APPENDIX 4: SUITABLE BUT NOT CURRENTLY DEVELOPABLE SITES

COW032	Land East of Arctic	Road Cowes					
Key Details							
Settlement: Cowes	Settlement Tier:	1 Pa	arish: Cowes	Site Area (0.3	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref: N/a	
Relationship to Settle	ement Boundary (IPS Reg 18 part 2	- 2021):	Located within Settleme	nt Boundary			
Location in relation t	o Settlement Boundary 2018:		The site is located in the	settlement boundary			
Brownfield or Green	ield:		Brownfield Register (If a	pplicable):			
Site Description: F	at grass area close to harbour at re	ear of harbourside emplo	oyment area. Used for occa	sional storage and parking	g for tenants on site.		
Suitability Ass	essment	Suitable					
Discounting Factors	5						
Environmental Disco	unts (Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)	
Regionally important	Special Protection Area (SPA), Spe Geological and Geomorphological Local Nature Reserve (LNR), Ancie	Site (RIGG), National Na	ature Reserve (NNR), Site of	Importance for Nature		ironmental designations including, ancient woodland, LNR, n SSSI, scheduled ancient monument or RIGG.	
Environmental Disco	unts (Stage A No buffer):				□ Discounted by a Factor in Stage A (No Buffer)	
Includes Heritage Co safeguarded as biodi	ast, Historic Park or Garden, Public versity mitigation	ally Accessible Open Spa	oace, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic pa It is however a car park within and related to public open space and has therefore been discounte		
Envonmental Discou Flood zones 2 3, Agr	nts_Stage B(i) icultural Land Quality Grades 12, S	mall Sites falling below t	he size threshold of 0.25ha	or 5 dewllings:	□ Discounted by a Factor in Stage B(i)	
Environmental Disco Remote from settlen	unts Stage B(ii): nent boundaries, Coastal Change N	lanagement areas, Zone:	s of Ground Instability Man	agement	Discounted by a Factor in Stage B(i	i):	
Character of the Su	rrounding Area and Local Policy	Context (Including Nei	ighbourhood Plan)				
Character and Comp	atibility of the Surrounding Area:	Urban area, so redevelo	opment/regeneration woul	d be fully compatible.			
Local Policy Context	(Including Neighbourhood Plan:						
Mineral Resources:		The site is not located in	n a mineral or mineral safe	guarding area.			
Landscape Impacts	i						
Impact upon and rel	ationship to the AONB: Not in th	e AONB.					
Landscape Characte Area Key Factors:	Settlement area						
Agricultural Land Cla Landscape None at Impact:	this urban location.						

Heritage Impacts

Impact on Historic Environment and Heritage Assets: Grade II listed structure off-site to 25-30m tosouth: Coles Yard and Slipway. Development will need to consider the historical setting.

narine conservation

rk or garden. ed at this stage.

Land East of Arctic Road Cowes COW032

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	No on-site flood issues identified.
Water):	
Proximity to Key Services	
Access to Public Transport:	
Access to Pedestrian Cycle Link	Adjacent to Cowes strategic cycling route.
Access to Services and Facilitie	s: Centrally located in Cowes.
Access to open Poor access	. Site is only within the walking threshold for accessible naturak greenspace, not any other open spacxe typoligies.
space recreation:	
Highways Factors	

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

Availability Asses	ssment	Available
Availability:	No	
Availability_Timeframe:		
Suitability and Require	ments 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 a
Potential for Consideration	on as a Rural exception?	N/a
Need for new Open Space	e 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

Achievability	Assessment	Achievable		
Indicative Yield:	11		Constraints to delivery /	Not being actively promoted. Possible tenancy issues.
Trajectory 23/24 to	27/28:	0	number_of_landowners:	
Trajectory Plan Per	iod:	0	Infrastructure capacity:	
Trajectory Post-Pla	n Period:	0	Council_owned:	

SHLAA Conclusion

Conclusion 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. 2022:

Status	Currently not developable
--------	---------------------------

utilised for these purposes at time of visit.

COW032 Land East of Arctic Road Cowes

COW033 Land between Wya	att's Close and	d Wyatt's Lane			
Key Details					
Settlement: Cowes (Northwood) Settlement Tier:	1 Pa	rish: Northwood	Site Area (1.7	2018 SHLAA_Ref_No: N/a	2nd Reg18
Relationship to Settlement Boundary (IPS Reg 18 part 2 -	- 2021):	Located within Settlement	Boundary		
Location in relation to Settlement Boundary 2018:		Outside but immediately a	djacent to the current	settlement boundary	
Brownfield or Greenfield: Greenfield		Brownfield Register (If app	licable):		
Site Description: An area of grassland on the edge of t	the residential area that	is enclosed by tree belts.			
Suitability Assessment	✓ Suitable				
Discounting Factors					
Environmental Discounts (Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m b	ouffer)
Includes Ramsar site, Special Protection Area (SPA), Spec Regionally important Geological and Geomorphological Conservation (SINC), Local Nature Reserve (LNR), Ancien	Site (RIGG), National Na	ture Reserve (NNR), Site of Ir	nportance for Nature	The site is not located within any environn zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,	-
Environmental Discounts (Stage A No buffer):				□ Discounted by a Factor in Stage A (No B	uffer)
Includes Heritage Coast, Historic Park or Garden, Publica safeguarded as biodiversity mitigation	ally Accessible Open Spa	ce, Local Green Space, Land		The site is not located within any environm	
Envonmental Discounts_Stage B(i)				□ Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agricultural Land Quality Grades 12, Sn	nall Sites falling below t	ne size threshold of 0.25ha o	5 dewllings:	The site is located in FZ1 and is not class 1	or 2 agricultural land.
Environmental Discounts Stage B(ii):					
Remote from settlement boundaries, Coastal Change Ma	anagement areas, Zone	s of Ground Instability Manag	ement	Discounted by a Factor in Stage B(ii):	
Character of the Surrounding Area and Local Policy (Context (Including Nei	ghbourhood Plan)			
Character and Compatibility of the Surrounding Area:	The site is close to exist the area is more rural.	ing low-density residential, w	hilst no compatibility i	ssues are envisaged, the site is on the edge o	of the area adjacent to
Local Policy Context (Including Neighbourhood Plan:	The site is within the se	ttlement boundary.			
Mineral Resources:	There is an area to the	north of the site that is locate	ed within a mineral safe	guarding area. This will need to be consider	ed further should the
Landscape Impacts					
Impact upon and relationship to the AONB: The site is	s not located in an AON	3			
Landscape Character Historically the whole area was p Area Key Factors:	part of the Northern Low	rlands. Today, the site is 'Tra	ditional Enclosed Pastu	re Land.	
Agricultural Land Classification: Urban					
	ounded by a public foot		-	h side. Trees and woodland largely scree the ome ramshackle barns on the north side. Dev	
Heritage Impacts					
Impact on Historic Environment and Heritage Assets:	he site is not located in	a conservation area and ther	e are no listed building	s close by.	
Biodiversity / Ecological Impacts					
		nation but is located in the L of bats in the vicinity. Releva	-	k (North Western Woods). There are a row o	of TPO trees on the ac

.8 ISP Housi	ng Allocation	Ref: N/a	

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

including heritage coast, historic park or garden.

d.

to biodiversity designations and where the context of

ne site be considered appropriate.

ections although ther are intervening limpses between wholly consistenmt with the sttlement pattern,

access road at the north boundary and mature

COW033	Land l	between \	Nyatt's Close and W	/yatt's Lane		
Biodiversity Net Gai		Ideally would be o Local ecological N	etwork. GI on southern tail may hav	gain could be focused upon t /e added benefit as an educat	he southern tail of HA025 and ancient woodland buffers. ional resource for the adjacent school. species. Bat box installation. Pond to provide ambibian ha	
Flood Risk						
Flood Risk (includir Water):	ng Surface	No on-site flood is	sues identified.			
Proximity to Key S	ervices					
Access to Public Tra	ansport:		ne distance from the nearest regula to every 7 minutes Sundays up to		nain strategic road network and is Route 1 serving Newpo	ort St Mary's Hospital P
Access to Pedestria	n Cycle Links	: Wyatts Lane	has a pedestrian footway along the	east side.		
Access to Services a	and Facilities:	Northwood ha	s some facilities and Cowes further	to the north has a range of se	ervices and facilities	
space recreation:	This site has	walkable access t		erner Avenue. It is within the v	Medina area. walking threshold for amenity greenspace, children's/you Illotments in Northwood. It is also beyond the walking the	
Highways Factors						
Highway Access:	Nould need t	tro be accessed vi	a allocation HA025 (Site COW002) t	o the south		
Availability A	ssessme	nt	Available			
Availability:						
Availability_Timefra	ime:					
Suitability and Red	quirements ;	for Other Forms	of Development			
Put forward for:			Unknown			
Potential for a Mix of	of Uses:		No			
Loss of Employmen	t Site:		No			
Potential for Consid	eration as a l	Rural exception?	Unknown			
Need for new Open	Space and/c	or Recreation:	Contrbutions should be sought to	meet identified deficits, or de	livered alongside developmet of adjacent land to the sou	ith.
Achievability	Assessm	nent	Achievable			
Indicative Yield:				Constraints to delivery /	Yes.	
Trajectory 23/24 to	27/28:		0	number_of_landowners:	Four landowners haven't expressed willingness to develop.	
Trajectory Plan Peri	od:		0	Infrastructure capacity:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services	
Trajectory Post-Plar	Period:		0	Council_owned:		
SHI AA Conclu						

SHLAA Conclusion

land buffer habitat complementing Western Woods
. Planting of priority flora species.

Parkhurst | Northwood | Park & Ride | Cowes and runs

tural greenspace, outdoor sport and parks/gardens.

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

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

Status Currently not developable

Page 6

Church Field, Copse Lane, Freshwater, Isle of Wight, PO40 9TL **FRE007**

Key Details

Settlement: Freshwater	Settlement Tier:	2	Parish: Freshwater	Site Area (1.8	3 2018 SHLAA_Ref_N	lo: IPS007	2nd Reg18
Relationship to Settlement Bounda	ary (IPS Reg 18 part 2	- 2021):	Located within Settlemen	t Boundary			
Location in relation to Settlement	Boundary 2018:		The site is located outside	e but immediately adjac	ent to the settlement bounda	ary. The settlemen	it boundary is on 3 s
Brownfield or Greenfield: Greenfi	ield		Brownfield Register (If ap	olicable):			
Site Description: The site is a flat	t field that is currentl	y used for grazing o	n the edge of the Freshwater. Th	e boundaries to the nor	th, east and south are post a	nd rail fences with	a mix of residential
Suitability Assessment		✓ Suitable					
Discounting Factors							
Environmental Discounts (Stage A					Discounted by a Factor in	n Stage A (5m buff	er)
Includes Ramsar site, Special Prote Regionally important Geological ar Conservation (SINC), Local Nature	nd Geomorphological	Site (RIGG), Nation	al Nature Reserve (NNR), Site of I	mportance for Nature	The site is not located with zone, NNR, RAMSAR, SAC,	,	0
Environmental Discounts (Stage A	No buffer):				Discounted by a Factor in Stage A (No Buffer)		
Includes Heritage Coast, Historic Park or Garden, Publically Accessible C safeguarded as biodiversity mitigation			Open Space, Local Green Space, Land		The site is not located within any environmental designations inc space.		
Envonmental Discounts_Stage B(i)					Discounted by a Factor in	n Stage B(i)	
Flood zones 2 3, Agricultural Land	Quality Grades 12, S	mall Sites falling bel	low the size threshold of 0.25ha c	The site is located in FZ1 and is not class 1 or 2 agricultural land.			
Environmental Discounts Stage B(i Remote from settlement boundari		lanagement areas, 7	Zones of Ground Instability Mana	gement	Discounted by a Factor i	n Stage B(ii):	
Character of the Surrounding Ar	ea and Local Policy	Context (Including	g Neighbourhood Plan)				
Character and Compatibility of the	Surrounding Area:	The site has reside	ntial development to 3 sides ther	efore there is unlikely to	o be any compatibility issues.		
Local Policy Context (Including Nei	ghbourhood Plan:	The site is located outside but immediately adjacent to the settlement boundary of Freshwater where there are a good range of services a plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development sho area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of ac for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjo					evelopment should b nixed types of accom
Mineral Resources:		The site is not loca	ted in a mineral or mineral safeg	uarding area			
Landscape Impacts							

Impact upon and relationship to the AONB: The site is not located in the AONB but immediately adjacent to it, consequently any development will need to take account of the landscape character and setting.

Landscape Character	Settled Farmland (Freshwater Isle)
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 settlements

- 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

8	ISP	Housing	Allocation	Ref:	HA008
---	-----	---------	------------	------	-------

sides of the site's boundary.

al boundaries to the west.

