle of Wight, PO38 3ED

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 and within. The site has a number of buildings that may house bats. Appropriate surveys may be required.

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Area of surface water flood risk on south-east side and close to the access.

Proximity to Key Services

Access to Public Transport: The site is located along Route 3, this serves Newport | Rookley | Godshell | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links: There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. There are pavements to the roads.

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

Access to open space recreation: In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. However, given that Wroxall is a comparatively small settlement within a much larger area for analysis purposes, results need to be treated with caution.

Highways Factors

Highway Access: The site has an existing access onto the adjacent road to the south.

Availability Assessment Available

Availability: TBC

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for: TBC

Potential for a Mix of Uses: This will need to be determined

Loss of Employment Site: The site has a commercial use that may be lost as a result of any redevelopment.

Potential for Consideration as a Rural exception? Not applicable

Need for new Open Space and/or Recreation:

Achievability Assessment Achievable

Indicative Yield: 10

Trajectory 23/24 to 27/28:

Constraints to delivery / number_of_landowners: There is more than one landowner and there are no known covenants or legal issues. There may be an existing tenant on site who will need requisite notice or relocation. Due to previous uses there is likely for contamination.

Trajectory Plan Period:

Infrastructure capacity: The site has some utilities and adjoining properties appear to benefit from connections to utility services.

Trajectory Post-Plan Period:

Council_owned:

SHLAA Conclusion

Conclusion 2022: 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.

WRO002

Castle Works, Castle Road, Wroxall, Isle of Wight, PO38 3ED

Status

Currently not developable

WRO002

Castle Works, Castle Road, Wroxall, Isle of Wight, PO38 3ED