APPENDIX 5: DEVELOPABLE SITES

Agricultural Land Classification:

The classification is Grade urban

Land rear of Harry Cheek Gardens, Northwood COW020 **Key Details** Site Area (1.1 2018 SHLAA Ref No: IPS317 2nd Reg18 ISP Housing Allocation Ref: HA026 Settlement: Cowes Settlement Tier: 1 Parish: Northwood Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within Settlement Boundary Location in relation to Settlement Boundary 2018: The site is located outside but immediately adjacent to the current settlement boundary which is along the east boundary Brownfield or Greenfield: Greenfield Brownfield Register (If applicable): Site The site is the corner of an an open field bounded by hedges interspersed with trees and is slopes from the east to the west. Description: **Planning** * P/01262/16 (28) Granted. * Outline for residential development with access to road and footpath network, land adjacent Harry Cheek Gardens and rear of 31 to 61 Pallance Road, Cowes, (TCP/32897/P/01262/16). History: **Suitability Assessment ✓** Suitable Discounting Factors ☐ Discounted by a Factor in Stage A (5m buffer) Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Environmental Discounts (Stage A No buffer): ☐ Discounted by a Factor in Stage A (No Buffer) Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land 0.7ha at the western end of the site is designated as common ground/village green and is readily accessible open safeguarded as biodiversity mitigation space and has been discounted from the assessment process. The remainder of the site is not located within any environmental designations including heritage coast, historic park or garden, open space ☐ Discounted by a Factor in Stage B Envonmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings: The site is located in FZ1 and is not class 1 or 2 agricultural land ☐ Discounted by a Factor in Stage B(ii) Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan) Character and Compatibility of the Surrounding Area: The site is close to existing residential, whilst no compatibility issues are envisaged the site is on the edge of the area. Local Policy Context (Including Neighbourhood Plan: The site is located outside but immediately adjacent to the settlement boundary Mineral Resources: Half the eastern section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate. Landscape Impacts Impact upon and relationship to the AONB: The site is not located in an AONB. Landscape Character Area Key Factors:

COW020	Land	rear of Ha	rry Cheek Gardens, Northwood
andscape Th	e land gently slo	opes from east to th	e west of the site. There are residential properties to the north and east of the site but the site is on the edge of the settlement with a semi-rural feel having lots or trees and greenery in the vicinity.
eritage Impa	ıcts		
npact on Histo	oric Environmer	nt and Heritage Asse	ts: The site is not located in a conservation area and there are no listed buildings close by. If the site is to be accessed via or near the public right of way, there is a listed building adjacent to it that will need to be considered as appropriate.
iodiversity / I	Ecological Imp	acts	
npact on Biod	iversity:		ted in an environmental designation but is located in a Local Ecological Network (North Western Woods). There are a row of TPO trees to the eastern boundary and hedges to the west and east. The orth is interspersed with trees. Relevant studies may be required.
iodiversity Ne	t Gain Scope:	In line with North	Western Woods local ecological network.
lood Risk			
lood Risk (inc	luding Surface \	Water): No flood ris	k identified
roximity to K	ey Services		
access to Publi	c Transport:		me distance from the nearest regular bus stop. This is along the main strategic road network and is Route 1 serving Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and at up to every 7 minutes Sundays up to every 10 minutes
ccess to Pede	strian Cycle link	There is a pu	blic right of way through the site to the south (CS14), there are no nearby cycle links but there are links in the wider area.
ccess to Servi	ces and Facilitie	es: Northwood	nas some facilities and Cowes further to the north has a range of services and facilities
ccess to Open pace and ecreation:	•	•	entifies quatitive shortages of all type of open space in the West Medina area.The site is beyond the accessibility standard to most types of open space. green/common land (Part of the site but discounted as open space)
ighways Fact	tors		
ighway Access	s: The		
Availabilit	y Assessm	ent	Available 🗹
vailability:	-		vailable and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
vailability_Tin	neframe:		
uitability and	d Requirement	s for Other Forms	of Development
ut forward for	:		The site has been put forward for general housing.
otential for a I	Mix of Uses:		No
oss of Employ	ment Site:		No
otential for Co	onsideration as a	a Rural exception?	Not applicable
eed for new C	Open Space and	or Recreation:	Site offers an opportunity to addess open space deficits in landscaped setting.
Achievabi	lity Assessi	ment	Achievable
dicative Yield	28		

Trajectory 23/24 to 27/28:

Constraints to delivery / number_of_landowners:

28

There is one landowner and there are no known covenants or legal issues. There is a sewer line crossing the middle of the original allocation site HA026 site east to west and a another sewer line that runs from the east to the centre of the site before running north. Access is unclear and consequently could be a constraint.

COW020	Land rear of Harry (Cheek Gardens,	Northwood	
Trajectory Plan Pe	eriod:	28	Infrastructure capacity:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Trajectory Post-Pl	an Period:	0	Council_owned:	
SHLAA Conc	lusion			
	Developable - Deliverable subject to ac Public footpath provides pedestrian ac Open space to meet deficits required.	ces to the NW, scope for ve	•	uire confirmation. mprovement area and to secure net gain.
Status	Developable			

ECW005

123 Victoria Grove, East Cowes, PO32 6JQ

Key Deta	nils										
Settlement:	East Cowes	Settlement Tier:	1	Parish: East Cowes	Site Area (0.0	.09	2018 SHLAA_Ref_No: IPS339	2nd Reg18 ISP Housing Allocation Ref: N/a			
Relationship	to Settlement Boundary (I	IPS Reg 18 part 2 -	2021):								
Location in r	elation to Settlement Bour	ndary 2018:		The site is located in the set	The site is located in the settlement boundary						
Brownfield o	r Greenfield: Brownfield			Brownfield Register (If appli	icable):						
Site Description:	The site is an existing res	sidential dwelling a	and garden. There is	s a hedge to the west with the roa	adside boundary to th	he south.					
Planning History:	No apparent planning his	story.									
Suitabilit	ty Assessment		Suitable 🗸								
Discounting	-										
Environment	al Discounts (Stage A - 5m	n buffer)				□ Dis	counted by a Factor in Stage A (5m buffer)				
Regionally im	nportant Geological and Ge	eomorphological S	site (RIGG), National	tion (SAC), Site of Special Scientifi Nature Reserve (NNR), Site of Im nt Monument, Marine Conservation	portance for Nature		ite is not located within any environmenta NNR, RAMSAR, SAC, SINC, SPA, SSSI, sched	al designations including, ancient woodland, LNR, marine conservation duled ancient monument or RIGG.			
	ral Discounts (Stage A No b	, ,	,	, , , , , , , , , , , , , , , , , , , ,			□ Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Spacesafeguarded as biodiversity mitigation				Space, Local Green Space, Land	e, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmenta	l Discounts_Stage B(i)				ne size threshold of 0.25ha or 5 dewllings:		counted by a Factor in Stage B				
		ality Grades 12, Sm	all Sites falling below	w the size threshold of 0.25ha or !			ite is located in FZ1 and is not class 1 or 2 a	agricultural land.			
	tal Discounts Stage B(ii): n settlement boundaries, (Coastal Change M	anagement areas, Zo	ones of Ground Instability Manage	☐ Discounted by a Factor in Stage B(ii) of Ground Instability Management						
Character o	f the Surrounding Area a	and Local Policy C	Context (Including N	Neighbourhood Plan)							
Character an	d Compatibility of the Surr	rounding Area:	The site is in a reside	ential area. Consideration on the	density and impact o	on nearby	properties will need to be considered.				
Local Policy (Context (Including Neighbo	ourhood Plan:	The site is within the	e settlement boundary							
Mineral Reso	ources:	-	The site is not locate	ed in a mineral or mineral safeguar	rding area						
Landscape	Impacts										
Impact upor	and relationship to the A		not located in an ACs with an increased d		te, among other hous	sing any i	mpact on landscape character will be mini	imal. There could be the potential for impact on neighbouring			
Landscape C Area Key Fac	Character Urban context soctors:	site									
Agricultural L	and Classification:	The classificati	on is urban								
Landscape Impact:	Urban context site										
Heritage Im	pacts										
Impact on Hi	storic Environment and He	eritage Assets: Th	ne site is not located	l in a conservation area and there	are no listed building	igs close b	by.				
Biodiversity	/ Ecological Impacts										

ECW005 123 Y	/ictoria Grove, East Cowes, PO32 6JQ
Impact on Biodiversity:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site
Biodiversity Net Gain Scope:	Scope for increased planting, pond, green roof, bird boxes.
Flood Risk	
Flood Risk (including Surface	Vater): No risk identified
Proximity to Key Services	
Access to Public Transport:	The bus stop is located on the main road to the east about 500m away. Route 5 is Newport Whippingham Osborne House East Cowes. This runs Mon - Sat up to every 20 minutes Sundays up to every 30 minutes. Route 4 is Ryde Binstead Wootton Whippingham Osborne House East Cowes. This runs Mon - Sat up to every 60 minutes
Access to Pedestrian Cycle linl	Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.
Access to Services and Facilitie	s: The site is in the settlement boundary of East Cowes where there are a range of services and facilities.
Space and Recreation: Highways Factors Highway Access: Access is cu Availability Assessm Availability: The s Availability_Timeframe:	te is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years for Other Forms of Development The site has been put forward for general housing and affordable housing. No No Rural exception? No Or Recreation:
Achievability Assess Indicative Yield: 0 Trajectory 23/24 to 27/28: Trajectory Plan Period: Trajectory Post-Plan Period: SHLAA Conclusion	Achievable Constraints to delivery / number_of_landowners: Infrastructure capacity: Council_owned: There is one landowner and there are no known covenants or legal issues. Council_owned:
	available for redeveopment and net gain in residential units. Although it is borderline that the site would achieve the SHLAA size threshold. May be able to demonstrate a flat/apartment scheme which respects gamenities via the development management process.