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

ncluding heritage coast, historic park or garden, open

facilities. Freshwater has an adopted neighbourhood be compatible with the distinctive character of the mmodation provision to address the housing needs independent living.

lement

FRE007	Churc	h Field, Co	pse Lane, Freshwater, Isle of Wight, PO40 9TL
			Lord Tennyson and other writers hwater Isle, separated from the Isle of Wight by the River Yar
Agricultural Land C	Classification:	The site	e is classified as urban, there is a small tip to the north east corner that is classified as Grade 3.
Impact: Thew hedge	vest and north erows at bound		residential areas. have long views to the east and south east across the AONB but the view from the AONB woul dbe against the context of a pre-existing residential ature trees on boundaries, particularly the south. There is a footpath down the east boundary. Landscape value is medium and sensitivity is low/me
Heritage Impacts	S		
Impact on Historic	c Environment	and Heritage Asset	s: The site is immediately adjacent to the Church Place Conservation Area located on the south east and south boundaries. All Saints Church is a G would need to take account of the setting of the church and conservation area.
Biodiversity / Eco	ological Impac	cts	
Impact on Biodive	ersity:	The site is not locate	ed in an environmental designation. There are no tree preservation orders or significant trees within the site. The site is adjacent to the 'Western Ya
Biodiversity Net G		•	ents should aim to compliment the aims of 'Western Yar' Local Ecological Network which is adjacent to the east. The east boundary of the site woul I ecological networks as well as improve landscape screening. Bat boxes adjacent to woodland at south-east of the site.
Flood Risk			
Flood Risk (includ Water):	ling Surface		
Proximity to Key	Services		
Access to Public T	ransport:	There are bus s	tops at the end of the lane on Copse Lane
Access to Pedestri	ian Cycle Links	: There is a publ	ic 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 Ch
Access to Services	s and Facilities		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 cong nighways and lack of pedestrian footways.
Access to open space recreation:	The open spa	ace audit shows All	reasonably well served by open spaces but does exhibit shortages of allotments and parks and gardens. Saints Church grounds as open space (Typology: Cemeteries and Churchyards). Golden Hill Fort and local nature reserves are to the north west of t open space except outdoor sport and natural greenspace. The main open space facilities are half a mile away to the wouth-west at Stroud Recreat
Highways Factors	S		
Highway Access:	joining an acc	cess road to Ronsta	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 t n Gardens, although this would increase congestion on what is a quet residential street and entail a lengthy looping detour to access the site. The p rtilage onto Copse lane, which would impact on the viability.
Availability	A		
Availability /			Available
Availability:		or April 2022 the p	romoter has indicated the site is no longer available (source: J Brewer).
Availability_Timef		for Other Forms o	fDevelopment
Put forward for:	equirements	-	The site has been put forward for general housing.
Potential for a Mix	x of Uses:		
Loss of Employme			lo
Potential for Consi			Not applicable
Need for new Ope		•	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 persents is surrontly difficult

access is currently difficult.

al backdrop. The site is a featureless arable field, with medium so capaciy for change is medium/high.
a Grade II* listed building, therefore any development
Yar' Local Ecological Network to the east
ould benefoit from tree planting to improve

Church Place.

ngestion may be further exacerbated by the poor

f the site. However, the site is outside the access ational Park.

of this scale in isolation. There is a potential to consider e preferable option would be a new access SW of the

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

FRE007 Church Field, Copse Lane, Freshwater, Isle of Wight, PO40 9TL

Achievability Assessment	□ Achievable		
Indicative Yield: 25		Constraints to delivery / number of landowners:	There is one landowner and there are no known
Trajectory 23/24 to 27/28:	0	number_or_landowners.	covenants or legal issues.
Trajectory Plan Period:	25	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:	0	Council_owned:	

SHLAA Conclusion

Conclusion 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 are 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: Freshwater	Settlement Tier:	2	Parisł	: Freshwater	Site A	rea (2.5	2018 SHLAA_Ref_No: IPS192	2nd Reg18
Relationship to Settlement Bound				mmeadiately adjacent t				
Location in relation to Settlemen	t Boundary 2018:		Т	he site is located outsid	e but immediate	ly adjacent t	to the current settlement boundary which is	along the north an
Brownfield or Greenfield: Green	field		B	rownfield Register (If a	oplicable):			
Site Description: The site is the	edge part of an agricu	tural field located j	ust outs	ide the settlement bour	dary. There are	hedges to th	ne north and east with some tree within the	hedges. The site is
Suitability Assessment	:	 Suitable 						
Discounting Factors								
Environmental Discounts (Stage A	A - 5m buffer)						Discounted by a Factor in Stage A (5m buffe	r)
Includes Ramsar site, Special Prot Regionally important Geological a Conservation (SINC), Local Nature	and Geomorphological	Site (RIGG), Nationa	al Nature	e Reserve (NNR), Site of	Importance for N	lature zo	ne site is not located within any environment ne, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sche	-
Environmental Discounts (Stage A	A No buffer):					_	Discounted by a Factor in Stage A (No Buffer	r)
Includes Heritage Coast, Historic safeguarded as biodiversity mitig		ally Accessible Open	Space,	Local Green Space, Land	1		ne site is not located within any environment ace.	al designations inc
Envonmental Discounts_Stage B(i)						Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agricultural Lan	d Quality Grades 12, Sn	nall Sites falling belo	ow the s	ize threshold of 0.25ha	or 5 dewllings:	Th	ne site is located in FZ1 and is not class 1 or 2	agricultural land.
Environmental Discounts Stage B Remote from settlement bounda		anagement areas, Z	ones of	Ground Instability Man	agement		Discounted by a Factor in Stage B(ii):	
Character of the Surrounding A	Area and Local Policy	Context (Including	Neighb	ourhood Plan)				
Character and Compatibility of th	e Surrounding Area:	The site is close to	existing	residential, no compati	oility issues are e	nvisaged.		
Local Policy Context (Including Ne	-	housing, their desig pattern and buildin	gn policy ng styles.	sets out that; the design It further sets out that	n, location and la development sh	ayout of all o ould encour	boundary. Strategic Gap. Freshwater has an development should be compatible with the rage mixed types of accommodation provisio alth difficulties to enjoy independent living.	distinctive characte
Mineral Resources:		The site is not locat	ted in a	mineral or mineral safe	guarding area.			
Landscape Impacts								
Impact upon and relationship to					•		of the area where the land is becoming more will need to be considered and reflected in a	-

- 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

8 ISP	Housing	Allocation	Ref:	N/a
-------	---------	------------	------	-----

and east boundaries.

is fairly level before sloping gently to the south,

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

ncluding heritage coast, historic park or garden, open

ourhood plan. Whilst there is no specific policy on cter of the area, respecting the local settlement housing needs for everyone in the Parish, including

Itural. If development is considered appropriate, the les.

	• Distinc	ve identity as Freshwater Isle, separated from the Isle of Wight by the River Yar	
Agricultural	Land Classification:	The classification is urban	
Impact:	the AONB hills to th	sed by hedges and gently sloping down to the south-east. The built up settlement imposes on the north boundary and ther is lower density development at 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 les. Strategic Gap. Landscape quality and sensitivity are low/medium.	
Heritage Im	npacts		
Impact on H	istoric Environment	nd Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.	
Biodiversity	/ Ecological Impa	:s	
Impact on B		ne site is not located in an environmental designatin, but hedgerows at all boundaries. There are no tree preservation orders or larger trees within the site, thou here is a TPO to the south easy boundary just beyond the site.	gh the
Biodiversity		Iulitifunctional SuDS to reduce flood risks and benefit biodiversity - pond, wetland, swale, bioretention area, green roof. /ildflower, green coorridor pedestrian route along north boundary. Strengthen treebelt improving network connectivity along east boundary.	
Flood Risk			
Flood Risk (Water):		corner overlaps FZ2/3. Duth boundary overlaps surface water flood risk.	
Proximity to	o Key Services		
Access to Pu	ublic 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/V The service runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes.	Wellow
Access to Pe	edestrian 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 Se	ervices and Facilities	Freshwater has access to a good range of services and facilities.	
Access to op space recrea Highways F	ation: Stroud playi It is within th	as sufficent supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and park g fields are located in close proximity. e walking distace threshold of all open space types except formal parks/gardens and allotments. However only the east half is within the access threshold for ch	-
Highway Acc	cess: Access could	e 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 upgr	ading.
Availabi	lity Assessme	t ✓ Available	
Availability:		is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achiev	ed wit
Availability_			
-	-	or Other Forms of Development	
Put forward		The site has been put forward for general housing and mixed development (housing led) TBC	
	a IVIIX OF LISES.		
Potential for	loyment Site:	No	

Potential for Consideration as a Rural exception?	No
Need for new Open Space and/or Recreation:	Give

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

Achievability Assessment

st and west boundaries. There are long views to/from velopment which already extends further south on both
here are some trees within the hedge boundaries.
ow Yarmouth Freshwater Totland Alum Bay
ardens.
en's young peoples provision.
ng.
-
within 0-5 years.
already poor.

FRE014 Land to South of Clayton Road, Freshwater (Land Area 1 on Plan)

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:	
	number_of_landowners:

Conclusion	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 caref
2022:	ameities 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 a
	the settlement.
	A children's play area woud 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 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
	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
	suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Status	Currently not developable

ful consideration of impacts upon local character and

also be a good opportunity to provide a park/garden for

Id be compatible with the distinctive character of the ng needs for everyone in the Parish, including providing

Heathfield Meadows, Freshwater **FRE023**

Key Details

Settlement: Freshwater	Settlement Tier:	2 P	arish: Freshwater	Site Area (0.9	2018	SHLAA_Ref_No: IPS38	39	2nd Reg18 ISP Housing Allocation Ref: N/a
Relationship to Settlement Boun	ndary (IPS Reg 18 part 2 -	- 2021):	Located within Settleme	ent Boundary				
Location in relation to Settlemer	nt Boundary 2018:		The site is located outsic	de but immediately adjace	ent to the curre	nt settlement boundar	y which is alon	g the south boundary.
Brownfield or Greenfield: Green	nfield		Brownfield Register (If applicable):					
Site Description: The site is an	existing site that has a r	number of houses and	flats built out across it. It is	surrounded by trees mar	ny of which are p	protected, There is cur	rrently one acce	ess in from Heathfield Road.
Suitability Assessment	t	□ Suitable						
Discounting Factors								
Environmental Discounts (Stage	A - 5m buffer)				Discounted	by a Factor in Stage A	(5m buffer)	
Includes Ramsar site, Special Pro Regionally important Geological Conservation (SINC), Local Natur	and Geomorphological S	Site (RIGG), National Na	ature Reserve (NNR), Site of	f Importance for Nature				signations including, ancient woodland, LNR, marine conse ed ancient monument or RIGG.
Environmental Discounts (Stage					□ Discounted by a Factor in Stage A (No Buffer)			
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Spaces safeguarded as biodiversity mitigation			ce, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden space.			
Envonmental Discounts_Stage B	(i)				Discounted	by a Factor in Stage B((i)	
Flood zones 2 3, Agricultural Lar	nd Quality Grades 12, Sm	nall Sites falling below t	he size threshold of 0.25ha	or 5 dewllings:	The site is loca	ated in FZ1 and is not c	lass 1 or 2 agric	cultural land.
Environmental Discounts Stage E Remote from settlement bounda		anagement areas, Zone	es of Ground Instability Man	agement	Discounted	by a Factor in Stage B((ii):	
Character of the Surrounding	Area and Local Policy (Context (Including Ne	ighbourhood Plan)					
Character and Compatibility of t	he Surrounding Area:	The site is close to exis	ting residential, no compatik	bility issues are envisaged	1.			
Local Policy Context (Including N		specific policy on hous settlement pattern and	ing, their design policy sets	out that; the design, loca sets out that developmen	tion and layout on the should encour	of all development sho age mixed types of acc	ould be compati commodation p	shwater has an adopted neighbourhood plan. Whilst there ible with the distinctive character of the area, respecting the provision to address the housing needs for everyone in the ving
Mineral Resources:		The site is not located	in a mineral or mineral safe	guarding area.				
Landscape Impacts								
Impact upon and relationship to	the AONB: The site is	s not located in an AON	IB.					

andscape Character	Settled Farmland (Freshwater Isle)
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 settl
	• 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

• 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

rvation

n, open

e is no he local Parish,

lement

I nucleated villages to the north

FRE023	Heathf	eld Mea	dows, Freshwat	er		
	Distinctive	e identity as Fre	shwater Isle, separated from	n the Isl	e of Wight by the River Yar	
Agricultural Land C			assification is Grade 3			
		he site, among	other housing, surrounded b	by trees	s, any wider visual impact on la	andscape character will be minimal.
Heritage Impacts						
Impact on Historic	Environment an	d Heritage Asse	ets: The site is not located in	n a cons	servation area and there are n	o listed buildings close by
Biodiversity / Ecol	logical Impacts					
Impact on Biodiver	rsity: The	e site is not loca	ted in any environmental des	signatio	ons. There are a significant nur	nber of trees with TPOs across the site. Relevant surveys are likely to be required
Biodiversity Net Ga	ain Scope:					
Flood Risk						
Flood Risk (includi Water):	ing Surface No	flood risk ident	ified.			
Proximity to Key S	Services					
Access to Public Tr	ransport:	There are bus	stops along Heathfield Road	and th	e Freshwater to Newport bus	service runs regularly.
Access to Pedestria	an Cycle Links:	There are net	work of public rights of way	close to	o the site but there are no dec	licated cycle paths in close proximity and the road does not have a pavement.
Access to Services	and Facilities:	Freshwater ha	s a wide range of services and	d facilit	ies.	
Access to open space recreation: <i>Highways Factors</i> Highway Access:	Golden Hill For	t and recreation	ly of amenity greenspace, ac n area is just to the east. onto Heathfield Road.	cessible	e natural greenspace and child	lren's young peoples provision. However it has deficits of allotments and parks/g
Availability A Availability:			Available s confirmed the site is available	ole but	has not indicated when it mig	nt be brought forward or developed.
Availability_Timefr	ame:					
Suitability and Re	equirements for	^r Other Forms	of Development			
Put forward for:			The site has been put forwa	rd for g	general housing.	
Potential for a Mix	of Uses:		No			
Loss of Employmer	nt Site:		No			
Potential for Consid			Not applicable.			
Need for new Oper	n Space and/or I	Recreation:				
Achievability	y Assessme	nt	□ Achievable			
Indicative Yield:	0				Constraints to delivery /	There is one landowner and there are no known
Trajectory 23/24 to	o 27/28:				number_of_landowners:	covenants or legal issues.

•	
ardens.	

FRE02	3	Heathfield Me	adows, Freshwater			
Trajectory P	Plan Perio	d:		Infrastructure capacity:	The site has some utilities but may require extensions to be factored in.	
Trajectory P	Post-Plan l	Period:		Council_owned:		
SHLAA (Conclus	sion				
Conclusion 2022:	The site	-	existing permissions given, at least ting also reduce the area available.	-	e the SHLAA minimum size threshold. There are a significa	ant number of protected
Status	Currently	y not developable				

d trees across the site that reduces any developable

Key Details					
-	nent Tier: 1	Parish:	Site Area (0.1	17 2018 SHLAA_Ref_No: N/a	2nd Reg18
Relationship to Settlement Boundary (IPS Reg		Located within Settlement Bound			
Location in relation to Settlement Boundary 2	018:	Within Settlement boundary.			
Brownfield or Greenfield: Brownfield		Brownfield Register (If applicable	e):		
Site Description: Former sawmill and associ	ated buildings located within	n urban Newport. Also includes two adjac	ent terraced pro	operties.	
Suitability Assessment	Suitable				
Discounting Factors					
Environmental Discounts (Stage A - 5m buffer)			□ Discounted by a Factor in Stage A (5m buffer	r)
Includes Ramsar site, Special Protection Area Regionally important Geological and Geomorp Conservation (SINC), Local Nature Reserve (LN	phological Site (RIGG), Natio	nal Nature Reserve (NNR), Site of Importa	nce for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sche	-
Environmental Discounts (Stage A No buffer):					-)
Includes Heritage Coast, Historic Park or Gard	en, Publically Accessible Ope	en Space, Local Green Space, Land		 Discounted by a Factor in Stage A (No Buffer The site is not located within any environment 	
safeguarded as biodiversity mitigation				space.	
Envonmental Discounts_Stage B(i)				Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agricultural Land Quality Gra	des 12, Small Sites falling be	low the size threshold of 0.25ha or 5 dev	/llings:	The site is located in FZ1 and is not class 1 or 2	agricultural land.
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal	Change Management areas,	Zones of Ground Instability Management	t	Discounted by a Factor in Stage B(ii):	
Character of the Surrounding Area and Loc	al Policy Context (Includin	g Neighbourhood Plan)			
Character and Compatibility of the Surroundir	ng Area: Situated in a resid	lential area.			
Local Policy Context (Including Neighbourhood	d Plan:				
Mineral Resources:	The site is not loc	ated in a mineral or mineral safeguarding	area.		
Landscape Impacts					
Impact upon and relationship to the AONB:	Not within the AONB				
Landscape Character Settlement area.					
Area Key Factors:					
Agricultural Land Classification:					
Landscape Situated within dense residential Impact:	terraces. Impact upon neigh	bouring amenities will be a key consideration	ation.		
Heritage Impacts					
Impact on Historic Environment and Heritage	Assets: Area of possible ar	cheological interest.			
Biodiversity / Ecological Impacts		-			
	ood of impacts given urban	context.			
		-			

8 ISP Housing Allocation Ref:	N/a

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

including heritage coast, historic park or garden, open

NEW006	Form	er Trafalgar Steet Sawmill, 26 Trafalga	r Street, 25 West Street, and Building at Corner of
Biodiversity Net G		Increased planting of trees and shrubs within a garden area. Green Boxes for red/amber list species favouring urban habitats - House S	
Flood Risk			
Flood Risk (inclue Water):	ding Surface	No flood risks identified.	
Proximity to Key	Services		
Access to Public	Transport:	There is a bus route on Trafalgar Road.	
Access to Pedest	rian Cycle Links	S: Connects to adjacent streets with footways and a public footp	th on the west boundary.
Access to Service	s and Facilities	E Located with Newport - a top tier settlement, which has a full ra	nge of services and facilities.
Access to open space recreation:	•	Space Assessment Newport exhibits quantitive deficits of all types of the state of the second state of the st	
Highways Facto	rs		
Highway Access:	Direct access	s to the adjacent streets.	
Availability	Assessme	Available	
Availability:			
Availability_Time			
	Requirements	for Other Forms of Development	
Put forward for:	C	ТВС	
Potential for a Mi		Yes	
Loss of Employm		Although a legacy of employment the site appea	s vacant at the present time.
Potential for Cons		•	
Need for new Op	en Space and/o	or Recreation: The site is not suited or of the scale for public of	en space, but may include its own private gardens/amenity open space to serve residents.
Achievabilit	ty Assessn	nent Achievable	
Indicative Yield:	26		to delivery / TBC
Trajectory 23/24	to 27/28:	0 number_o	_landowners:
Trajectory Plan Pe	eriod:	0 Infrastruct	ure capacity:
Trajectory Post-P	lan Period:	0 Council_ov	vned:
SHLAA Conc	lusion		
		be suitable for redevelopment to flats, mixed use or commercial d	eveloment. Estimate 26 units could be achievable in a mix of 2 and 3 storey development.
2022.			
Status Curre	ently not devel	lopable	

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

NEW016 Land behind 87 G	unville Road, N	lewport					
Key Details							
Settlement: Newport Settlement Tier	1 Par	rish: Newport	Site Area (1.02	20	018 SHLAA_Ref_No: IPS399	2nd Reg18 ISP Housir	ng Allocation Ref:
Relationship to Settlement Boundary (IPS Reg 18 part 2	2 - 2021):	Located within Settlement Boun	ndary				
Location in relation to Settlement Boundary 2018:		The site is located in the settlem	nent boundary.				
Brownfield or Greenfield: Greenfield		Brownfield Register (If applicable	e):				
Site Description: The land relates to a series of exter incline to the land from west to eas	<u> </u>	nd/or paddocks to the rear of a ro	ow of houses in Gu	unville. The	site is bounded by hedges and t	rees with some mixed residential	boundaries. There is a slight downhill
Suitability Assessment	✓ Suitable						
Discounting Factors							
Environmental Discounts (Stage A - 5m buffer)				Discoun	ited by a Factor in Stage A (5m b	ouffer)	
Includes Ramsar site, Special Protection Area (SPA), Sp Regionally important Geological and Geomorphologica Conservation (SINC), Local Nature Reserve (LNR), Ancie	ance for Nature	Nature zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.					
Environmental Discounts (Stage A No buffer):				Discour	ited by a Factor in Stage A (No B	suffer)	
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation				The site is not located within any environmental designations including heritage coast, historic park or garden, open space.			
Envonmental Discounts_Stage B(i)				Discoun	ited 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 dewllings:			wllings:	The site is	located in FZ1 and is not class 1	or 2 agricultural land.	
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management			nt	Discounted by a Factor in Stage B(ii):			
Character of the Surrounding Area and Local Policy	Context (Including Neig	ghbourhood Plan)					
Character and Compatibility of the Surrounding Area:	The site is close to existi	ing residential, no compatibility iss	sues are envisaged	d.			
Local Policy Context (Including Neighbourhood Plan:	The site is situated withi	in the settlement boundary.					
Mineral Resources:	The site is not located in	n a mineral or mineral safeguarding	g area.				
Landscape Impacts							
Impact upon and relationship to the AONB: The site	is not located in an AONB	3.					
Landscape Character Settlement Area Key Factors:							
Agricultural Land Classification: The classification	ication is urban						
LandscapeThis is a residential gardens backland siteImpact:Given the location of the site, close to oth	-			pact on land	scape character will be reduced		
Heritage Impacts							
	The site is not located in a CHECKED JUNE 2022	a conservation area and there are r	no listed buildings	s close by.			
Biodiversity / Ecological Impacts							

NEW016 Land	l behind 87	Gunville Road, Ne	wport		
Impact on Biodiversity:		O protected woodland. Given the		site but there are a number of large trees individual and a and biodiversity studies are likely to be required.	groupings that need to be
Biodiversity Net Gain Scope:	Woodland buffer,	, wildflower meadow planting. Poi	nds. Green roofs.		
Flood Risk					
Flood Risk (including Surface Water):	East edge bounda	ry touches upon an area of surfac	e water flood risk.		
Proximity to Key Services					
Access to Public Transport:	There is a bus	s stop near by. This serves Routes	7 and 38. 38 serves Newport	Gunville Carisbrooke Whitepit Lane Newport and ru	ns Mon to Sat up to every
Access to Pedestrian Cycle Lir	hks: There is a pu	blic right of way to the north (N38) and cycle links in the wider ar	ea. The pavement runs along the north east side of Gun	ville Road and not the site
Access to Services and Faciliti	es: Gunville has a	number of services and facilities l	out the site is also on the outski	rts of Newport.	
space recreation: The site is	•	acces threshold for outdoor sport		xcept accessible natural greenspace. reenspace. It is not located particularly close to any recog	nised open/recreation sp
	-	vehicular access, this though is or ed to facilitate access.	a steep incline. Visibility to the	e south is limited by parked cars but to the north it is not	hampered by on road pa
Availability Assessm	ent	Available			
Availability: The	site is immediately a	available with a reasonable prospe	ct of development taking place	within 5 years. Once commenced could be achieved with	nin 1-2 years
Availability_Timeframe:					
Suitability and Requirement	ts for Other Forms	of Development			
Put forward for:		The site has been put forward fo	r 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	d/or Recreation:	The site lacks pedestrian permea	ability so is not an ideal location	for public open space, but may have scope fo ramenity of	opne space and smaller so
Achievability Assess	ment	□ Achievable			
Indicative Yield: 15			Constraints to delivery /	There is more one landowner but there are no known	
Trajectory 23/24 to 27/28:			number_of_landowners:	covenants or legal issues.	
Trajectory Plan Period:			Infrastructure capacity:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services	

Council_owned:

Trajectory Pos	t-Plan Period:

SHLAA Conclusion

e considered. Furthermore, the boundary to the north
y 30 mins Sundays up to every 30 mins
e side.
pace but has access to the wider countryside via a
rking due to Gunville Lane. The submission advises that
cale children's play alongside development.
· · · ·

NEW016 Land behind 87 Gunville Road, Newport

Conclusion Currently not developable.

2022: 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 ownnerships, access and viability.

Status Currently not developable

Page 21

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

Key Deta	ails								
Settlement:	Newport S	ettlement Tier: 1	Paris	h: Newport	Site Area (4.5	2018 SHLAA_R	Ref_No: IPS359	2nd Reg18 ISP Housing Allocation Ref:	
Relationship	to Settlement Boundary (IF	PS Reg 18 part 2 - 2021):	Immeadiately adjacent to the Sett	lement Boundary				
Location in r	elation to Settlement Boun	dary 2018:							
Brownfield o	or Greenfield: Greenfield			Brownfield Register (If applicable):	:				
Site Descrip	tion: The site forms a field	d of 4.5 hectares and is	currently a field on	a farm located on the eastern edg	e of Newport.				
Suitabilit	ty Assessment		Suitable						
Discounting	r Factors								
	tal Discounts (Stage A - 5m					Discounted by a Fac	tor in Stage A (5m buffer))	
Regionally in	nportant Geological and Ge	omorphological Site (R	IGG), National Natur	SAC), Site of Special Scientific Inter re Reserve (NNR), Site of Importan nument, Marine Conservation Area	ice for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.			งท
Includes Her	tal Discounts (Stage A No bu itage Coast, Historic Park on as biodiversity mitigation		cessible Open Space,	, Local Green Space, Land	Т	 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. 			
Envonmenta	I Discounts_Stage B(i)					Discounted by a Factor in Stage B(i)			
Flood zones	2 3, Agricultural Land Qual	ity Grades 12, Small Sit	es falling below the	size threshold of 0.25ha or 5 dewll	lings:	he site is located in F	Z1 and is not class 1 or 2 a	agricultural land.	
	tal Discounts Stage B(ii): n settlement boundaries, Co	pastal Change Manage	ment areas, Zones of	f Ground Instability Management		Discounted by a Fac	tor in Stage B(ii):		
Character o	f the Surrounding Area ar	nd Local Policy Conte	xt (Including Neigh	bourhood Plan)					
Character an	nd Compatibility of the Surro	ounding Area: The si	te is adjacent to exis	ting residential so unlikely to be an	ny compatibility is	sues.			
Local Policy (Context (Including Neighbo	urhood Plan: The si	te is located outside	but immediately adjacent to the se	ettlement bounda	y of the main county	town where there are a f	ull range of services and facilities.	
Mineral Reso	ources:	The si	te is not located in a	mineral or mineral safeguarding a	area.				
Landscape	Impacts								
Impact upor	n and relationship to the AC	ONB: The site is not lo	ocated in an AONB.						
Landscape C Area Key Fa									
Agricultural I	Land Classification:	The land is classifi	ed as Grade 3.						
				ere the land is more agricultural. The teed by trees which connects to the		nd cemetery to the sc	outh. It is partially screene	ed by trees. The topography is level with built up areas to the south.	
Heritage Im	pacts								
Impact on Hi	istoric Environment and He	ritage Assets: The site	e is not located in a c	conservation area and there are no	o listed buildings cl	ose by.			
Biodiversity	/ Ecological Impacts								

	ere is a small area to thesouth boundary that is adjacent to a SINC (St Pauls Cemetery), where the 5m is on the site boundary.
	Ds along south boundary and one or two within the site. Pre 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 o
CH	ECKED JUNE 2022
Biodiversity Net Gain Scope: Wi	ldflower, 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 Sur Water):	face 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 adjace Newport.
Access to Services and Facilities:	Newport has a full range of services and facilities.
space recreation: The site is adjace The site is adjace The site is with	ace Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace. cent to, and even partially within, Coplins Bridge Green Corridor. In the walking distance threshold for outdoor sport, natural and semi-natural greenspace and parks/gardens.
Highways Factors	nd the walking distance threshold for amenity greenspace, children's play, allotments,
ingilways ractors	
	ic highway access would be via site NEW068 to the north, which has a track to the main road network. The track would require upgrading. I 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 Ru	ral exception? No
Need for new Open Space and/or I	Recreation: The site offers scope for amenity open space and children's play in an area of deficit, which shoul dbe locayted adjacent to the green corridor to ma land on NEW002a offers scope to provide allotments to meet identified need.
Achievability Assessme	nt Achievable
Indicative Yield:	Constraints to delivery / There is one landowner and there are no known
naroative riela.	number of landowners; covenants or legal issues

Indicative Yield:		constraints to delivery /	
Trajectory 23/24 to 27/28:	0	number_of_landowners:	covenants or legal issues.
Trajectory Plan Period:	0	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:	0	Council_owned:	
SHLAA Conclusion			

o direct impacts.
acent green corridor has cycle links to and from
naximise accessibility by walking and cycling. Adjacent

ConclusionSuitable, 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

Page 24

NEW068 The F	Paddock, Mews Lane	e, Newport, Isle of Wight, PC)30 2LB		
Key Details					
Settlement: Newport	Settlement Tier: 1	Parish: Newport	Site Area (1.8	2018 SHLAA_Ref_No: IPS005	2nd Reg18
Relationship to Settlement Bou	undary (IPS Reg 18 part 2 - 2021):	Located outside the Settlement bou	undary, but reas	sonably related to it to the extent that an extensioi	n could be at le
Location in relation to Settleme	ent Boundary 2018:	The site is located outside the curre	ent settlement k	boundary. The site is immediately adjacent to anot	her site IPS359
Brownfield or Greenfield: Gre	enfield	Brownfield Register (If applicable):			
Site Description: The site is a	a paddock on the outskirts of Newpo	rt. It is fairly level with hedge boundaries to the no	orth. To the we	st the boundary is tree lined with a gully.	
Suitability Assessmer	nt 🗹 Sui	table			
Discounting Factors					
Environmental Discounts (Stage	e A - 5m buffer)			Discounted by a Factor in Stage A (5m buffer)	
Regionally important Geologica	al and Geomorphological Site (RIGG)	Conservation (SAC), Site of Special Scientific Intere , National Nature Reserve (NNR), Site of Importanc ds, Ancient Monument, Marine Conservation Area	ce for Nature	The site is not located within any environmental de zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, schedul	-
Environmental Discounts (Stage				Discounted by a Factor in Stage A (No Buffer)	
Includes Heritage Coast, Histor safeguarded as biodiversity mit		ole Open Space, Local Green Space, Land		The site is not located within any environmental de space.	esignations incl
Envonmental Discounts_Stage				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 dewllings:

Environmental Discounts Stage B(ii):

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

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

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

Local Policy Context (Including Neighbourhood Plan:
The site is located outside and not immediately adjacent to the current settlement boundary. Strategic Gap.