Developable

Status

Page 5

FRE013	Land to	the east of	Footbal	l Club	, Camp Road	l, Freshwat	er.				
Key Detail	S										
Settlement: Fr	reshwater	Settlement Tier:	2	Par	ish: Freshwater	Site	Area (6	2018 SHLAA Ref No: IPS189	2nd Reg18 ISP Housin	g Allocation Ref: HA005	
	Settlement Boundary				Located within Settle		•				
•	ation to Settlement Bo		,			·	ely adjacent	to the settlement boundary which is on the	ree sides of the site. (N, E, W).		
	Greenfield: Greenfiel	· · · · · · · · · · · · · · · · · · ·			Brownfield Register (I		, ,				
	The site is a large field	_	culture, there	is a hedge	to the road boundary	and mixed timber,	hedge and fe	nce boundaries to the rest of the site. The	ere are a few trees to the weste	rn boundary. The site is level to the nor	ίh
_	* Detailed pre-app for * Outline for 8 dwellir		cess and parkir	ng, land be	tween Greystones and	d 2 Star Cottages, C	amp Road, F	eshwater, Refused appealed to the sectary	y of state appeal dismissed 9 Jul	ne 2014 (P/00786/13/TCP/31526)	
Suitability	Assessment		Suitable	✓							
Discounting Fo											
ncludes Ramsa Regionally impo	ortant Geological and	ion Area (SPA), Spec Geomorphological S	Site (RIGG), Na	tional Natı	(SAC), Site of Special Source Reserve (NNR), Site Donument, Marine Cons	e of Importance for	SSI), T Nature zo	Discounted by a Factor in Stage A (5m buf ne site is not located within any environme one, NNR, RAMSAR, SAC, SINC, SPA, SSSI, so	ntal designations including, and		n
ncludes Herita	Discounts (Stage A No age Coast, Historic Par a biodiversity mitigation	k or Garden, Publica	lly Accessible C	Open Space	e, Local Green Space, L	and	Т	Discounted by a Factor in Stage A (No Buf ne site is not located within any environme pace.	<u> </u>	tage coast, historic park or garden, oper	1
Envonmental D	Discounts_Stage B(i)							Discounted by a Factor in Stage B			
Flood zones 2	3, Agricultural Land Q	uality Grades 12, Sm	all Sites falling	below the	e size threshold of 0.25	Sha or 5 dewllings:	Т	The site is located in FZ1 and is not class 1 or 2 agricultural land.			
	l Discounts Stage B(ii) settlement boundarie		anagement are	eas, Zones	of Ground Instability N	Vlanagement		Discounted by a Factor in Stage B(ii)			
Character of t	he Surrounding Ared	a and Local Policy (Context (Includ	ding Neig	hbourhood Plan)						
Character and (Compatibility of the S	urrounding Area:	The site is close	e to existir	g residential, no comp	patibility issues are	envisaged.				
Local Policy Co	The site has the settlement boundary on three sides and is located just outs specific policy on housing, their design policy sets out that; the design, local settlement pattern and building styles. It further sets out that development including providing suitable accommodation to allow people with physical accommodation.						sign, location elopment sh	and layout of all development should be could encourage mixed types of accommod	ompatible with the distinctive of ation provision to address the h	character of the area, respecting the loca	al
Mineral Resour	rces:	[The site is not	located in	a mineral or mineral sa	afeguarding area.					
Landscape Im	npacts										
Impact upon a	and relationship to the	AONB: The site is	not located in	an AONB,	the boundary of which	h is 65m south at t	he nearest po	int.			
Landscape Cha	aracter Settled Farm	and (Freshwater Isle	2)								

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

FRE013

Land to the east of Football Club, Camp Road, Freshwater.

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

Agricultural Land Classification:

The land is classified as urban.

Impact:

Landscape The site is an arable field that is level to the north and located adjacent to other properties, the land does rise to the south so any design would need to take account of the levels. However it enclosed to the north, east and south by development and the open countryside to the west is on a well treed rising gradient which limites longer distance visual impacts and impacts upon the AONB. There are no public rights of way across the site. The value is low/medium and sensitivity is medium. Overall capacity for change is medium/high.

Heritage Impacts

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

Unknown archeological potential but medieval finds in field. Early consultation with IWCAHES recommended.

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders but there are trees and hedges at the boundaries.

Biodiversity Net Gain Scope:

- •Enhanced connectivity of hedgerows and tree lines. Betention of mature boundary trees and hedgerows.
- Wild flower/meadow buffers.
- Design development sensitive to Hedgehogs (local Section41 species): Fence tunnels and gates.
- Provide boxes for local Section 41 and Local Priority bird species: House Sparrow, Starling, Swift and House Martin.
- Wetland habitat as part of multifunction SuDS, particularly on northern side where surface water risks identified.

Flood Risk

Flood Risk (including Surface Water): Flood zone 1. Surface water risk on northern boundary and access road.

Proximity to Key Services

Access to Public Transport:

There are bus stops just outside the site.

Access to Pedestrian Cycle links:

There are no public rights of way on site or at the boundaries

Access to Services and Facilities:

Freshwater has access to a good range of services and facilities within about half a mile to the north..

Access to Open

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

Space and Recreation: Open Space (Outdoor Sports Facilities) to west of the site and marshes to the east

Highways Factors

Highway Access: Access is onto Camp Road and is just over 400m from the strategic road network.

At least one further access to the south of the site would be needed to ensure development permeability.

Availability Assessment

Available 🔽

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

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for:

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

Potential for a Mix of Uses:

Possibly

Loss of Employment Site:

No

Potential for Consideration as a Rural exception? No

Page 8

FREU13	Land to the ea	ist of Football Ci				
Need for new Open Space and/or Recreation:		Amenity green space and Allotments provision wou			t side to serve site and wid ntity deficits in the area.	er area.
Achievabilit	ty Assessment	Achievable				
Indicative Yield:	100					
Trajectory 23/24	to 27/28:	100	Constra	aints to delivery / r	number_of_landowners:	There is one landowner and there are no known covenants or legal issues.
Trajectory Plan Pe	eriod:	1	100 Infrastr	ructure capacity:	The site is immediately services.	adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility
Trajectory Post-Pl	an Period:		0 Council	l_owned:	No	
SHLAA Conc	lusion					
Conclusion 2022:	serve site and wider area. All	otments provision would be	beneficial given acce	ess and quantity d	eficits in the area.	d to ensure development permeability. Amenity green space and children's playspace desirable on east side to nd services and avoid car dependency.
Status	Developable					

NEW008 Former Library HQ, Land Adjacent St Mary's Hospital Parkhurst, Newport Road Newport.

Key Details

Settlement: Newport Settlement Tier: 1 Parish: Newport Site Area (1.07 2018 SHLAA_Ref_No: IPS383 2nd Reg18 ISP Housing

Key Deta	IIIS							
Settlement:	Newport Settlement	Γier: 1	Parish: Newport	Site Area (1.0	7 2018 SHLAA_Ref_No: IPS383 2nd Reg18 ISP Housing Allocation Ref: HA037			
Relationship	to Settlement Boundary (IPS Reg 18 pa	art 2 - 2021):	Located within Settlement Bo	oundary				
Location in re	elation to Settlement Boundary 2018:		The site is located in the settl	lement boundary.				
Brownfield o	r Greenfield: Greenfield		Brownfield Register (If application	able):				
Site Description:	The site is a former council yard whi and the adjacent hospital.	ch is currently overgrown	with access from Parkhurst Road.	Within the site there	e are remnants of hard surfaced areas, rubble and fencing. The site is heavily treed and elevated from Hewit Crescent			
Planning	No relevant planning history.							
History:								
Suitabilit	ty Assessment	Suitable						
Discounting	Factors							
Includes Ram Regionally im	cal Discounts (Stage A - 5m buffer) nsar site, Special Protection Area (SPA) nportant Geological and Geomorpholo n (SINC), Local Nature Reserve (LNR), A	gical Site (RIGG), National	Nature Reserve (NNR), Site of Impo	ortance for Nature	Discounted by a Factor in Stage A (5m buffer) The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.			
	cal Discounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buffer)			
	itage Coast, Historic Park or Garden, Pass biodiversity mitigation	ublically Accessible Open S	Space, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.			
Envonmental Discounts_Stage B(i)					☐ Discounted by a Factor in Stage B			
	2 3, Agricultural Land Quality Grades 1	12, Small Sites falling belov	w the size threshold 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 Char	nge Management areas, Zo	ones of Ground Instability Manager	ment	☐ Discounted by a Factor in Stage B(ii)			
Character of	f the Surrounding Area and Local Po	olicy Context (Including I	Neighbourhood Plan)					
Character and	d Compatibility of the Surrounding Are	The site is close to e	xisting residential, no compatibility	issues are envisage	d.			
Local Policy C	Context (Including Neighbourhood Plan	n: The site is situated w	vithin the settlement boundary					
Mineral Reso	ources:	The site is not locate	ed in a mineral or mineral safeguard	ding area.				
Landscape I	Impacts							
Impact upon	and relationship to the AONB: The	site is not located in an A	ONB.					
Landscape C Area Key Fac		thern Lowlands' Landscap	e Character Area. Now claased as so	ettlement, but on th	e fringes of 'Traditional Enclosed Pasture Land' to the of the site.			
Agricultural L	and Classification: The class	sification is Grade 3 to the	east and urban to the west					
	Given the location of the site, close to neighbours from any potential overloo	_		naracter will be redu	ced. The site is however elevated from adjacent sites, if development is considered appropriate, the impact on			
Heritage Im	pacts							
Impact on Hi	storic Environment and Heritage Asse	ts: The site is not located	in a conservation area and there a	re no listed building	s close by.			
Biodiversity	/ Ecological Impacts							

Former Library HQ, Land Adjacent St Mary's Hospital Parkhurst, Newport Road Newport. **NEW008** The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. The area is very scrubby and has been Impact on Biodiversity: undisturbed for some time consequently appropriate biodiversity and tree surveys will be required. Given the current nature of the site, achieving net gain will be extremely difficult, so offsetting may be necessary. Green roofs potential. Preservation of more mature trees. Maintenance of ecological Biodiversity Net Gain Scope: networks across site by vegetation/hedgerows at boundaries. Dwellings would benefit from boxes for House Sparrow (Red list) which have been recorded in the area. Bat boxes on buildings would also be beneficial - as several species have been identified locally. Flood Risk Flood Risk (including Surface Water): No flood risks identified. Proximity to Key Services

Access to Public Transport: There is a bus close by. This is along route 1 that serves Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle links: There are public rights of way and cycle links in the wider area. The road adjacent has a pavement

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

Access to Open Space and

Recreation:

Availability:

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

The site is outside the accessibility walking threshold of all types of open space, except amenity greenspace and accessible natural greenspace. Children's play seens a particularly notable deficit given the density of nearby housing.

Highways Factors

Highway Access: The site has a single track green lane onto Parkhurst Road with restricted visibility splays, this would need to be improved - if indeed this access is utilised. Alternative access could be provided via Hewitt Crescent through third party land, or via the hospital as suggested by the panel.

Availability Assessment

Available 🔽

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

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

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

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

Not applicable Loss of Employment Site:

Potential for Consideration as a Rural exception? Not applicable

As this is a comparatively small allocation, it is difficult to divorce consideration of open spaces provision from te much larger allocations in the vicinity - where centrally accessible facilities and services Need for new Open Space and/or Recreation:

could more readily be located. In addition, the site abuts pre-existing amenity open space which is well overlooked and could be improved and/or potentially locate children's play.

Achievability Assessment	Achievable	✓			
Indicative Yield: 25					
Trajectory 23/24 to 27/28:	0		Constraints to delivery / no	umber_of_landowners:	There is one landowner and there are no known covenants or legal issues. Due to previous uses relevant environmental health/contamination surveys may be required. There is a street cabinet close to the site that may need moving.
Trajectory Plan Period:		25	Infrastructure capacity:	The site is within the sett	lement boundary where adjoining properties benefit from connections to utility services.
Trajectory Post-Plan Period:		0	Council_owned:	Yes	

SHLAA Conclusion

NEW008

Former Library HQ, Land Adjacent St Mary's Hospital Parkhurst, Newport Road Newport.

Conclusion 2022: Developable.

This is suitable site, although there are constraints that require further consideration - notably access and trees/biodiversity, which relate to each other. There appear to be three reasonable options for vehicular access, at least one of which will require confirmation for the site to be considered deliverable. Highways input/advice is therefore required.

- 1) Access via the submitted access onto Parkhurst Road. This has the advantage of being in the same ownership. However it is insufficient width (i.e. single vehicle) for a 60m stretch. This seems likely to be problematic unless to serve a very small number of dwellings. Therefore widening, or at the very least installation of passing points, is likely to be necessary -which will require third party land and loss of trees. In addition the access appears to have restricted visibility splays to the south which require further investigation.
- 2) Alternative access could be provided via Hewitt Crescent through third party land. This option will also likely necessitate loss of trees and also require some loss of public amenity land.
- 3) Access via the hospital may also be feasible, particularly if the site was used to house key workers from the hospital.

If option 1 is not the preferred vehicle access, it should be utilised as a pedestrian/cycle access.

Lends itself to Cul-De-Sac layout, possibly with parking at western sections. Layout will be dictated partly by preferred access and any retained trees. Scope for improving quality and range of open space provision on adjacent amenity open space.

Status

Developable

Key Deta	nils					
Settlement:	Newport Settlement Tie	er: 1	Parish: Newport	Site Area (0.22	2018 SHLAA_Ref_No: IPS376	2nd Reg18 ISP Housing Allocation Ref: N/a
Relationship	to Settlement Boundary (IPS Reg 18 par	t 2 - 2021):	Located within Settleme	ent Boundary		
Location in i	elation to Settlement Boundary 2018:		The site is located in the	e settlement boundary.		
Brownfield o	r Greenfield: Brownfield		Brownfield Register (If a	applicable):		
Site Description:	Urban site with two road frontages co The site is currently used as council of			h some onsite parking. The	e site is mostly hard surfacing within little in th	ne way on landscaping and is accessed off Fairlee Road.
Planning History:	No recent planning history.					
Suitabili	ty Assessment	Suitable	✓			
Discounting	Factors					
Environmen	tal Discounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buf	ffer)
Regionally in	nsar site, Special Protection Area (SPA), s nportant Geological and Geomorphologi n (SINC), Local Nature Reserve (LNR), And	cal Site (RIGG), Natio	nal Nature Reserve (NNR), Site o	f Importance for Nature	The site is not located within any environme zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, so	ntal designations including, ancient woodland, LNR, marine conservation cheduled ancient monument or RIGG.
Environmen	tal Discounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buf	ifer)
	itage Coast, Historic Park or Garden, Puk as biodiversity mitigation	lically Accessible Op	en Space, Local Green Space, Lan	nd	The site is not located within any environme space.	ental designations including heritage coast, historic park or garden, open
Envonmenta	l Discounts_Stage B(i)				☐ Discounted by a Factor in Stage B	
Flood zones	2 3, Agricultural Land Quality Grades 12	, Small Sites falling b	elow the size threshold of 0.25ha	a or 5 dewllings:	The site is located in FZ1 and is not class 1 o	r 2 agricultural land.
	tal Discounts Stage B(ii): m settlement boundaries, Coastal Chang	e Management area	s, Zones of Ground Instability Ma		☐ Discounted by a Factor in Stage B(ii)	
Character c	f the Surrounding Area and Local Poli	cy Context (Includi	ng Neighbourhood Plan)			
Character ar	d Compatibility of the Surrounding Area	The site is close t	o existing residential and some e	employment, no compatibi	ity issues are envisaged.	
Local Policy	Context (Including Neighbourhood Plan:	The site is situate	ed within the settlement boundar	ry and a confirmed brownf	ield site	
Mineral Res	ources:	The site is not lo	cated in a mineral or mineral safe	guarding area.		
Landscape	Impacts					
Impact upo	n and relationship to the AONB: The si	te is not located in a	n AONB.			
Landscape (Character Settlement area.					
Area Key Fa						
\aricultural	Land Classification: The classif	ication is Grade urba	n			

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area, however there are two grade 2 listed buildings that are directly adjacent and a further one on the opposite side of the road.