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

Landscape Impacts
Inpact upon and relationship to the AONB:

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

Landscape Character
Traditional Enclosed Pasture land

Area Key Factors:

Agricultural Land Classification: The c

The classification is Grade 3

Landscape It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. Strategic Gap.

Discounted by a Factor in Stage B(ii):

Heritage Impacts	
Impact on Historic Environment and Heritage Assets:	The site is not located in a conservation area and there are no listed buildings close by.
	CHECKED JUNE 2022

Biodiversity / Ecological Impacts

8 ISP Housing Allocation Ref:	N/a
least be considered further	
9/IPS046 that has been subm	nitted.

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

ncluding heritage coast, historic park or garden, open

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

NEW068	The F	ddock, Mews Lane, Newport, Isle of Wight, PO30 2LB			
Impact on Biodiversi	ity:	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 an 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 require CHECKED JUNE 2022			
Biodiversity Net Gair	n Scope:	Wildflower, natural grassland buffers to west and south boundary trees. Green roofs.			
Flood Risk					
Flood Risk (includin Water):	g Surface	No flood risk identified.			
Proximity to Key Se	ervices				
Access to Public Tra	nsport:	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 Pedestriar	n Cycle Link	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 adja Newport.			
Access to Services a	nd Facilitie	Newport has a full range of access and facilities			
		Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace. number of public open space facilities nearby including the Medina Leisure Centre.			
Highways Factors					
Highway Access: A	ccess woul	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 Asse	ssment	Available			
Availability:	The site is immediately	available and is owned by owners/	developers with a reasonable p	rospect of development taking place within 5 years.	Once commenced could be a
Availability_Timeframe:					
Suitability and Require	ements for Other Forms	of Development			
Put forward for:		The site has been put forward for	general housing, mixed develo	pment (housing led), affordable housing and non-ho	using development.
Potential for a Mix of Us	es:	If development is considered app	ropriate there is a potential for	a mix of uses if considered with the adjacent site.	
Loss of Employment Site	2:	No			
Potential for Considerati	ion as a Rural exception?	No			
Need for new Open Space	ce and/or Recreation:				
Achievability As	sessment	Achievable			
Indicative Yield: 44			Constraints to delivery /	There is one landowner and there are no known	
Trajectory 23/24 to 27/2	28:		number_of_landowners:	covenants or legal issues	
Trajectory Plan Period:			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.	/
Trajectory Post-Plan Per	iod:		Council_owned:		

SHLAA Conclusion

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

2022: 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.

nd eastern boundaries, and a small woodland at the ired.
acent green corridor has cycle links to and from
chieved within 2 years.

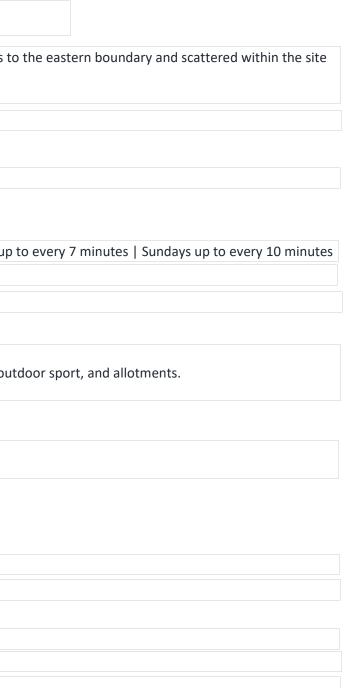
NEW068	The Paddock, Mews Lane, Ne	wport, Isle of Wight, PO30 2LB
---------------	----------------------------	--------------------------------

Status Currently not developable

NEW071 Land E	East of Prison (North field)					
Key Details							
Settlement: Newport	Settlement Tier: 1	Parish:	Site Area (1	2018 SHLAA Ref No: N/a	2nd Reg18 ISP Housing Allocation Ref: N/a		
Relationship to Settlement Bound		021):					
Location in relation to Settlemen	it Boundary 2018:						
Brownfield or Greenfield: Green	nfield	Brownfield Register	(If applicable):				
Site Description: Greenfield sit	e adjacent to the prison w	alls.					
Suitability Assessment	t	✓ Suitable					
Discounting Factors							
Regionally important Geological a	tection Area (SPA), Special and Geomorphological Site	Area of Conservation (SAC), Site of Special e (RIGG), National Nature Reserve (NNR), S Voodlands, Ancient Monument, Marine Co	ite of Importance for Nature	Discounted by a Factor in Stage A (5m buff The site is not located within any environmen zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sc	ntal designations including, ancient woodland, LNR, marine conservation		
Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation				 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(Flood zones 2 3, Agricultural Lan		l Sites falling below the size threshold of 0.2	 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 A	Area and Local Policy Cor	ntext (Including Neighbourhood Plan)					
Character and Compatibility of th	ne Surrounding Area: Re	sidential area with large prison complex to	west.				
Local Policy Context (Including Ne	eighbourhood Plan:						
Mineral Resources:	Th	e site is not located in a mineral or mineral	safeguarding area.				
Landscape Impacts							
Impact upon and relationship to	the AONB: The site is no	ot located in an AONB.					
Landscape Character Settlemer Area Key Factors:	nt						
Agricultural Land Classification:	Settlement						
Landscape Situated amidst an u Impact:	irbanised area, landscape i	impacts will likely be minimal. Mature tree	s will need to be retained with	appropriate root protection areas. Considerat	ion will need to be given to neighbouring amenities.		
Heritage Impacts							
Impact on Historic Environment a	-	site is not located in a conservation area ar CKED JUNE 2022	nd there are no listed buildings	close by.			
Biodiversity / Ecological Impac	ts						

NEW071	Land	East of Pr	ison (North field)				
Impact on Biodiver	rsity:		orth half. There are bats recorded i	-	ation orders within the site, though there ar	e a number of mature deciduous trees	
Biodiversity Net Ga	ain Scope:	Wildflower verge	s. Pond as part of park or garden p	rovision. Bat boxes.			
Flood Risk							
Flood Risk (includi Water):	ing Surface	No flood risk iden	tified.				
Proximity to Key S	Services						
Access to Public Tr	ransport:	There is a bus	s stop along Horsebridge Hill, this is	s along Route 1 serving Newpo	rt St Mary's Hospital Parkhurst Northw	vood Park & Ride Cowes Mon - Sat u	
Access to Pedestri	an Cycle Lin	ks: The site is ac	djacent to a pedestrian footway - w	hich woul dbenefit from wider	ing and/or incorporation of a cycle track.		
Access to Services	and Facilitie	es: Newport bein	g the county town has access to a	full range of services and facilit	ies.		
Access to open space recreation:	Surprisingly	y, for such an urbai		lking access threshold of severa	xcept accessible natural greenspace. al key open space typologies - children/you ace.	ng people's provision, parks/gardens, o	
Highways Factors	S						
0 /	Fronts onto May either		ccess or create a new access.				
Availability A	Assessm	ent	Available				
Availability:	No						
Availability_Timefr	rame: Unkr	iown					
Suitability and Re	equirement	s 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 Employme	nt Site:		No				
Potential for Consideration as a Rural exception?		Not applicable					
Need for new Ope	n Space and	/or Recreation:	The site represents a good opport	rtunity to provide a park/garde	n to address an area of deficit. The presence	e of existing mature trees would add va	
Achievability	y Assess	ment	Achievable				
Indicative Yield:	0 - Subjec	t to a more compre	ehensive consideretion the site	Constraints to delivery /			
Trajectory 23/24 to	o 27/28:		0	number_of_landowners:			
Trajectory Plan Per	riod:		0	Infrastructure capacity:			
Trajectory Post-Pla	an Period:		0	Council_owned:	No		

SHLAA Conclusion



alue to this use.

NEW071 Land East of Prison (North field)

Conclusion Currently not developable

2022: 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 comprehenisve consideration as part of a wider masterplan. In that light, as 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 propsed new development. The presence of existing mature trees would add value to this use.

Currently not developable Status

NEW072	Land North of Litt	le London Qua	y, Newport					
Key Details								
Settlement: Newport	t Settlement Tier	: 1 Pa	rish:	Site Area (2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref: N/a		
Relationship to Settle	ment Boundary (IPS Reg 18 part 2	2 - 2021):	Located within Settlement Bo	undary				
Location in relation to	o Settlement Boundary 2018:							
Brownfield or Greenfi	eld: Brownfield		Brownfield Register (If applica	ble):				
Site Description: Re	edundant industrial sheds in relat	ively central harbourside l	ocation, sandwiched between a	reas to the SE that h	ave already been subject to regeneration, and	low density industrial areas to the north.		
Suitability Asse	essment	Suitable						
Discounting Factors								
Environmental Discou	ints (Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)			
	Special Protection Area (SPA), Sp Geological and Geomorphologica				N/a			
e	Local Nature Reserve (LNR), Ancie							
Environmental Discou	ints (Stage A No buffer):				□ Discounted by a Factor in Stage A (No Buff	er)		
Includes Heritage Coa safeguarded as biodiv	st, Historic Park or Garden, Publi	cally Accessible Open Space	e, Local Green Space, Land		N/a			
-								
Envonmental Discoun Flood zones 2 3. Agric	its_Stage B(i) cultural Land Quality Grades 12, S	Small Sites falling below th	e size threshold of 0.25ha or 5 c	lewllings:	Discounted by a Factor in Stage B(i)			
					IV/ d			
Environmental Discou	ınts Stage B(ii): ent boundaries, Coastal Change I	Management areas 70nes	of Ground Instability Managem	ont	Discounted by a Factor in Stage B(ii):			
		-		ent				
-	rounding Area and Local Policy		·					
Character and Compa	tibility of the Surrounding Area:	Harbourside location sa	ndwiched between areas to the	SE that have already	y been subject to regeneration, and low densit	y industrial areas to the north.		
	Including Neighbourhood Plan:							
Mineral Resources:		The site is not located in	a mineral or mineral safeguardi	ng area.				
Landscape Impacts								
Impact upon and rela	ationship to the AONB: N/a							
Landscape Character Area Key Factors:	N/a - Urban site							
Agricultural Land Class	sification:							
Landscape N/a - Urb Impact:	oan site							
Heritage Impacts								
Impact on Historic Env	vironment and Heritage Assets:	The main on-ste structure	e (Warehouse - Former A B Cook	(e) is locally listed.				
Biodiversity / Ecolog	nical Impacts							
Impact on Biodiversity	y: Intertidal mudflats (pri	ority habitat) along riversi	de 20m from site boundary. SPA	60m away to the N	Ε.			
Biodiversity Net Gain	Scope: Green roof potential.							

NEW07	2 Land	d North of L	ittle London C	Quay,	Newport		
Flood Risk							
	ncluding Surface	None on site. Area	a of risk (FZ2/3)stops abo	ut 10m sho	ort of site boundary to SE		
Water): Proximity to	Kev Services						
-	blic Transport:						
	destrian Cycle Li	nks					
	rvices and Facilit						
Access to ope space recreati							
Highways Fa	actors						
Highway Acce	ess: Not ideal.	Most likely option ap	opears to be from south v	via Little Lo	ondon and by The Bargeman's	Rest, although this lacks pedestrian footways, wid	ening would require digging int
	electricty	sub-station reprsents	a possible obstacle at th	nis point. O	ther options exist further nort	h along Little London althoiugh these would appe	ar to require negotaiting third p
Availability: Availability_Ti		nent Its for Other Forms	• Available				
Put forward f	-		твс				
	a Mix of Uses:						
Loss of Emplo	oyment Site:						
Potential for C	Consideration as	a Rural exception?					
Need for new	v Open Space an	d/or Recreation:					
Achievab	oility Assess	sment	□ Achievable				
Indicative Yiel	ld:				Constraints to delivery /	Three owners. Vehicular access. Heritage constr	aint of
Trajectory 23/	/24 to 27/28:		0		number_of_landowners:	local listed structure.	
Trajectory Pla	an Period:			0	Infrastructure capacity:		
Trajectory Pos	st-Plan Period:			0	Council_owned:		
SHLAA Co	onclusion						
			achievability and availabi I ideally be retained and			pendent on several facors that may impact upon v	/iability - three owners, vehicula
Status C	Currently not de	velopable					

to the bank supportin the elevated Medina Way. The party accesses that may impact viability.

lar access, heritage constraint of local listed structure.