Biodiversity / Ecological Impacts

NEW069	Land at	Fairlee I	Road, Hillsid	e, New _l	port		
Impact on Biodiversity	The s	ite is not loca	ted in an environment	al designatio	n. There are no tree preserv	ation orders or larger trees	within the site. Limited likelihood of impacts given urban context.
Biodiversity Net Gain S	Scope: ncrea			_	area. Green roof potential. tats - House Sparrow, Starlin	g, Swift and House Martin.	
Flood Risk							
Flood Risk (including	Surface Water)	: No flood ris	ks identified.				
Proximity to Key Serv	vices						
Access to Public Trans	sport:	The site is or the road to t	_	bus service,	serving Newport, East Cowe	s and Ryde. Routes 5 and 9	with buses running between 10-30 minutes depending on the route. There is a bus shelter on the site side of
Access to Pedestrian (Cycle links:	There is a pu	blic right of way to the		site, there are dedicated cyclo connections to Newport tow	•	ads benefit from pavements. ne Harbour.
Access to Services and	d Facilities:	Located with	in Newport - a top tie	settlement,	which has a full range of serv	vices and facilities.	
Highways Factors			ility walking threshold	·	pen space and parks & garde	ens.	
Availability Ass			Available 🗹				
Availability:		not immediate	ly available for develo	pment but is	likely within 5 years with a re	easonable prospect of deve	lopment taking place within 2 years.
Availability_Timefram	e:						
Suitability and Requ	irements for (Other Forms	of Development				
Put forward for:			The site has been put		general housing		
Potential for a Mix of			This would need to be				
Loss of Employment S				ated employ	ment site but redevelopment	t may result in the loss of a	facility but could be relocated
Potential for Considera			Not applicable				
Need for new Open Sp	oace and/or Re	creation:	Given the contained i	rban nature	of the site, it does not lend it	self to open space provision	n other than private garden/amenity space.
Achievability A	ssessmen	t	Achievable	✓			
Indicative Yield: 1	2						
Trajectory 23/24 to 27	7/28:				Constraints to delivery / r	number_of_landowners:	There is one landowner and there are no known covenants or legal issues.
Trajectory Plan Period	:				Infrastructure capacity:	The site has some utilitie	es but may require extensions to be factored in.
Trajectory Post-Plan P	eriod:				Council_owned:	Yes	
SHLAA Conclus	ion						
	7		Harbour SPD and in Biration in view of the p	-		e site subject to Council asp	irations as landowner. May lend itself to two-storey flatted development, upon which the yield estimate is

Developable

Status

Seaclose (East End	ו, Newpo	rt					
Key Details							
Settlement: Newport Settlement Tier	: 1	Parish:	Site Area (13	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:		
Relationship to Settlement Boundary (IPS Reg 18 part	2 - 2021):	Located within S	Settlement Boundary				
Location in relation to Settlement Boundary 2018:		Located within S	Settlement Boundary				
Brownfield or Greenfield: Mix		Brownfield Regi	ster (If applicable):				
Site Three distinct sections. The northern two Description:	o sections are gra	assed amenity open space	within an urban context containin	g flat grass and scattered trees. Southern sect	tion is a petrol station and used car dealer.		
Planning History:							
Suitability Assessment	Suitable	•					
Discounting Factors							
Environmental Discounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m bu	uffer)		
Includes Ramsar site, Special Protection Area (SPA), Special Regionally important Geological and Geomorphological Conservation (SINC), Local Nature Reserve (LNR), Anci	al Site (RIGG), Nati	ional Nature Reserve (NNR), Site of Importance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation			
Environmental Discounts (Stage A No buffer):							
Includes Heritage Coast, Historic Park or Garden, Publi	ically Accessible O	pen Space, Local Green Sp	ace, Land	Discounted by a Factor in Stage A (No But	ifter) s within the currently areas zoned as open space. However, the main road		
safeguarded as biodiversity mitigation				frontages on Fairlee Road and the petrol station to the south are not classed as open space according to current Council mapping.			
Envonmental Discounts_Stage B(i)				☐ Discounted by a Factor in Stage B			
Flood zones 2 3, Agricultural Land Quality Grades 12,	Small Sites falling	below the size threshold o	f 0.25ha or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.			
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change	Management are	as, Zones of Ground Instab	ility Management	☐ Discounted by a Factor in Stage B(ii)			
Character of the Surrounding Area and Local Polic	y Context (Includ	ing Neighbourhood Plan)				
Character and Compatibility of the Surrounding Area:	Situated adjace	nt to residential area.					
Local Policy Context (Including Neighbourhood Plan:	Strategic Gap.						
Mineral Resources:		ocated in a mineral or mine	eral safeguarding area.				
Landscape Impacts							
Impact upon and relationship to the AONB: The site	e is not within the	AONB.					
Landscape Character Settlement area. Area Key Factors:							
Agricultural Land Classification:							
	a and has some vi	sual amonity for noighbour	ring recidents Strategic Can				
Landscape Impact: Well contained land within the urban are	a and has some vis	sual amenity for heighbour	ring residents. Strategic Gap.				
Heritage Impacts							
Impact on Historic Environment and Heritage Assets:	The site is not lo	cated in a conservation are	ea and there are no listed huilding	s close by.			

NEW076	Seac	lose (East E	ind), Newpo	ort			
iodiversity / Ec	ological Imp	acts					
npact on Biodive	ersity:	The site is not loca	ted in an environme	ntal designat	ion. It has scatterd trees and hedges at some boundaries and	onrnamental rockery planting at the road frontage.	
iodiversity Net 0	Gain Scope:	Improved hedgero	ow connectivity. Gree	en roofs.			
lood Risk							
Flood Risk (inclu	ding Surface \	Water): No flood zo	ne 2/3 on site. Howe	ever southern	boundary sections around the petrol station/car dealership a	are marked as surface water risk.	
roximity to Key	Services						
access to Public	Transport:	There are bu	ıs routes along Fairle	e Road.			
ccess to Pedest	rian Cycle link	s: Fairlee Road	has footways. There	are pedstria	n connections to Newport town centre via seaclose and the H	Harbour.	
access to Service	es and Facilitie	Located with	Newport - a top tie	r settlement,	which has a full range of services and facilities.		
ccess to Open	•	•	•		cits of all types of open space except accessible natural greens	·	sachald of all types of open spaces. Although
pace and ecreation:				•	ccessible natural greenspace.	classed amenity open space. The area is within the walking thre	ashold of all types of open spaces - although
ighways Facto	rs						
ighway Access:	Direct acce	ss to the adjacent st	reets.				
Availability	Assessm	ent	Available				
vailability:							
vailability_Time	eframe:						
uitability and I	Requirement	s for Other Forms	of Development				
ut forward for: otential for a M	ix of Uses:		Potential for other u	uses - comme	rcial, employment, recreation, open space.		
oss of Employm	ent Site:		Petrol station and ca	ar dealership	have some employment.		
otential for Cons	sideration as	a Rural exception?	No				
eed for new Op	en Space and	or Recreation:	Loss of open space	could be com	pensated to some extent by improvements and enhancemen	nts to existing adjacent areas.	
Achievabili	ty Assess	ment	Achievable	•			
dicative Yield:	250						
rajectory 23/24	to 27/28:		0		Constraints to delivery / number_of_landowners:	Single owner	
rajectory Plan Pe	eriod:			0	Infrastructure capacity:		
rajectory Post-P	lan Period:			0	Council_owned:		
HLAA Cond	clusion						
onclusion 2022:					· · · · · · · · · · · · · · · · · · ·	amenity open space is a consideration, albeit one that may be	partially offset by qualititive improvements
	to exisiting o	pen space. Scope fo	or flatted developme	ent. Estimated	d yield equates to approximately 30 per hectare. Strategic Gap	p.	