NEW072 Land North of Little London Quay, Newport

NEWO	74 Land East of Prisi	on (South field)					
Key Deta	ails						
Settlement:	Newport Settlement Tie	er: 1 Parish:	Site Area (2.1	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref: N/a		
Relationship	to Settlement Boundary (IPS Reg 18 par	rt 2 - 2021): Located within	n Settlement Boundary				
Location in	relation to Settlement Boundary 2018:						
Brownfield o	or Greenfield: Greenfield	Brownfield Re	gister (If applicable):				
Site Descrip	tion: Greenfield site adjacent to the pr	rison walls.					
Suitabili	ty Assessment	Suitable					
Discountin <u>o</u>	g Factors						
	tal Discounts (Stage A - 5m buffer)			Discounted by a Factor in Stage A (5m buf	fer)		
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).			NR), Site of Importance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.			
	tal Discounts (Stage A No buffer):			Discounted by a Factor in Stage A (No Buffer)			
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation				The site is not located within any environmental designations including heritage coast, historic park or garden, open space.			
Envonmenta	al 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 dewllings:			of 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.			
	tal Discounts Stage B(ii): n settlement boundaries, Coastal Change	e Management areas, Zones of Ground Insta	ability Management	Discounted by a Factor in Stage B(ii):			
Character d	of the Surrounding Area and Local Poli	icy Context (Including Neighbourhood Pla	n)				
Character ar	nd Compatibility of the Surrounding Area	Residential area with large prison comp	lex to west.				
Local Policy	Context (Including Neighbourhood Plan:						
Mineral Res	ources:	The site is not located in a mineral or m	ineral safeguarding area.				
Landscape	Impacts						
Impact upo	n and relationship to the AONB: The si	ite is not located in an AONB.					
Landscape	Character Settlement						
Area Key Fa							
Agricultural	Land Classification: Settleme	ent					
Landscape Impact:	Situated amidst an urbanised area, land southern sections closer to existing curt		e trees will need to be retained with	appropriate root protection areas. Considerat	tion will need to be given to neighbouring amenities, particularly at		
Heritage In	npacts						
Impact on H	listoric Environment and Heritage Assets:	The site is not located in a conservation a CHECKED JUNE 2022	rea and there are no listed buildings	close by.			
Biodiversity	/ / Ecological Impacts						

NEW074	Land	l East of Pri	sion (South field)		
Impact on Biodiver	sity:		orded in the vicinty.	ion. There are no tree preserv	vation orders within the site, though there are a number of mature deciduous trees
Biodiversity Net Ga	ain Scope:	Wildflower verges	s. Pond as part of park or garden p	rovision. Bat boxes.	
Flood Risk					
Flood Risk (includi Water):	ing Surface	No flood risk iden	ified.		
Proximity to Key S	Services				
Access to Public Tr	ansport:	There is a bus	stop along Horsebridge Hill, this i	s along Route 1 serving Newpo	ort St Mary's Hospital Parkhurst Northwood Park & Ride Cowes Mon - Sat u
Access to Pedestria	an Cycle Lir	the site is ad	jacent to a pedestrian footway - w	hich woul dbenefit from wide	ning and/or incorporation of a cycle track.
Access to Services	and Faciliti	es: Newport being	g the county town has access to a	full range of services and facili	ties.
Access to open space recreation: Highways Factors	Surprising It is within	y, for such an urban		lking access threshold of seve	except accessible natural greenspace. ral key open space typologies - children/young people's provision, parks/gardens,ou pace.
0 /	May either		cess or create a new access.		
Availability:	No		//vullubic		
Availability_Timefr		nown			
Suitability and Re	equirement	ts for Other Forms	of Development		
Put forward for:			Potentially.		
Potential for a Mix	of Uses:		Yes - open space, business, comm	nercial or coimmunity uses all	may be equally appropriate.
Loss of Employmer	nt Site:		No		
Potential for Consid	deration as	a Rural exception?	Not applicable		
Need for new Open	n Space and	d/or Recreation:		•	young people's provision, parks/gardens,outdoor sport, and allotments). sites in the area - NEW002, NEW071 and others.
Achievability	y Assess	ment	□ Achievable		
Indicative Yield:				Constraints to delivery /	
Trajectory 23/24 to	27/28:		0	number_of_landowners:	
Trajectory Plan Per	iod:		0	Infrastructure capacity:	
Trajectory Post-Pla	n Period:		0	Council_owned:	No

SHLAA Conclusion

to the eastern boundary particularly the SE section.

up to every 7 minutes | Sundays up to every 10 minutes

utdoor sport, and allotments.

NEW074 Land East of Prision (South field)

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 comprehenisve 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.

Currently not developable Status

NEW087 Centre of Newport Public Sector Land

Key Details

Settlement: Newport	Settlement Tier:	1 Pa	rish:		Site Area (21	1.7 2018	SHLAA_Ref_No: N	/a	2nd Reg1
Relationship to Settlement B	oundary (IPS Reg 18 part 2	- 2021):	Locate	d within Settlement Bo	undary				
Location in relation to Settle	ment Boundary 2018:								
Brownfield or Greenfield: Y	es		Brown	field Register (If applica	ble):				
Site Description: A large to	own centre area dominated	by public sector uses in	cluding Ha	ampshire Police, Newpo	ort Fire Station, Isle	e of Wight Coun	cil, Severy Care. The	ere is also significant	t areas of p
Suitability Assessm	ent	Suitable							
Discounting Factors									
Environmental Discounts (Sta Includes Ramsar site, Special Regionally important Geolog Conservation (SINC), Local N	Protection Area (SPA), Spe ical and Geomorphological	Site (RIGG), National Na	ture Rese	erve (NNR), Site of Impo	rtance for Nature		d by a Factor in Stag	;e A (5m buffer)	
Environmental Discounts (Sta Includes Heritage Coast, Hist safeguarded as biodiversity r	oric Park or Garden, Publica	ally Accessible Open Spa	ce, Local	Green Space, Land		Discounter	d by a Factor in Stag	;e A (No Buffer)	
Envonmental Discounts_Stag Flood zones 2 3, Agricultura		nall Sites falling below th	ne size thi	reshold of 0.25ha or 5 c	lewllings:		d by a Factor in Stag of the site, including		ns are in flo
Environmental Discounts Sta Remote from settlement boo	-	anagement areas, Zones	s of Grour	nd Instability Managem	ent	Discounte	d by a Factor in Stag	ge B(ii):	
Character of the Surroundi	ing Area and Local Policy	Context (Including Nei	ghbourh	ood Plan)					
Character and Compatibility	of the Surrounding Area:	The site is a town centre	e mixed u	ise area, so replacemen	t with similar but ł	higher quality ur	ban realm would be	e compatible.	
Local Policy Context (Includir	ng Neighbourhood Plan:								
Mineral Resources:		The site is not located in	n a minera	al or mineral safeguardi	ng area.				
Landscape Impacts									
Impact upon and relationshi	ip to the AONB: The site i	s not within the AONB a	nd there i	is no impact from this u	rban location.				
Landscape Character Settle Area Key Factors:	ement.								
Agricultural Land Classification	on:								
Landscape Consideration w Impact:	vill need to be given to impa	acts oin neighbouring am	nenities a	nd the riverscape, althc	bugh there is scope	e for improveme	nts in respect of the	e latter.	
Heritage Impacts									
Impact on Historic Environm	ent and Heritage Assets:	There are two listed strue	ctures on	site - the Quay Wall in	the north and 6 Ea	ast Street in the	South. Several parts	of the site are with	in the Cons
Biodiversity / Ecological Im	npacts								
Impact on Biodiversity:	The adjacent river has ir There are some records		Priority H	labitat)					

18 ISP Housing Allocation Ref: N/a

parking, vacant land and some retail and residential.

ood zone 2/3.

servation Area.

NEW087 C	Centre of Newport Public Sector Land					
Biodiversity Net Gain Sco	places	jacent river has been subject to ecological some limitations, as does the need to red Igs could be enhanced by green roofs and	uce flood risk.	der development scheme offers some scope to improve and	d naturalise the river and its banks	- although the Quay Wall is listed which
Flood Risk						
Flood Risk (including Su Water):	Irface The m	ajority of the site, including all eastern sect	ions are in flood zone 2/3.			
Proximity to Key Servic	ces					
Access to Public Transpo	ort: To	wn centre location has good bus access.				
Access to Pedestrian Cy	cle Links: C	onnections to multiple strategic cycling rou	ites.			
Access to Services and F	acilities: To	wn centre location with mutiple services ir	close proximity.			
		Assessment Newport exhibits quantitive d the accessibility walking threshold of all op				
Highways Factors						
Highway Access: There	e are multinle	nighway connections and also scope for hi	where works as part of any redev	relonment		
	· ·					
		_				
Availability Asse	essment	Available				
Availability:						
Availability_Timeframe:						
	ements for O	her Forms of Development				
Put forward for: Potential for a Mix of Us	es:	Yes - site would ideally contai	n a mix of civic, commercial, empl	yment, retail, services and residential.		
Loss of Employment Site			•	or even increased, within a new scheme.		
Potential for Considerati						
Need for new Open Spa	ce and/or Rec	reation: Not a site suited to large scale	e open space provision, but there	may be scope for discreet small scale children's play in an u	rban street-furniture context.	
Achievability As	sessment	Achievable				
Indicative Yield:			Constraints to delivery /	Multiple landowners on site.		
Trajectory 23/24 to 27/2	28:	0	number_of_landowners:			
Trajectory Plan Period:		0	Infrastructure capacity:			
Trajectory Post-Plan Per	iod:	0	Council_owned:			
SHLAA Conclusio	on					

Conclusion 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

Centre of Newport Public Sector Land **NEW087**

theoretical capacities have been estimated assuming a residential/replavcement 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 givernerned by consideration of heitage 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) scan be considered developable or deliverable, as well as an assessment of economic viability.

Status Currently not developable

NIT006	Land at Puckwell F	arm, adiace	ent to Niton Primary	/ School, Ni	ton.	
		, , ,		,		
Key Details						
Settlement: Niton	Settlement Tier:	3	Parish: Niton and Whitwell	Site Area (0.3	2018 SHLAA_Ref_No: IPS196	2nd Reg18 I
Relationship to Settle	ement Boundary (IPS Reg 18 part 2	- 2021):	Located within or adjacent a	lower tier settlemen	t that does not have a settlement boundary	
Location in relation t	o Settlement Boundary 2018:		The site is located outside bu	it immediately adjace	ent to the current settlement boundary which is alon	ng the west bour
Brownfield or Greenf	ield: Greenfield		Brownfield Register (If applied	able):		
	he site is a flat site containing a rec f beinng accessed.	undant barn. The b	oundaries are a mix of post and wir	e fencing and there a	are some larger trees within the site. It's located im	mediately adjace
Suitability Ass	essment	✓ Suitable				
Discounting Factors	5					
Environmental Disco	unts (Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)	
Regionally important	Geological and Geomorphological	Site (RIGG), Nationa	ation (SAC), Site of Special Scientific al Nature Reserve (NNR), Site of Imp ent Monument, Marine Conservatio	ortance for Nature	The site is not located within any environmental c zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, schedu	-
Environmental Disco	unts (Stage A No buffer):				Discounted by a Factor in Stage A (No Buffer)	
Includes Heritage Coa	ast, Historic Park or Garden, Public	ally Accessible Open	Space, Local Green Space, Land		The site is not located within any environmental designations in	
safeguarded as biodiv	versity mitigation				space.	
Envonmental Discour					Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agri	icultural Land Quality Grades 12, Si	nall Sites falling belo	ow the size threshold of 0.25ha or 5	dewllings:	The site is located in FZ1 and is not class 1 or 2 agr	ricultural land.
Environmental Disco Remote from settlem		anagement areas, Z	ones of Ground Instability Manager	nent	Discounted by a Factor in Stage B(ii):	
Character of the Su	rrounding Area and Local Policy	Context (Including	Neighbourhood Plan)			
Character and Compa	atibility of the Surrounding Area:	The site is close to e	existing residential, no compatibility	/ issues are envisage	d.	
Local Policy Context ((Including Neighbourhood Plan:	The site is located outside but immediately adjacent to the settlement boundary of Niton where there are a number of services in line with the Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.				
Mineral Resources:		The site is not locat	ed in a mineral or mineral safeguar	ding area.		
Landscape Impacts	;					
Impact upon and rel	would ne	ed to consider the i	mpact on the wider landscape.		above and is overlooking the site to the east so the ultransideration in accordace with the Duty of Rega	
Landscape Character Area Key Factors:	Key Characteristics 2 Open landscape often with an 2 Long distance panoramic view 2 A chalk landscape largely graze 2 Important historic parkland at 2 Landmark features of Freemar 2 Large stone wall enclosing the 2 Hanger woodlands on the east 2 Important chalk grassland area	exposed feel s across the Island's ed on the downlands Appuldurcombe wit atle Gate and the Wo outer park at Appul ern downland slope is in close proximity	landscape and out to the English Cl s and with large arable fields in the h prominent outer park wall skirtin orsley Obelisk on Appuldurcombe D	south of the area at t g the base of the ma own nd y gravel and clay with	he base of the Week Down and above the inland cli in downland slope below Appuldurcombe Down and n flint deposits	•

I 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.