Developable

Status

Page 17

NEW0	78 London	Quay, Newp	ort.							
Key Det	ails									
Settlement	Newport	Settlement Tier: 1		Paris	sh:	Site Area (0.4	2018 SHLAA_Ref_No: N/	/a 2r	nd Reg18 ISP Housing Allocation Ref:	
Relationship	o to Settlement Boundar	ry (IPS Reg 18 part 2 - 20	21):		Located within Settlement B	Boundary				
Location in	relation to Settlement E	Soundary 2018:			Located within Settlement B	Boundary				
Brownfield	or Greenfield: Brownfie	eld			Brownfield Register (If applie	cable):				
Site Description	: North section is car p	king with a warehouse t arking for Odessa Boat storage and Vectis Gara	Yard car park		ion is quality used car sale.					
Planning History:					ndon Newport Isle Of Wight airs (corrected description) (I		on)			
Suitabili	ity Assessment		Suitable	✓						
Discountin	g Factors									
Environmer	ntal Discounts (Stage A -	5m buffer)					☐ Discounted by a Factor in Stage	e A (5m buffer)		
Includes Ra Regionally i	msar site, Special Protec mportant Geological and	tion Area (SPA), Special d Geomorphological Site	(RIGG), Nati	ional Natur	SAC), Site of Special Scientifice re Reserve (NNR), Site of Imp nument, Marine Conservation	portance for Nature	The site is not located within any cone, NNR, RAMSAR, SAC, SINC, S	•	ations including, ancient woodland, LNR, marine conser- ncient monument or RIGG.	ation
	ntal Discounts (Stage A N						☐ Discounted by a Factor in Stage	re A (No Buffer)		
Includes He		rk or Garden, Publically	Accessible O	pen Space,	, Local Green Space, Land				ations including heritage coast, historic park or garden,	open
Envonment	al Discounts_Stage B(i)						☐ Discounted by a Factor in Stage	je B		
		Quality Grades 12, Small	Sites falling	below the	size threshold of 0.25ha or 5	5 dewllings:	The site primarily located in FZ1 a	and is not class 1 or 2 a	gricultural land.	
	ntal Discounts Stage B(ii om settlement boundari		agement are	as, Zones c	of Ground Instability Manage	ement	☐ Discounted by a Factor in Stage	e B(ii)		
Character	of the Surrounding Are	a and Local Policy Cor	text (Includ	ling Neigh	bourhood Plan)					
Character a	nd Compatibility of the	Surrounding Area: Situ	uated along s	semi-indus	trial harbourside, although r	esidentila could still p	rove to be compatible given proxim	mity of residential to so	outh-east.	
Local Policy	Context (Including Neig	hbourhood Plan:								
Mineral Res	sources:	The	site is not lo	ocated in a	mineral or mineral safeguar	ding area.				
Landscape	: Impacts									
Impact upo	on and relationship to th	e AONB: Not within th	ne AONB							
Landscape Area Key F	Character Settlement a	area.								
•	Land Classification:									
		otential for regeneration	n Rick of los	ing some h	nistoric martime connections	c				
Impact:	riaiborside area with p	otential for regeneratio	II. NISK OT 105	onig some n	iistorie martine connections	5.				
Heritage Ir	mpacts									
Impact on I	Historic Environment and	d Heritage Assets: The	site is not lo	cated in a c	conservation area and there	are no listed building	close by. The locally listed former	A B Cooke warehouse	is situated 25m off-site to the south-west.	

NEW078	Lond	on Quay, I	Newport.		
iodiversity / Ecol	logical Imp	acts	·		
npact on Biodivers			of direct impacts give	n urban con	text, although run-off into harbour SPA and inter-tidal mudflats (23m away) is a consideration.
iodiversity Net Ga	•		-	_	len area. Green roof potential. bitats - House Sparrow, Starling, Swift and House Martin.
lood Risk					
lood Risk (includi	ing Surface \	Water): Partial ove	rlap with FZ2/3 at SE f	rontage.	
roximity to Key S	Services				
Access to Public Tr	ransport:	There is a b	us route along adjacer	it London Q	uay.
access to Pedestria	an Cycle link	It would be	necessary to create a	footway of s	sufficient width as part any development. The site fronts a Ctcling Strategy strategic route so may also benefit from a cycle path frontage.
access to Services	and Facilitie	Located wit	h Newport - a top tier	settlement,	which has a full range of services and facilities.
pace and ecreation:	The site is v	•	ility walking threshold		cits of all types of open space except accessible natural greenspace. of open space except childrens/young people (due to the severance factor of the River Medina) and parks & gardens.
Availability A			Available		
vailability:					
vailability_Timefra	ame:				
uitability and Re	equirement	s for Other Forms	of Development		
ut forward for:	6.1.1			ses - particu	larly employment, leisure or marine related.
otential for a Mix oss of Employmen			Yes loss of warehou	so and gara	ge containing businesses.
		a Rural exception?		se and gara	ge containing businesses.
leed for new Oper		•		av be probl	ematic on a smalll scale brownfielsd site, although depending on the nature of development some small scale chiuldren's play may be possible to incorporate.
		,		, ,	
Achievability	y Assessi	ment	Achievable	✓	
idicative Yield:	90 (5 store	eys - bottom store	parking/storage)		
rajectory 23/24 to	27/28:		0		Constraints to delivery / number_of_landowners: TBC
rajectory Plan Peri	riod:			0	Infrastructure capacity:
rajectory Post-Plai	n Period:			0	Council_owned:
HLAA Conclu	usion				
onclusion 2022: Id	Identified in	emerging Newpor	t Harbour SPD.		

Scope for mixed use regeneration. Appears to be scope for high density, perhap 5 storeys together with employment and parking for boat yard.

Estimate 80 may be achievable based on a 5 storey development mirroring the apartment style development to the south-east albeit across higher storeys. Thi swiould still potentially leave a large portion of the site available fo rmixed use.

Flood risk at SE section, ground storeys may need to be parking/storage.

Footway creation for London Quay required alongside development.

NEW078

London Quay, Newport.

Status

Developable

NEW0	80	118 Gu	nvile Road									
Key Det	ails											
Settlement:		ort	Settlement Tier: 1		Parish:	Newport	Site Area (2018 SH	ILAA_Ref_No: N/a	2nd Reg18 IS	SP Housing Allocation Ref:	N/a
Relationship	p to Seti	tlement Bounda	ry (IPS Reg 18 part 2 -	2021):	Lo	cated within Settleme	ent Boundary					
Location in	relation	to Settlement E	Boundary 2018:		Lo	cated within Settleme	ent Boundary					
Brownfield	or Gree	nfield: Brownfi	eld		Br	ownfield Register (If a	applicable):					
Site Description		int overgrown re	esidential plot sandwic	hed between t	erraced hous	sing and retail park, w	ith electricity sub-station	to the rear				
Planning History:		.952/02 ine for residenti	al development of 6 dv	wellings with a	ccess off Gun	ville Road & parking.						
Suitabili	ity As	sessment		Suitable	✓							
Discountin	-											
Environmer	ntal Disc	counts (Stage A -	5m huffer)					☐ Discounted by	y a Factor in Stage A (5m	huffer)		
Includes Rai Regionally i	msar sit mportai	e, Special Protec nt Geological an	ction Area (SPA), Speci	ite (RIGG), Nat	ional Nature	Reserve (NNR), Site of	f Importance for Nature	The site is not lo	cated within any environ	nmental designations included in scheduled ancient monu		NR, marine conservation
Includes He	eritage C	counts (Stage A N Coast, Historic Pa diversity mitigat	ark or Garden, Publical	ly Accessible O	pen Space, Lo	ocal Green Space, Lan	d		y a Factor in Stage A (No located within any environ	Buffer) nmental designations inclu	ıding heritage coast, histoı	ric park or garden, open
		unts_Stage B(i) gricultural Land	Quality Grades 12, Sm	all Sites falling	below the siz	e threshold of 0.25ha	or 5 dewllings:	☐ Discounted by	y a Factor in Stage B			
		counts Stage B(i ement boundari	i): es, Coastal Change Ma	anagement are	as, Zones of (Ground Instability Ma	nagement	☐ Discounted by	a Factor in Stage B(ii)			
Character (of the S	Surrounding Are	ea and Local Policy C	ontext (Includ	ling Neighbo	ourhood Plan)						
Character a	nd Com	patibility of the	Surrounding Area: T	he site is adjac	ent to a resid	dential area.						
Local Policv	, Contex	t (Including Neig	ghbourhood Plan:									
, Mineral Res				he site is not lo	ocated in a m	ineral or mineral safe	guarding area.					
Landscape	e Impac	rts										
-	•	elationship to th	ne AONB: Not in the	AONB								
		-										
Landscape Area Key Fa		settement a	area.									
Agricultural	l Land Cl	lassification:										
Landscape Impact:	No lan	dscape impacts	likely at this urban loc	ation.								
Heritage In	mpacts											
Impact on F	Historic	Environment an	d Heritage Assets: Th	e site is not lo	cated in a cor	nservation area and th	nere are no listed building	s close by.				

Biodiversity / Ecological Impacts

NIEVAZOGO	110	Constitute Date of							
NEW080	118 (Gunvile Road							
Impact on Biodivers	ity:	The site is not located in an	environmenta	l designatior	n. The site is overgrown.				
Biodiversity Net Gai		Green roof potential.							
Flood Risk									
Flood Risk (includin	g Surface \	Water): No risks identified							
Proximity to Key Se	ervices								
Access to Public Tra		KS:							
Access to Services a									
Access to Open Space and Recreation:									
Highways Factors									
Highway Access:	Direct acce	ss to Gunville Road.							
Availability A	ssessm	ent Av	vailable \Box						
Availability:									
Availability_Timefra	me: Unkr	nown							
Suitability and Red	quirement	s for Other Forms of Devel	opment						
Put forward for:									
Potential for a Mix o	of Uses:								
Loss of Employment									
		a Rural exception? N/a							
Need for new Open	Space and	/or Recreation:							
Achievability	Assess	ment	Achievable						
Indicative Yield:	6								
Trajectory 23/24 to	27/28:		0		Constraints to delivery / numb	ber_of_landowners:			
Trajectory Plan Perio				6	Infrastructure capacity:				
Trajectory Post-Plan	Period:			0	Council_owned:				
SHLAA Conclu									
		an site with outline for 6 dw	ellings. Unclear	why it hasn	't come forward but no obviuous	s obstacles to develop	oment.		
	evelopable		-	-					

NEW084

Heritage Impacts

Fairview Residential Care Home 37 Clatterford Road Newport Isle Of Wight PO30 1PA

Key Deta	ils								
Settlement:	Newport	Settlement Tier: 1			Parish: Newport	Site Area (1.7	2018 SHLAA_R	Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:
Relationship	to Settlement Bo	undary (IPS Reg 18 part 2 - 20)21):		Located within Settlement Bo	oundary			
Location in re	elation to Settlem	ent Boundary 2018:							
Brownfield o	r Greenfield: Bro	wnfield			Brownfield Register (If applic	cable):			
Site Description:	The site is a bro	wnfield urban frontage site o	occupied by a	forme	er car home.				
Planning History:	parking/turning Pending	•		nversi	on of former care home to form 5	5 residential dwelling	gs; construction of car po	rt; formation of vehicular ac	ccess; landscaping, including new front boundary wall and
Suitabilit	y Assessme	nt	Suitable	✓					
Discounting	Factors								
Environment	al Discounts (Stag	ge A - 5m buffer)					☐ Discounted by a Fac	tor in Stage A (5m buffer)	
Regionally im	portant Geologic	al and Geomorphological Site	e (RIGG), Nati	onal N	on (SAC), Site of Special Scientific Nature Reserve (NNR), Site of Imp Monument, Marine Conservation	ortance for Nature			esignations including, ancient woodland, LNR, marine conservation led ancient monument or RIGG.
Environment	al Discounts (Stag	re A No huffer):					Dissounted by a Fac	tor in Stage A (No Buffer)	
Includes Heri		ric Park or Garden, Publically	Accessible O	pen Sp	pace, Local Green Space, Land		•		esignations including heritage coast, historic park or garden, open
Envonmenta	Discounts_Stage	B(i)					☐ Discounted by a Fac	tor in Stage B	
Flood zones 2	2 3, Agricultural L	and Quality Grades 12, Small	Sites falling I	below	the size threshold of 0.25ha or 5	dewllings:	The site is located in Fa	Z1 and is not class 1 or 2 agr	icultural land.
	tal Discounts Stag n settlement bou		agement area	as, Zor	nes of Ground Instability Manager	ment	☐ Discounted by a Fact	or in Stage B(ii)	
Character o	f the Surroundin	g Area and Local Policy Cor	ntext (Includ	ing Ne	eighbourhood Plan)				
Character an	d Compatibility of	the Surrounding Area: Re	sidental atea	so no	compatibility issues are envisgae	ed.			
Local Policy (Context (Including	Neighbourhood Plan:							
Mineral Reso			e site is not lo	cated	in a mineral or mineral safeguard	ding area.			
Landscape	Impacts								
Impact upon	and relationship	to the AONB: The site is no	ot located in a	an AO	NB.				
Landscape C Area Key Fac	haracter Settlen	nent							
Agricultural L	and Classification	: Settlement							
Landscape Impact:	Urban site, so lan	dscape impact will be minima	al. Impact upo	on nei	ghbouring curtilages will be a con	nsideration.			

NEW084	Fairvie	ew Resident	ial Care Home 37 Clatterford Road Newport Isle Of Wight PO30 1PA
Impact on Historic	Environment a	and Heritage Assets:	The site is not located in a conservation area and there are no listed buildings close by. CHECKED JUNE 2022
Biodiversity / Eco	ological Impact	ts	
Impact on Biodive		he site is not located HECKED JUNE 2022	in an environmental designation. There are no tree preservation orders within the site. Carisbrooke Caste SINC is 110m off site to the south-east, which is also Wet Woodland (S41 Priority Habitat).
Biodiversity Net G	ain Scope:		
Flood Risk			
Flood Risk (includ	ling Surface Wa	ter): Surface water f	lood risk across west corner.
Proximity to Key	Services		
Access to Public T	ransport:	Clatterford Road	I has bus stops and I served by route 12. Nearby Calbourne Road is served by route 7 to Newbridge, Yarmouth and Alum Bay.
Access to Pedestr	ian Cycle links:	Clatterford Road	has pedestrian footways on both sides of the road, albeit below standard width in places.
Access to Services	and Facilities:	Newport being	the county town has access to a full range of services and facilities.
Access to Open Space and Recreation:	There are a nu	umber of public oper thin the walking acce	wport exhibits quantitive deficits of all types of open space except accessible natural greenspace. In space facilities nearby. This is started for amenity greenspace, allotments, children/young people, natural and semi natural greenspace and outdoor sports. The only open space typology tht is beyond the walking distance
Highways Factor.	S		
Highway Access:	Direct access t	to Clatterford Road.	
Availability A	Assessmen	nt	Available 🗸
Availability:	The site	is immediately avail	able with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Availability_Timef	rame:		
Suitability and R	equirements fo	or Other Forms of L	Pevelopment
Put forward for:			
Potential for a Mix	c of Uses:	Pos	sibly
Loss of Employme	nt Site:	No	although the previous occupier (care home) would have been an employer
Potential for Cons	ideration as a R	ural exception? No	t applicable
Need for new Ope	en Space and/or	r Recreation: No	t a site of sufficient scale to provide public open space.

0

Achievability Assessment Achievable Indicative Yield: 5

0 Trajectory 23/24 to 27/28:

Constraints to delivery / number_of_landowners:

Trajectory Plan Period: Trajectory Post-Plan Period: 0

The sit is within the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Council_owned:

Infrastructure capacity:

SHLAA Conclusion

Conclusion 2022: Developable

Pending application.

Seems likely to be suitable and developable subject to overcoming tree/highway issues.

NEW084

Fairview Residential Care Home 37 Clatterford Road Newport Isle Of Wight PO30 1PA

Status

Developable

RKY001

Highwood Nursery, Main Road, Rookley, Isle of Wight, PO38 3NH

Key Deta	ils										
Settlement:	Rookley	Settlement Tier:	3	Parish:	Rookley	Site Area (1.2	25 2018 9	SHLAA_Ref_No: IP:	S030	2nd Reg18 ISP Housing Allocation Ref: N/a	
Relationship t	to Settlement I	Boundary (IPS Reg 18 part 2 -	2021):	Lo	ocated within or adjacent	a lower tier settleme	nt that does not h	nave a settlement b	ooundary		
Location in re	elation to Settle	ement Boundary 2018:		Th	ne site is located outside l	but immediately adjac	cent to the curren	nt settlement boun	dary which is alon	ig the south boundary.	
Brownfield or	r Greenfield:	Greenfield		Br	rownfield Register (If appl	licable):					
Site Description:	fencing to the Section 336 o	pecialist Plant Nursery with a e front, trees to the north and of the 1990 Act establishes the agricultural use.	l vegetation to the	e south. T	he site is relatively flat w	-				orth, grassed with trees. The site is bounded by a post and wire	
Planning History:	No recent pla	nning history.									
Suitabilit	y Assessm	ent	Suitable	✓							
Discounting	Factors										
Includes Rama Regionally im	sar site, Specia portant Geolog	cage A - 5m buffer) I Protection Area (SPA), Spec gical and Geomorphological S lature Reserve (LNR), Ancient	ite (RIGG), Nation	nal Nature	Reserve (NNR), Site of Im	nportance for Nature	The site is not	•	environmental de	esignations including, ancient woodland, LNR, marine conservatio ed ancient monument or RIGG.	n
		age A No buffer): toric Park or Garden, Publical	ly Accessible Open	n Snace I	ocal Groon Space Land			by a Factor in Stage			
	as biodiversity		ly Accessible Oper	ii Space, L	ocai Green Space, Land		The site is not space.	located within any	environmental de	esignations including heritage coast, historic park or garden, ope	n
Envonmental	Discounts_Sta	ge B(i)					☐ Discounted	by a Factor in Stage	е В		
Flood zones 2	2 3, Agricultura	l Land Quality Grades 12, Sm	all Sites falling bel	low the siz	ze threshold of 0.25ha or	5 dewllings:	The site is loca	ated in FZ1 and is no	ot class 1 or 2 agri	icultural land.	
	tal Discounts St n settlement bo	rage B(ii): oundaries, Coastal Change Ma	anagement areas,	Zones of	Ground Instability Manag	gement	☐ Discounted b	by a Factor in Stage	e B(ii)		
Character of	f the Surround	ing Area and Local Policy C	ontext (Including	g Neighbo	ourhood Plan)						
Character and	d Compatibility	of the Surrounding Area:	The site is close to	existing r	esidential, no compatibilit	ty issues are envisage	d.				
Local Policy C	Context (Includi	ng Neighbourhood Plan:	The site is located	outside b	ut immediately adjacent	to the current settlem	nent boundary				
Mineral Reso	urces:		The site is not loca	ated in a m	nineral or mineral safegua	arding area.					
Landscape I	Impacts										
Impact upon	and relationsh	ip to the AONB: The south	western corner of	f the site i	is located in the AONB an	d Dark Skies park.					
Area Key Fac	Key 0 ? End area ? An ? He ? His	cient woodland areas dgerows and some hedgerov toric farmsteads dispersed th overall condition of the featu	close proximity to vitrees roughout the area res of this charact	as		ne character of the are	ea is judged to be	good.			