8 ISP Housing Allocation Ref:	
undary.	

icent to the school, but has no readi;y apparent means

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

cluding heritage coast, historic park or garden, open

he area being a RSC. Niton and Whitwell have a Parish

key part of the designarion setting. Any development

ection 85 of the Countryside and Rights of Way Act

the downland ridge

			 .	
0	Land Classi			assification is Grade 4
Landscape Impact:				I to both NE and south boundaries by public footpaths. It forms a transition between village and countryside and is overlooked by the Downland A . The value, sesitivity and capacity for change is moderate.
Heritage Ir	mpacts			
Impact on H	Historic Envi	ironment ar	d Heritage Asse	ts: The site is not located in a conservation area and there are no listed buildings close by.
Biodiversit	y / Ecologic	cal Impacts	;	
Impact on E	Biodiversity:	: Th	e site is not locat	ed 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 So		-	ct Priority Habitat) off-site to north. Newt surveys would be required. Site may benefit from amphibain habitat creation. ws and buffers at boundaries.
Flood Risk				
	(including S	Surface No	identified flood	risk
Water): Proximity t	to Key Servi	vices		
-	Public Transp		There are bus	stops within the village of Niton.
	Pedestrian Cy			lic rights of way to the north, east (NT21) and south (NT24) of the site that extend into the wider countryside and AONB.
	cacothan o			
Access to S	Services and		•	ge of facilities in line with it being a RSC.
		Facilities:	Niton has a ran	ge of facilities in line with it being a RSC.
Access to o	pen The	Facilities:	Niton has a ran	
Access to o space recre	pen The ation:	Facilities:	Niton has a ran	ge of facilities in line with it being a RSC.
Access to o space recre Highways i	pen The eation: Factors ccess: Acce	l Facilities: ere are som ess can be a	Niton has a ran	ge of facilities in line with it being a RSC.
Access to o space recre Highways i	pen The eation: Factors ccess: Acce	l Facilities: ere are som ess can be a	Niton has a ran	ge of facilities in line with it being a RSC. ovisions within Niton and there is access to the wider countryside. - the new housing development at Puckwell Farm that accesses onto the High Street. However, the access lack pedestrian footways, appear to hav
Access to o space recre <i>Highways I</i> Highway Ac	pen The eation: Factors ccess: Acce high	ere are som ess can be a nways adop	Niton has a ran	ge of facilities in line with it being a RSC. ovisions within Niton and there is access to the wider countryside. - the new housing development at Puckwell Farm that accesses onto the High Street. However, the access lack pedestrian footways, appear to hav
Access to o space recre <i>Highways I</i> Highway Ac	pen The eation: Factors ccess: Acce high	ere are som ess can be a hways adop	Niton has a ran	ge of facilities in line with it being a RSC. pvisions within Niton and there is access to the wider countryside. the new housing development at Puckwell Farm that accesses onto the High Street. However, the access lack pedestrian footways, appear to hav ress confirmation. Ransom strip would impact viability.
Access to o space recre <i>Highways I</i> Highway Ac Availab Availability	pen The eation: Factors ccess: Acce high	Facilities: ere are som ess can be a nways adop essmen The site i	Niton has a ran	ge of facilities in line with it being a RSC.
Access to o space recre Highways A Highway Ac Availability Availability	pen The eation: Factors ccess: Acce high ility Asso : _Timeframe	ere are som ess can be a hways adop essmen The site i	Niton has a ran	ge of facilities in line with it being a RSC.
Access to of space recre Highways A Highway Ac Availability Availability Suitability Put forward	pen The ation: Factors ccess: Acce high ility Asso : _Timeframe and Requir d for:	I Facilities: ere are som ess can be a nways adop essmen The site i e: frements fo	Niton has a ran	ge of facilities in line with it being a RSC. avisions within Niton and there is access to the wider countryside. at the new housing development at Puckwell Farm that accesses onto the High Street. However, the access lack pedestrian footways, appear to have res confirmation. Ransom strip would impact viability. Available valiable and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0 of Development The site has been put forward for general housing.
Access to of space recre Highways A Highway Ac Availability Availability Suitability Put forward Potential fo	pen The eation: Factors Ccess: Acce high ility Asso : _Timeframe and Requir d for: or a Mix of U	Ere are som ere are som ess can be a hways adop essment The site i e: rements fo	Niton has a ran	ge of facilities in line with it being a RSC. avisions within Niton and there is access to the wider countryside. a the new housing development at Puckwell Farm that accesses onto the High Street. However, the access lack pedestrian footways, appear to have res confirmation. Ransom strip would impact viability. Available available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0 of Development The site has been put forward for general housing. No
Access to op space recre Highways A Highway Ac Availability Availability Suitability Put forward Potential fo Loss of Emp	pen The eation: Factors ccess: Acce high ility Asso : _Timeframe and Requir d for: or a Mix of U ployment Sit	I Facilities: ere are som ess can be a hways adop essmen The site i e: frements fo Jses: te:	Niton has a ran	ge of facilities in line with it being a RSC.
Access to op space recre Highways A Highway Ac Availability Availability Availability Put forward Potential fo Loss of Emp Potential fo	pen The sation: Factors Ccess: Acce high ility Asso : _Timeframe and Requir d for: or a Mix of U ployment Sit	I Facilities: ere are som ess can be a hways adop essmen The site i e: frements fo Uses: te: te: ation as a Ru	Niton has a ran	ge of facilities in line with it being a RSC.
Access to op space recre Highways A Highway Ac Availability Availability Availability Put forward Potential fo Loss of Emp Potential fo	pen The eation: Factors ccess: Acce high ility Asso : _Timeframe and Requir d for: or a Mix of U ployment Sit	I Facilities: ere are som ess can be a hways adop essmen The site i e: frements fo Uses: te: te: ation as a Ru	Niton has a ran	ge of facilities in line with it being a RSC.
Access to op space recre Highways A Highway Ac Availability Availability Availability Put forward Potential fo Loss of Emp Potential fo Need for ne	pen The eation: Factors Ccess: Acce high ility Asso : _Timeframe and Requir d for: or a Mix of U ployment Sit or Consideration ew Open Spa	I Facilities: ere are som ess can be a hways adop essmen The site i e: frements for Jses: te: dion as a Ru bace and/or	Niton has a ran	ge of facilities in line with it being a RSC.
Access to op space recre Highways A Highway Ac Availability Availability Availability Put forward Potential fo Loss of Emp Potential fo Need for ne	pen The eation: Factors Ccess: Acce high ility Asso : _Timeframe and Requir d for: or a Mix of U ployment Sit or Considerat ew Open Spa	I Facilities: ere are som ess can be a hways adop essmen The site i e: frements for Jses: te: dion as a Ru bace and/or	Niton has a ran	ge of facilities in line with it being a RSC.

ONB to the east. The site itself is rough grasland and
ve been designed for a limited on-site development and
-5 years

NITOO	6	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 (Conclu	sion					
Conclusion 2022:			-	•	ryside, access and impact upon on-site habitats. making achievability and viability highly questionnable.		
Status	Currentl	ly not developable					

Page	42
------	----

RYD005 6-8 George Street, Ryde, IOW, PO33 2EB

Key Details					
Settlement: Ryde	Settlement Tier: 1	Parish: Ryde	Site Area (0.0	9 2018 SHLAA_Ref_No: IPS055	2nd Reg18 ISP Housing Allocation Ref:
Relationship to Settlement Bour	ndary (IPS Reg 18 part 2 - 2021):	Located within Settlement B	Boundary		
Location in relation to Settleme	nt Boundary 2018:	The site is located within the	e settlement boundar	у.	
Brownfield or Greenfield: Brow	vnfield	Brownfield Register (If appli	icable):		
Site Description: The site is a	current garage, showroom and parking	located in Ryde. The building is mostly	single storey with a	two-storey element at the back beyond the park	ing/internal courtyard.
Suitability Assessmen	t Suitable	5			
Discounting Factors					
Environmental Discounts (Stage	A - 5m buffer)			□ Discounted by a Factor in Stage A (5m buffe	٤r)
Regionally important Geological	otection Area (SPA), Special Area of Con l and Geomorphological Site (RIGG), Nat re Reserve (LNR), Ancient Woodlands, A	tional Nature Reserve (NNR), Site of Imp	portance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	al designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.
Environmental Discounts (Stage	A No buffer):			□ Discounted by a Factor in Stage A (No Buffe	r)
Includes Heritage Coast, Historic safeguarded as biodiversity miti	c Park or Garden, Publically Accessible C gation)pen Space, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	
Envonmental Discounts_Stage B	3(i)			□ Discounted by a Factor in Stage B(i)	
	nd Quality Grades 12, Small Sites falling	, below the size threshold of 0.25ha or 5	5 dewllings:	The majority of site is located in FZ 2 and 3	
Environmental Discounts Stage Remote from settlement bound	B(ii): aries, Coastal Change Management are	as, Zones of Ground Instability Manage	ement	_	risk of flooding and are therefore discounted at Stage B. However, as pration the site has been assessed as a reviewed site.
				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 (Includ	dina Neiahbourhood Plan)			
Character and Compatibility of t		e to existing residential, no compatibilit	ty issues are envisage	d.	
Local Policy Context (Including N	leighbourhood Plan: The site is with	in the settlement boundary but subject	t to flooding so will ne	eed to meet the relevant tests. The loss of emplo	oyment will also need to be considered.
Mineral Resources: The site is not located in a mineral or mineral safeguarding area.					
Landscape Impacts					
Impact upon and relationship to	o the AONB: The site is not located in	an AONB.			
Landscape Character Settleme	ent				
Area Key Factors:					

Agricultural Land Classification:

The classification is urban

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

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is located in the conservation area and adjacent to listed buildings. As the site affects or is near to listed buildings/conservation area, any development must have special regard to the

6-8 George Street, Ryde, IOW, PO33 2EB **RYD005**

desirability of preserving the buildings or their setting or any features of special architectural or historic interest which it possesses and the ch

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 No flood risk identified. FZ2/3 just off-site to the north-east. Water): Proximity to Key Services Access to Public Transport: There are bus stops in close proximity and Ryde is well served by public transport as well as ferries. Access to Pedestrian Cycle Links: There are no public rights of way 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. The site is in the settlement boundary of Ryde where there are a range of services and facilities Access to Services and Facilities: Ryde has a quantitive deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provison - according Access to open space recreation: 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 As	ssessment	Available			
Availability:	The site is not immediat	ely available for development but	will be in years 6-10. Once com	menced could be achieved within 1 year.	
Availability_Timefra	me:				
Suitability and Req	uirements for Other Forms	of Development			
Put forward for:		The site has been put forward for	general housing and mixed dev	velopment (housing led).	
Potential for a Mix o	f Uses:	No			
Loss of Employment	Site:	Yes			
Potential for Conside	eration 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 pul	blic open space.	
Achievability	Assessment	Achievable			
ndicative Yield: Frajectory 23/24 to 2	14 - as per historic permission 27/28:	٦.	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.	

Trajectory Plan Period:	Infrastructure capacity:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Trajectory Post-Plan Period:	Council_owned:	
SHLAA Conclusion		

aracter	of	the	area.
---------	----	-----	-------

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 permissionP/01315/03(14) granted but never implemented,

Status Currently not developable

Page 45

RYD006	Land to the rear of	f 34 High Street, Oakfield, I	Ryde, Isle o	of Wight				
Key Details								
Settlement: Ryde	Settlement Tier:	1 Parish: Ryde	Site A	Area (0.17	2018 SHLAA_Ref_No: IPS021	2nd Reg18 ISP Housing Allocation Ref: N/a		
Relationship to Settl	ement Boundary (IPS Reg 18 part 2	2 - 2021): Located within Settle	ement Boundary					
Location in relation	to Settlement Boundary 2018:	The site is located in	the settlement bour	ndary.				
Brownfield or Green	field: Greenfield	Brownfield Register ((If applicable):					
Site Description:	he site is a greenfield site and is pr	redominately overgrown scrub with a few trees.	The site slopes dow	vn towards the r	ailway.			
Suitability Ass	sessment	Suitable						
Discounting Factor	S							
Environmental Disco	ounts (Stage A - 5m buffer)			🗆 Di	scounted by a Factor in Stage A (5m buff	fer)		
Regionally importan	t Geological and Geomorphological	ecial Area of Conservation (SAC), Site of Special S I Site (RIGG), National Nature Reserve (NNR), Sit nt Woodlands, Ancient Monument, Marine Con	te of Importance for	Nature zone	site is not located within any environmen , NNR, RAMSAR, SAC, SINC, SPA, SSSI, sc	ntal designations including, ancient woodland, LNR, marine conservation cheduled ancient monument or RIGG.		
Environmental Disco	ounts (Stage A No buffer):			🗆 Di	scounted by a Factor in Stage A (No Buff	fer)		
Includes Heritage Co safeguarded as biod		cally Accessible Open Space, Local Green Space,	Land		site is not located within any environment	ntal designations including heritage coast, historic park or garden, open		
Envonmental Discou	ints_Stage B(i)			🗆 Di	□ Discounted by a Factor in Stage B(i)			
Flood zones 2 3, Ag	ricultural Land Quality Grades 12, S	mall Sites falling below the size threshold of 0.2	5ha or 5 dewllings:	The	site is located in FZ1 and is not class 1 or	2 agricultural land.		
Environmental Disco Remote from settler		Nanagement areas, Zones of Ground Instability N	Management	Di	scounted by a Factor in Stage B(ii):			
Character of the Su	irrounding Area and Local Policy	Context (Including Neighbourhood Plan)						
Character and Comp	patibility of the Surrounding Area:	The site is close to existing residential, no com	patibility issues are e	envisaged.				
Local Policy Context	(Including Neighbourhood Plan:	The site is situated within the settlement boun	ndary.					
Mineral Resources:		The site is not located in a mineral or mineral s	safeguarding area.					
Landscape Impact	S							
Impact upon and re	lationship to the AONB: The site	is not located in an AONB.						
Landscape Characte Area Key Factors:	Settlement							
Agricultural Land Cla	ssification: The classifi	ication is urban						
Landscape Given t Impact:	he location of the site, among othe	r housing any impact on landscape character wi	ill be minimal. Consid	deration will thc	bugh need to be given to the nearby hou	ises in regards to shading and overlooking.		
Heritage Impacts								
Impact on Historic E	nvironment and Heritage Assets:	The site is not located in a conservation area and	d there are no listed	buildings close	by.			
Biodiversity / Ecolo	ogical Impacts							
Impact on Biodivers	ity: The site is not located in	n an environmental designation. There are no T	POs on the site but	there are a num	ber of large trees individual and groupin	ngs that need to be considered.		
Biodiversity Net Gai	n Scope: Green roofs, pond, bird	boxes (House Sparrow, Starling, Swift, House N	/lartin).					