RKY001

Highwood Nursery, Main Road, Rookley, Isle of Wight, PO38 3NH

Impact:

Landscape The site is outside the settlement boundary on the outskirts of the area where the land is more rural and 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.

The site is in semi-intensive agricultural uses. There are some local historic association via the adjacent locally-listed meeting hall. There is no public access or recreation value. It is generally well contained and inward looking and is only visually esposed to any signigicant degree to the ENE. The presence of existing structures on the site would limit the impact of redevelopment and the site is relatively consistent with the existing built form, particularly since the

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area but there is a locally listed building to the front of the site. This is the former meeting hall. Consideration must be given to its conservation including its setting. The site is also a former brick works so may have some historic value.

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in any environmental designations, although Bunkers Copse SINC is situated to the west and there is connecting woodland almist to the site boundary.

On-site there is a tree with a TPO to the south and also to the north west corner and a number of trees off site to the north-west. Appropriate biodiversity/tree studies may be required.

Biodiversity Net Gain Scope:

Enhanced tree/hedge buffers, particulrly to western edge creating a coherent and resilient network of habitat to Bunkers Copse SINC. Green roofs would soften the transition from village to rural countryside at thislocation, as well as enhancing biodiversity. A pond would provide net gain as well as being a feature to any amenity open space.

Flood Risk

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

Proximity to Key Services

Access to Public Transport:

There is a bus stop close by, this is along Route 3, this serves Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde and runs Mon - Sat up to every 30 minutes | Sundays up to every

30 minutes

Access to Pedestrian Cycle links:

There is a public right of way to the south (GL1), there are no dedicated cycle links close by, but the road has a footpath.

Access to Services and Facilities:

Rookley has access to a number of services and facilities associated with it being a rural service centre

Access to Open

Rookley is within 'East Medina' Sub-Area for Open Space Analysis, although effectively the village exists as an independent unit, so walking accessibility analysis s arguably of more relevance.

The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years

Space and Recreation: Natural and Semi natural Greenspace has the largest coverage in East Medina (194.07 ha) and provision for Children and Young People has the smallest coverage (0.52 ha).

When the proposed standards are applied to the following typologies a deficiency has been identified: Allotments (current deficiency of 1.92 ha and future deficiency of 2.32 ha);

Amenity Greenspace (current deficiency of 3.27 ha and future deficiency of 4.21 ha);

Highways Factors

Availability:

Highway Access: There is access from the site on to the strategic road network. Visibility to the north is restricted as the road goes down and bends but less restricted to the south.

Availability Assessment

Available 🔽

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development Put forward for:

The site has been put forward for general housing.

Potential for a Mix of Uses:

To be determined

Loss of Employment Site:

No

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation:

Northern areas of Rookley village are served by the village green and the sports pitches by the village hall.

Children's play provision appears to be a particular need, but Rookley would arguably benefit from further provision of all open space types, or enhancement, diversification and improvemet of existing

spaces.

Achievability Assessment

Achievable



RKY001	Highwood Nursery, Main Road, R	ookley, Isle of Wig	ght, PO38 3NH	
Indicative Yield:	10			
Trajectory 23/24	to 27/28:	Constraints to delivery / n	umber_of_landowners:	There is one landowner and there are no known covenants or legal issues
Trajectory Plan Pe	eriod:	Infrastructure capacity:	The site has some utilitie	s and adjoining properties appear to benefit from connections to utility services.
Trajectory Post-Pl	an Period:	Council_owned:		
SHLAA Cond	lusion			
		boundary, for this site to be cons	sidered sitable, since they p	ered a suitable site. The significant and resilient band of trees on the northern half of the site need to be rovide a buffer to wider landscape impacts. It may also be appropriate to set development back from the neritage asset.
Status	Developable			

RYD011	Land to west of C	uarry Ro	ad, Ry	/de						
Key Detai	ils									
Settlement:	Ryde Settlement Tie	r: 1	Pa	arish: Ryde	Site Area (1.6	.68	2018 SHLAA Ref No: IPS271	2nd Reg18 ISP Housi	ing Allocation Ref: HA062	
Relationship t	o Settlement Boundary (IPS Reg 18 part	2 - 2021):		Located within Settleme	ent Boundary					
•	lation to Settlement Boundary 2018:			The site is located outside	·		immediately adjacent to it on a small so	ection to the north. There ar	re allotments that separate th	ne site from
Brownfield or	Greenfield: Greenfield			Brownfield Register (If a	pplicable):					
	The site on the edge of Ryde is a large adjacent to it on a small section to the reserve.									
Planning History:	No recent planning history.									
Suitability	y Assessment	Suitable	✓							
Discounting I	Factors									
Environmenta	Il Discounts (Stage A - 5m buffer)					Disc	ounted by a Factor in Stage A (5m buffe	er)		
Regionally imp	sar site, Special Protection Area (SPA), S portant Geological and Geomorphologic (SINC), Local Nature Reserve (LNR), And	al Site (RIGG), N	ational Na	ature Reserve (NNR), Site of	f Importance for Nature	zone, N Howev	e is not located within any environment INR, RAMSAR, SAC, SINC, SPA, SSSI, sch er, it is located immediately adjacent to pable site area.	neduled ancient monument o	or RIGG.	
	l Discounts (Stage A No buffer):					Disc	ounted by a Factor in Stage A (No Buffe	er)		
	age Coast, Historic Park or Garden, Pub is biodiversity mitigation	lically Accessible	Open Spa	ice, Local Green Space, Lan	d	The site space.	e is not located within any environmen	tal designations including he	ritage coast, historic park or	garden, open
Envonmental	Discounts_Stage B(i)					Disc	ounted by a Factor in Stage B			
Flood zones 2	3, Agricultural Land Quality Grades 12,	Small Sites fallin	g below t	he size threshold of 0.25ha	or 5 dewllings:	The sit	e is located in FZ1 and is not class 1 or 2	2 agricultural land.		
	al Discounts Stage B(ii): settlement boundaries, Coastal Change	e Management a	reas, Zone	es of Ground Instability Ma	nagement	Disco	unted by a Factor in Stage B(ii)			
Character of	the Surrounding Area and Local Polic	cy Context (Incl	ıding Nei	ghbourhood Plan)						
Character and	Compatibility of the Surrounding Area:			•			given to noise and impacts on the rail outh out of Ryde on both sides of the site		0 0 1	f countryside
Local Policy Co	ontext (Including Neighbourhood Plan:	The site is loc	ated outsi	ide the settlement bounda	ry but is immediately adj	ljacent to it	on a small section to the north.			
Mineral Resou	ırces:	The site is no	located i	n a mineral or mineral safe	guarding area.					
Landscape II	mpacts									
Impact upon	and relationship to the AONE: The sit	o is not located i	n +ha 101	.ID						

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

Landscape Character Historically part of the Northern Lowlands historic landscape character area.

Area Key Factors: Now on the edge of the settlement area and traditional enclosed pasture land / valley floor.