RYD006	Land to the rear of 34 High Street, Oakfield, Ryde, Isle of Wight					
Flood Risk						
Flood Risk (includi	ing Surface No flood risk ide	entified on site or access route. Sur	face water risk just off-site to the	e north.		
Water):						
Proximity to Key S	Services					
Access to Public Tr	The site is v	vithin walking distance of a bus sto	p. Ryde has a number of bus ser	vice options within and to Newport and the wider area.		
Access to Pedestrian Cycle Links: There are no public ri		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 w	vider area has cycle links.	
Access to Services	and Facilities: Ryde has a f	ull range of services and facilities				
Access to open space recreation:	Ryde has a quantitive deficit to the supporting Open Spa		gardens and a small deficit of al	lotments. However it has a good supply of accessible nat	tural greenspace and sufficie	
Highways Factors	;					
Highway Access:	The site can be accessed fro	m the High Street.				
Availability A	Assessment	Available				
Availability:	The site is immediately	y available with a reasonable prosp	ect of development taking place	within 5 years.		
Availability_Timefr	ame:					
Suitability and Re	equirements for Other Forn	ns of Development				
Put forward for:		The site has been put forward f	or general housing			
Potential for a Mix		No				
Loss of Employme	nt Site:	No				
Potential for Consi	deration as a Rural exception	1? No				
Need for new Ope	n Space and/or Recreation:	The site is not a suitable scale of	pr location for the provision of pu	ublic open space.		
A abia. a bility		Achievable				
	Assessment		Constraints to dolivery /			
Indicative Yield:	8		Constraints to delivery / number_of_landowners:	There is one landowner and there are no known covenants or legal issues.		
Trajectory 23/24 to						
Trajectory Plan Per	iod:		Infrastructure capacity:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.		
Trajectory Post-Pla	n Period:		Council_owned:			
SHLAA Concl	usion					
Conclusion Suitab	le and available.					
		o class as deliverable. 2 previous p	ermissions P/02204/02 (Outline	for 7 houses)and P/00516/12 (outline for 8 dwellings) bo	oth granted but never impler	
Status Currer	ntly not developable					

ient children's and young people's provison - according

plemented, contamination issues on site.

RYD006	Land to the rear of 34 High Street, Oakfield, Ryde, Isle of Wight
---------------	---

RYD017	Land at Haylands	Manor, Corbe	ett Road, Ryde			
Key Details						
Settlement: Ryde	Settlement Tier	: 1	Parish: Ryde	Site Area (2.0	09 2018 SHLAA_Ref_No: IPS203 2nd R	eg18
Relationship to Settle	ement Boundary (IPS Reg 18 part 2	2 - 2021):	Bisects the Settlement Bounda	ry		
Location in relation t	to Settlement Boundary 2018:		The site is part in and part outs	side the settlemen	nt boundary. The house is within and the amenity ground is adj	acen
Brownfield or Green	field: Greenfield		Brownfield Register (If applicat	ole):		
Site Description:	he site is a larger site on the edge	of Ryde and comprises	of residential and amenity land. T	he site is bounded	by feather boarded fences to Corbet Road and hedges and tre	es to
Suitability Ass	essment	Suitable				
Discounting Factors	s					
	unts (Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)	
Regionally important	t Geological and Geomorphologica	al Site (RIGG), National N	on (SAC), Site of Special Scientific In ature Reserve (NNR), Site of Impor Monument, Marine Conservation	rtance for Nature	The site is not located within any environmental designation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancier	
Environmental Disco	unts (Stage A No buffer):				Discounted by a Factor in Stage A (No Buffer)	
Includes Heritage Co safeguarded as biodi	ast, Historic Park or Garden, Public versity mitigation	cally Accessible Open Sp	ace, Local Green Space, Land		The site is not located within any environmental designatio space.	ns inc
Envonmental Discou	nts_Stage B(i)				Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agr	icultural Land Quality Grades 12, S	Small Sites falling below	the size threshold of 0.25ha or 5 d	ewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural	and
Environmental Disco Remote from settlen	e	Vlanagement areas, Zon	es of Ground Instability Manageme	ent	Discounted by a Factor in Stage B(ii):	
Character of the Su	rrounding Area and Local Policy	/ Context (Including Ne	righbourhood Plan)			
Character and Comp	atibility of the Surrounding Area:	The site is close to exis	ting residential, no compatibility is	sues are envisaged	d.	
Local Policy Context	(Including Neighbourhood Plan:	The site is part in and	part outside the settlement bound	ary. Strategic Gap		
Mineral Resources:		The site is not located	in a mineral or mineral safeguardir	ng area.		
Landscape Impacts	S					
Impact upon and rel	ationship to the AONB: The is n	ot located in the AONB.				
Landscape Characte Area Key Factors:	Key Characteristics Rolling pastoral landscape with Field trees are a feature of th Historic farmsteads are located The designed landscape and h Ancient woodland areas	e east of the area aroun ed throughout the area historic buildings at Nun woodland and grassland	d Hardingshute, Nunwell and Upto well contribute strongly to the cha d areas within the area and wetland	racter of that part		
Agricultural Land Cla		fication is Urban.				
Landscape The site Impact: relative	is fairly flat on the edge of Ryde v to the undeveloped countryside t	vith development to the o the west where the la	nd slopes away. The site is general	y enclosed by dev	d the neighbouring amenity grounds and to the south beyond relopment and would appear on the face of it to form a logica; gical value. Strategic Gap.Value is medium and sensitivity is low	exte
Horitago Impacto						
Heritage Impacts						

18 ISP Housing Allocation Ref:	
ent and to the south west.	

to the other boundaries.

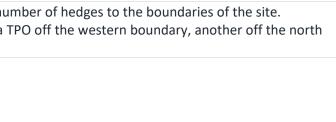
ncluding, ancient woodland, LNR, marine conservation monument or RIGG.

including heritage coast, historic park or garden, open

e site's amenity grounds. The site is on raised topograhy tension siubject to other considerations. There is no medium.

RYD017	Land at	: Hayland	ls Manor, Corbett	Road, Ryde		
Impact on Historic E	nvironment an	d Heritage Asse		conservation area. There is a list and setting on the listed building	ed building (Haylands Manor) directly adjacent to the site g.	to the east. If developmer
Biodiversity / Ecolo	ogical Impacts					
Impact on Biodiversi	Ар	propriate biodiv	versity studies are likely to be re		arger trees, many with TPOs that will need appropriate b the site's proximity within the 3km radius of Briddlesford to the southern boundary.	
Biodiversity Net Gair	n Scope:					
Flood Risk						
Flood Risk (includin Water):	g Surface No	flood risk ident	ified on-site.			
Proximity to Key Se	ervices					
Access to Public Tra	nsport:	Ryde has a nu	mber of bus services to and fror	n Newport. There is a bus stop ir	walking distance to the site.	
Access to Pedestriar	n Cycle Links:	There are net	work of public rights of way clos	e to the site but there are no dec	icated cycle paths in close proximity	
Access to Services a	nd Facilities:	Ryde has acces	ss to a range of services and faci	lities.		
0 /	brove Road is a	nother potentia			er has advised that he owns the freehold to the access a being narrow and non-standard width.	nd verges.
Availability:	The lando	owner/agent ha	s confirmed the site is available	but has not indicated when it mi	ght be brought forward or developed.	
Availability_Timefra	me:					
Suitability and Req	quirements for	r Other Forms	of Development			
Put forward for:			The site has been put forward f	or general housing		
Potential for a Mix o			No			
Loss of Employment			No			
Potential for Conside			No			
Need for new Open	Space and/or F	Recreation:	The lack of pedestrian permeal scoep for some smaller scale a		ether with the relatively small scale of the site mean it is	not well suited to larger sca
Achievability	Assessme	nt	Achievable			
	0			Constraints to delivery /	There is one landowner, there may be rights of	
Trajectory 23/24 to 2	-			number_of_landowners:	access covenants and/ or legal aspects with regards to the access in.	
Trajectory Plan Peric	od:			Infrastructure capacity:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.	





cient children's and young people's provison - according

ovision would be within the access threshold.

scale open space provision, although there may be

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 co
	heavily treed and may reduce the developable area. Could consider combining sites.
Status	Currently not developable.

ost of upgrading access. Strategic Gap. The site is also

RYD038	Smallbrook Farm	North, Smallb	rook Lane, Ryde			
Key Details						
Settlement: Ryde	Settlement Tier	: 1 P	arish:	Site Area (6.3	3 2018 SHLAA_Ref_No: N/a	2nd Reg18
Relationship to Sett	lement Boundary (IPS Reg 18 part	2 - 2021):	Immeadiately adjacent to the S	ettlement Bounda	ary	
Location in relation	to Settlement Boundary 2018:					
Brownfield or Green	nfield:		Brownfield Register (If applicab	le):		
Site Description:						
Suitability As	sessment	✓ Suitable				
Discounting Facto	rs					
	ounts (Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)	
Regionally importar	nt Geological and Geomorphologica	al Site (RIGG), National Na	on (SAC), Site of Special Scientific In ature Reserve (NNR), Site of Import Monument, Marine Conservation A	ance for Nature	The site is not located within any environmental zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sched	-
Environmental Disc	ounts (Stage A No buffer):				Discounted by a Factor in Stage A (No Buffer)	
Includes Heritage C	oast, Historic Park or Garden, Publi	cally Accessible Open Spa	ace, Local Green Space, Land		The site is not located within any environmenta	
safeguarded as bioc	liversity mitigation				space.	0
Envonmental Disco Flood zones 2 3, Ag		Small Sites falling below t	he size threshold of 0.25ha or 5 de	wllings:	□ Discounted by a Factor in Stage B(i)	
Environmental Disc Remote from settle		Vanagement areas, Zone	es of Ground Instability Manageme	nt	Discounted by a Factor in Stage B(ii):	
Character of the S	urrounding Area and Local Policy	Context (Including Ne	ighbourhood Plan)			
Character and Com	patibility of the Surrounding Area:					
Local Policy Context	t (Including Neighbourhood Plan:	Strategic Gap.				
Mineral Resources:		The site is not located i	n a mineral or mineral safeguarding	g area.		
Landscape Impac	ts					
Impact upon and re	elationship to the AONB: The site	is not located in an AON	В.			
Landscape Charact Area Key Factors:	Key Characteristics 2 Use for formal sporting and lo 2 Mosaic of habitats of potenti	al benefit to wildlife (par	ticularly the golf courses) h noise and traffic having tempora	ry impact on the 1	tranquillity of the area	
Agricultural Land Cl	assification: Grade 3					
			-		n - which limits wider visual impacts. Although it's d S41 priority habitat) provides considerable ecologi	
Heritage Impacts						
Impact on Historic I	Environment and Heritage Assets:	Smallbrook Farmhouse i	s a grade II listed building on-site, a	and impacts upon	it's setting will be a consideration across site.	
Biodiversity / Ecol	ogical Impacts					

8 ISP Housing Allocation Ref:	

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

including heritage coast, historic park or garden, open

vould currently be inconsistent with the development re is no public access to the site currently. Strategic Gap.

RYD038 Sma	llbrook Far	m North, Smallbroo	ok Lane, Ryde
Impact on Biodiversity:	It is within the No	orth Eastern Woods Local Ecologica	orth and hedgerows wioth scattered trees at boundaries and at field boundaries within the site. There are no TPOs. al Network. south-east, as well as to the west.
Biodiversity Net Gain Scope:	Ancinet woodlan	d buffers, wildflower meadow hab	itat. Enhancements in line with te aims of the North Eastern Woods Local Ecological Network.
Flood Risk			
Flood Risk (including Surface Water):	FZ2/3 in NE corne	er and along east access road.	
Proximity to Key Services			
Access to Public Transport:	It is very close	e to Smallbrook Junction railway st	tation, where bus stops for routes 2, 24, 25 are also located.
Access to Pedestrian Cycle Li		ane has no pedstrian footways pe to connect to adjacent permss	ions and pedestrian routes therein.
Access to Services and Facilit	ties: Ryde is a tier	1 settlement with a good range of	services.
Highways Factors Highway Access: Via Smallb	prook Lane to the no	rth. Other access routes to the sou	uth and west may have potential for upgrading to also serve adjacent planning permisison P/01456/14 and 20/0215
Highway Access: Via Smallb	prook Lane to the no	rth. Other access routes to the sou	uth and west may have potential for upgrading to also serve adjacent planning permisison P/01456/14 and 20/0215
Availability Assessn	nent	✓ Available	
Availability:			
Availability_Timeframe:			
Suitability and Requiremen	nts for Other Forms	s of Development	
Put forward for:			
Potential for a Mix of Uses:		Yes - open space	
Loss of Employment Site:		No	
Potential for Consideration as	s a Rural exception?		
Need for new Open Space an	d/or Recreation:	P/01218/16 already includes allo	ce types wil require re-analysis and re-consideration upon implemetaion of neighbouring permissions. otments, children's play and accessible natural greenspace. includes childrens play lincluding a MUGA, one NEAP, two LEAPs and several LAPs.
Achievability Asses	sment	Achievable	
Indicative Yield: 80			Constraints to delivery /
Trajectory 23/24 to 27/28:		0	number_of_landowners:
Trajectory Plan Period:		0	Infrastructure capacity:

Council_owned:

0

Trajectory Post-Plan Period:
SHLAA Conclusion

S.		
cient childre	en's and young people's provison - a	ccording
ole. Implem	nentation of adjacent permissions wi	11
	· · · · · · · · · · · · · · · · · · ·	
- F -		
159/ARM.		

Smallbrook Farm North, Smallbrook Lane, Ryde **RYD038**

Conclusion Potentially suitable location to be considered alongside adjacent permissions.

2022: 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.

Hertitage 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.

Currently not developable Status

SHK012 Fairfield Lodge, Pr	iory Road, Shanklin. PO37 6	SA		
Key Details				
Settlement: The Bay (Shanklin) Settlement Tier	1 Parish: Shanklin	Site Area (0.16	2018 SHLAA_Ref_No: IPS393	2nd Reg18
Relationship to Settlement Boundary (IPS Reg 18 part 2	2 - 2021): Located within Settlen	nent Boundary		
Location in relation to Settlement Boundary 2018:		ne settlement boundary		
Brownfield or Greenfield: Greenfield	Brownfield Register (If			
Site Description: The site is a large residential prope		bad. The site is bounded by hig	h hedges/trees on all sides.	
Suitability Assessment	✓ Suitable			
Discounting Factors				
Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Sp Regionally important Geological and Geomorphologica Conservation (SINC), Local Nature Reserve (LNR), Ancie	Il Site (RIGG), National Nature Reserve (NNR), Site	ientific Interest (SSSI), The of Importance for Nature to the term of	Discounted by a Factor in Stage A (5m buff ne site is not located within any environmer one, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sc	ntal designations incl
Environmental Discounts (Stage A No buffer):			Discounted by a Factor in Stage A (No Buff	fer)
Includes Heritage Coast, Historic Park or Garden, Publi safeguarded as biodiversity mitigation	cally Accessible Open Space, Local Green Space, La	nd Tł	ne site is not located within any environmentate.	
Envonmental Discounts_Stage B(i)			Discounted by a Factor in Stage B(i)	
Flood zones 2 3, Agricultural Land Quality Grades 12, 5	mall Sites falling below the size threshold of 0.25h	na or 5 dewllings: Th	ne 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 I	Management areas, Zones of Ground Instability Ma	anagement	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 compa	tibility 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 saf	eguarding area.		
Landscape Impacts				
Impact upon and relationship to the AONB: The site	is not located in an AONB. Given the location of t	he site, among other housing a	ny impact on landscape character will be n	ninimal.
Landscape Character Settlement Area Key Factors:				
•	ication is urban			
Landscape Minimal landscape impact from site withi Impact:	n settlement, although impact upon neighbouring	amenities is an abvious conside	eration.	
Heritage Impacts				
Impact on Historic Environment and Heritage Assets:	The site is not located in a conservation area and	here are no listed buildings clo	se y.	
Biodiversity / Ecological Impacts				
Impact on Biodiversity: The site is not located	in an environmental designation. There are no TP(Os on the site but there are a n	umber of large trees individual and groupin	as that need to be c
inte site is not located		be on the site sut there are an	aniber of large drees manuadal and groupin	igs that heed to be c

.8 ISP Housi	ng Allocation I	Ref: N/a	

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

ncluding heritage coast, historic park or garden, open

e considered.

SHK012	Fairfiel	d Lodge, Prio	ry Road, Sha	nklin. PO37 6SA			
Flood Risk							
	ng Surface Nc	flood risk identified.					
Water):							
Proximity to Key Se	ervices						
Access to Public Tra	insport:	The bus stop is located minutes	l in close proximity. Ro	oute 3 - Newport Rookley Gods	hill Ventnor Shanklin Sandown Brading Tesco F	Ryde. This runs Mon - Sat up to ever	y 30 minutes Sundays up
Access to Pedestria	n Cycle Links:	There are public rights	s of way in the wider a	rea. The roads have pavements an	d the wider area has cycle links to Newport.		
Access to Services a	and Facilities:	Shanklin has a wide rar	nge of services and faci	lities			
Access to open space recreation:	The Bay has ge	nerally reasonable quan	tities of most open spa	ice typologies, but a small deficit c	f childrens/young person provision and a larger deficit o	f allotments against the quantity sta	ndards.
Highways Factors							
Highway Access: T	he site has ac	ess onto Priory Road.					
Availability A Availability: Availability_Timefra Suitability and Red Put forward for: Potential for a Mix of Loss of Employment	Insufficienter for a series for	nt evidence of availabilit r Other Forms of Deve	ty.	for general housing.			
Potential for Conside							
Need for new Open		•					
Achievability	Assessme	nt	□ Achievable				
	10			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		
Trajectory 23/24 to	27/28:				as a school.		
Trajectory Plan Perio	od:			Infrastructure capacity:	The site has the benefit of existing utilities.		
Trajectory Post-Plan	Period:			Council_owned:			
SHLAA Conclu	ision						
Conclusion Current	ly not develor	ahle					

Conclusion	Currently not developable
2022:	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
Status	Currently not developable

p to every 30

ty and deliveribility of a net gain is highly questionable.

SHK012 Fairfield Lodge, Priory Road, Shanklin. PO37 6SA

VEN012	Land between S	t Boniface Road	and High Street, Ve	entnor					
Key Details									
Settlement: Ventr	nor Settlement T	ier: 2 Par	ish: Ventnor	Site Area (0.3	33 2	018 SHLAA_Ref_No: N/a		2nd Reg18 ISP Housing Allocation Ref: N/a	
Relationship to Set	tlement Boundary (IPS Reg 18 pa	art 2 - 2021):	Located within Settlement Bound	dary					
Location in relation	n to Settlement Boundary 2018:								
Brownfield or Gree	enfield: Brownfield.		Brownfield Register (If applicable	2):					
		and the majority of the of the	. There is steep change in levels be site is flat, but the rear northen se				oank to St Bonifa	ce Road to the extent that frontage developm	ent or vehicular
Suitability As	ssessment	Suitable							
Discounting Facto	ors								
Environmental Disc	counts (Stage A - 5m buffer)				Discour	nted by a Factor in Stage A (!	(5m buffer)		
Regionally importa	nt Geological and Geomorpholog	gical Site (RIGG), National Nat	(SAC), Site of Special Scientific Inte ure Reserve (NNR), Site of Importa onument, Marine Conservation Are	nce for Nature				gnations including, ancient woodland, LNR, ma ancient monument or RIGG.	irine conservation
	counts (Stage A No buffer): Coast, Historic Park or Garden, Pu	ublically Accessible Open Space	a Local Croop Space Land		Discour	nted by a Factor in Stage A (I	(No Buffer)		
-	diversity mitigation	ablically Accessible Open spac	e, Local Green Space, Land		The site is space.	s not located within any envi	vironmental desig	gnations including heritage coast, historic park	or garden, open
Envonmental Disco					Discour	nted by a Factor in Stage B(i)	i)		
Flood zones 2 3, A	gricultural Land Quality Grades 1	2, Small Sites falling below the	e size threshold of 0.25ha or 5 dew	vllings:	The site is	s located in FZ1 and is not or	n class 1 or 2 agr	ricultural land.	
Environmental Disc Remote from settle		ge Management areas, Zones	of Ground Instability Management	t	Discour	nted by a Factor in Stage B(ii	ii):		
Character of the S	Surrounding Area and Local Po	licy Context (Including Neig	hbourhood Plan)						
Character and Com	npatibility of the Surrounding Are	Residential area with loc	al shop opposite.						
Local Policy Contex	kt (Including Neighbourhood Plan	Site within the settlemer	it boundary						
Mineral Resources		The site is not located in	a mineral or mineral safeguarding	area.					
Landscape Impac	cts								
Impact upon and r	relationship to the AONB: Not	in the AONB							
Landscape Charac	ter Urban area								
Area Key Factors:	orban area.								
Agricultural Land C	lassification:								
Landscape No lar Impact:	ndscape impact, given urban surr	oundings. Development would	d need to be mindful of impact on	neighbouring an	menities.				

Heritage Impacts

Impact on Historic Environment and Heritage Assets: Situated in Ventnor Conservation Area.

Biodiversity / Ecological Impacts

VEN01	12	Land	between	St Boniface Road a	nd High Street, Ve	entnor				
Impact on E	Biodiversit	ty:	No environmenta	Io environmental designations. The south-facing vegetated slope habitat may host protected species/possible repitile habitat.						
Biodiversity Flood Risk		Scope:	Preservation and	enhancement of rear slope. Hedg	erows at boundaries. Bird/bat b	oxes.				
Flood Risk	(including	g Surface	No flood risk iden	tified						
Water):										
Proximity t	to Key Se	rvices								
Access to P	Public Trar	nsport:	There are bus	s routes/stops along both St Bonifa	ace Road to the north and the H	ligh Street to the south.				
Access to P	Pedestrian	Cycle Link	s: There is a pe	edestrian link the length of the eas	t boundary which connects to fo	potways to the north and south.				
Access to S	Services ar	nd Facilitie	s: Ventnor has a	number of services and facilities.	There is a convenience shop di	ectly opposite the site on the High Street.				
Access to o space recre Highways I	eation: si Ir	mall defici	t of children's and	is, Ventnor falls within the much la young people's provision. within the walking threshold for al		nity stnadrds need careful consideration in that context parks and gardens.	. The Bay shows surpluses			
Highway Ac	ccess: O	nly possibl	e to access by veh	icle from the High Street. A steep	pedestrian path runs down the	east boundary.				
	A	drastic ste	ep change in level	ls prevents vehicular access from t	he north.					
Availab	ility Ac	sossme	ant	Available						
Availability	-	No		Available						
Availability										
	_		s for Other Forms	of Development						
Put forward	•	unemente		oj Development						
Potential fo		f Uses:		No						
Loss of Emp	ployment	Site:		No						
Potential fo	or Conside	ration as a	Rural exception?	N/a						
Need for ne	ew Open S	Space and,	or Recreation:	No real scope to provide any sig	nificant public open space on si	te.				
Achieva	ability	Assessi	nent	Achievable						
Indicative Y	'ield:	10			Constraints to delivery /	Four landowners.				
Trajectory 2				0	number_of_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.				
Trajectory F	Plan Perio	d:		0	Infrastructure capacity:					
Trajectory F	Post-Plan	Period:		0	Council_owned:					
SHLAA (Conclus	sion								
Conclusion 2022:	Suitable achievat	for a smal ble.				e sensitive to neighbouring amenities, gradients and po contact the landowner of the access point.	ssible contamination or lar			
Status		y not deve								



nd stabioity issues but the size threshold should be

VEN012 Land between St Boniface Road and High Street, Ventnor

Page 60

Castle Works, Castle Road, Wroxall, Isle of Wight, PO38 3ED WR0002

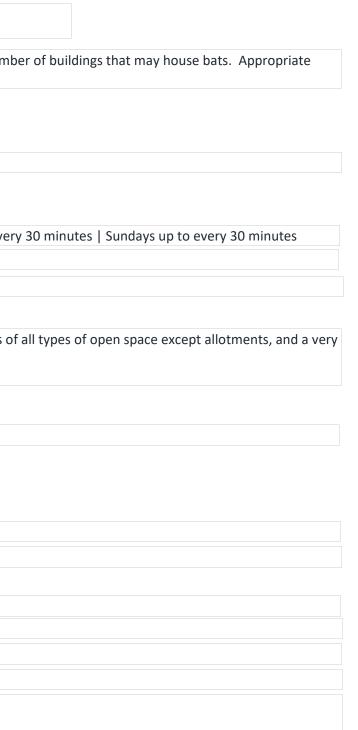
Key Deta	ails						
Settlement:	Wroxall	Settlement Tier:	3	Parish: Wroxall	Site Area (0.	2018 SHLAA_Ref_No: IPS019	2nd Reg18 ISP Housing Allocation Ref: N/a
Relationship	o to Settlement Bounda	ry (IPS Reg 18 part 2	- 2021):	Located within Settlen	nent Boundary		
Location in	relation to Settlement E	Boundary 2018:		The site is located in t	he settlement boundary.		
Brownfield of	or Greenfield: Brownfi	eld		Brownfield Register (If	fapplicable):		
Site Descrip	otion: The site has a ne	umber of older redu	ndant buildings locat	ted on it and some with fire c	lamage. The site is bound	ed by a mix of boundaries including timber and	metal fencing, walls and trees.
Suitabili	ity Assessment		□ Suitable				
Discounting	g Factors						
Environmen	ntal Discounts (Stage A -	5m buffer)				□ Discounted by a Factor in Stage A (5m buf	fer)
Regionally in	mportant Geological an	d Geomorphologica	Site (RIGG), Nationa	ration (SAC), Site of Special Sc al Nature Reserve (NNR), Site ent Monument, Marine Conse	of Importance for Nature	The site is not located within any environmen zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sc	ntal designations including, ancient woodland, LNR, marine conservation cheduled ancient monument or RIGG.
Environmen	ntal Discounts (Stage A N	lo buffer):				Discounted by a Factor in Stage A (No Buff	for
Includes Her		rk or Garden, Public	ally Accessible Open	Space, Local Green Space, La	and	, 0 (ental designations including heritage coast, historic park or garden, open
Envonmenta	al Discounts_Stage B(i)					Discounted by a Factor in Stage B(i)	
		Quality Grades 12, S	mall Sites falling belo	ow the size threshold of 0.25	na or 5 dewllings:	The site is located in FZ1 and is not class 1 or	2 agricultural land
	ntal Discounts Stage B(ii) m settlement boundarie		lanagement areas, Z	ones of Ground Instability Ma	anagement	Discounted by a Factor in Stage B(ii):	
Character d	of the Surrounding Are	ea and Local Policy	Context (Including	Neighbourhood Plan)			
Character ar	nd Compatibility of the	Surrounding Area:	The site is close to e	existing residential and comm	nercial uses		
Local Policy	Context (Including Neig	hbourhood Plan:	The site is situated	within the settlement bounda	ary and a confirmed brown	field site	
, Mineral Res				ed in a mineral or mineral saf	•		
Landscape	e Impacts						
Impact upo	on and relationship to th	e AONB: The site	is located in the AON	NB.			
Landscape (Area Key Fa							
Agricultural	Land Classification:	The classifi	cation is Grade urba	n			
Landscape Impact:	Although AONB, the si	te is an urban area a	nd adjacent to existi	ing development, and with b	uildings on site (some of w	hich may have heritage value).	
Heritage In	npacts						
Impact on H	listoric Environment and		the building or its set	tting or any features of specia	al architectural or historic		development must have special regard to the desirability of preserving e to an old railway bridge. The former bacon factory and flour mills is an quired.
Biodiversity	y / Ecological Impacts						

Achievability Assessment	Achievable	
Indicative Yield: 10	Constraints to delivery /	There is more than one landowner and there are no
Trajectory 23/24 to 27/28:	number_of_landowners:	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 Currently not suitable in isolation.

Need for new Open Space and/or Recreation:

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. 2022:



Status Currently not developable

Page 63

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