Agricultural Land Classification:

The site is classified as urban

Impact:

Landscape It is outside the settlement boundary on the outskirts of the area. The land slopes down west to east towards the river valley. Any development could be reasonably screened from or by the SINC to the south. There are long distance views to the south although views in woul dbe effectively against the backdriop of Ryde built up area with development extending further south on both the east and west of this site. There is some ecological value with trees and a pond as well as adjacent lowland meadow priority habitat, as well as a footpath at the boundary. But the amenity value of thes ite is limited by its containment. Value and sensitivity is medium.

Heritage Impacts

RYD011	Land t	o west of	Quarry Road, Ryde
Impact on Historic	c Environment a	and Heritage Asse	The site is not located in a conservation area and there are no listed buildings close by. Currently no known archaeological implications
Biodiversity / Eco	ological Impac	ts	
Impact on Biodive	G	iven the proximit	acent to the south. Lowland meadows priority habitat located adjacent off-site to the west and south. The system of the SINC and that the site is grass and scrub, it is likely that ecological surveys will be required to understand any potential impacts. Furthermore there is a pond (S41 habitat) to the north east of stream to the east beyond the site boundary.
Biodiversity Net G			nnect adjacent habitats (S41 priority habitat) across the south-west of the site. This will in turn connect to the railway line green buffer and hence the wider ecological network. and enhancement of trees and pond with appropriate buffers and amphibian habitats. Planting of locally priority flora species. Green roofs.
Flood Risk			
Flood Risk (includ	ding Surface Wa	ater): Surface wa	ter flow bath running across the site on a west to east trajectory, connecting with rover off-sitre to the east.
Proximity to Key	Services		
Access to Public T	Fransport:	The nearest	bus stop is towards the top end of Quarry Lame or along Longmead Road. The railway line runs along the eastern boundary with St Johns Station to the north.
Access to Pedestr	rian Cycle links:	There is a pu	iblic right of way (R103) to the east of the site. This could be affected by any vehicle access to the site.
Access to Services	s and Facilities:	Ryde town o	entre is within walking distance.
Access to Open Space and Recreation:	to the suppor The open spa outdoor spor	rting Open Space ace audit identifie t and natural & so	f 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 Assessment. Is the allotments to the north and west. There is a SINC with public access to the south. There is also common land to the south. The site is within the accessibiliy walking threshold of allotments, emi-natural greenspace. However, it is outside the access threashold for children and young people due to the severance factor of the railway line preventing direct access to Oakfield Park to the east. It es to amenity greenspace and parks& gardens.
Highways Factor	rs		
Highway Access:	road. The GIS	S identifies a pon	Lane. The relevant section is unmade, narrow and forms part of a public right of way. Any development of the site would require the PROW to be redirected or be incorporated along a new access d to the north east of the site, although this could not be verified on site. The location of the pond will need to be considered as close to the proposed access. It is unclear whether there is any potentia although this would require third party land.
Availability	Assessmer	nt	Available 🗹
Availability:	The site	e is immediately a	vailable, is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Availability_Timef	frame:		
Suitability and R	Requirements f	for Other Forms	of Development
Put forward for:			The site has been put forward for general housing.
Potential for a Mix	x of Uses:		No
Loss of Employme	ent Site:		No
Potential for Cons	sideration as a R	Rural exception?	No

Achievability Assessment	Achievable			
Indicative Yield: 24				
Trajectory 23/24 to 27/28:	24	Constraints to delivery / n	umber_of_landowners:	There are 2 landowners for which the agent is acting on behalf of. There are no known covenants or legal issues.
Trajectory Plan Period:	24	Infrastructure capacity:	The site is close to the se	ettlement boundary where adjoining properties appear to benefit from connections to utility services.
Trajectory Post-Plan Period:	0	Council_owned:		

Amenity greenspace and children's play is the most pressing need given the accessibility deficit.

Need for new Open Space and/or Recreation:

RYD011

Land to west of Quarry Road, Ryde

SHLAA Conclusion

Conclusion 2022: Developable.

Vehicle access requires further clarification for this site to be considered deliverable. The proposed vehicle access from Quarry Lane is unmade, non-standard width and forms part of a public right of way. Any development of the site would require the PROW to be redirected or be incorporated along a new access road of standard width. This may require negotiation with a third party landowner, so the site cannot currently be considered deliverable. The GIS identifies a pond to the north east of the site, although this could not be verified on site. The location of the pond will need to be considered as close to the proposed access.

A further access (for pedestrians/cyclists at minimum) will need to be secured access to the west to connect to the Public Bridleway and provide a direct route to the centre of Ryde for residents.

Amenity open space and a children's play area should be incorporated into the site as the wider area is in deficit of these types of open space.

Opportunity to connect adjacent habitats (S41 priority habitat) across the south-west of the site. This will in turn connect to the railway line green buffer and hence. Further biodiversity measure could include Retention of trees and enhancement of trees and pond with appropriate buffers and amphibian habitats.

Status

Developable

SHK013	Off Bea	rtrice Avenu	e, Shanklin.					
Key Detai	ils							
Settlement:	The Bay (Shanklin)	Settlement Tier: 1		Parish: Shanklin	Site Area (0.7	8 2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:	
Relationship t	o Settlement Boundar	ry (IPS Reg 18 part 2 - 2	2021):	Located within Settler	ment Boundary			
Location in re	lation to Settlement B	oundary 2018:						
Brownfield or	Greenfield: Brownfie	eld		Brownfield Register (If	f applicable):			
Site Description:	Cliff top preopert in r	esidentila area with se	a-views, but surrour	nded b vegetation to the n	orth and west.			
History:	storey extension and P/00384/18 (Pending	garage. s): Demolition of dwelli	ing; outline for prop	osed apartment block com	nprising 15 units	is) to existing redundant convent to provide lats with parking (revised scheme)	8 flats; inclusive of demolition of linked walkway and dev	velopment of single
Suitability	y Assessment		Suitable 🗹					
Discounting I								
_	al Discounts (Stage A -	5m huffer)				☐ Discounted by a Factor in Stage A (5m b	ouffer)	
ncludes Rams Regionally imp	sar site, Special Protec portant Geological and	tion Area (SPA), Specia d Geomorphological Sit	te (RIGG), National N	on (SAC), Site of Special So lature Reserve (NNR), Site Monument, Marine Conse	of Importance for Nature	,	nental designations including, ancient woodland, LNR, ma	arine conservation
Environmenta	al Discounts (Stage A N	lo buffer):				☐ Discounted by a Factor in Stage A (No B	uffer\	
ncludes Herit		rk or Garden, Publically	y Accessible Open Sp	oace, Local Green Space, La	and	, , , , , , , , , , , , , , , , , , , ,	mental designations including heritage coast, historic par	k or garden, open
Envonmental	Discounts_Stage B(i)					☐ Discounted by a Factor in Stage B		
Flood zones 2	3, Agricultural Land C	Quality Grades 12, Sma	ll Sites falling below	the size threshold of 0.25l	ha or 5 dewllings:	The site is located in FZ1 and is not class 1	or 2 agricultural land.	
	al Discounts Stage B(ii) settlement boundarie		nagement areas, Zor	nes of Ground Instability IV	Management (☐ Discounted by a Factor in Stage B(ii)		
Character of	the Surrounding Are	a and Local Policy Co	ontext (Including Ne	eighbourhood Plan)				
Character and	Compatibility of the S	Surrounding Area: Th	ne site is close to exi	sting residential, no compa	atibility issues are envisage	d.		
ocal Policy Co	ontext (Including Neigl	hbourhood Plan: Th	ne site is located in t	he settlement boundary.				
Mineral Resou	urces:	Th	ne site is not located	in a mineral or mineral sat	feguarding area.			
Landscape II	mpacts							
Impact upon	and relationship to the	e AONB: The site is n	not located in an AO	NB.				
Landscape Ch Area Key Fact	naracter Settlement tors:							
Agricultural La	and Classification:	The classificatio	n is urban					
andscape Gmpact:	Siven the location of th	ne site, among other ho	ousing any impact o	n landscape character will	be minimal. Impact upon n	eighbouring amenities will be a consideration	n. Site slopes down towards sea.	
Heritage Imp	pacts							
mpact on His	toric Environment and	d Heritage Assets: The	e site is not located i	n a conservation area and	there are no listed building	s close y.		

SHK013 Off B	HK013 Off Beartrice Avenue, Shanklin.							
Biodiversity / Ecological Impacts								
Impact on Biodiversity:	The site is not located in an environmental designation nut there is an area TPO covering the site. There are a number of large trees at north and west boundaries that need to be considered. The nearby coastal cliffs to the east are a SINC (Lake Cliffs, South) and a S41 Priority Habitat (Maritime Cliffs and Slope)							
Biodiversity Net Gain Scope:	Enhancements, ex	ctension and managemen	t of nearby	priority habitat.				
Flood Risk								
Flood Risk (including Surface \	Water): No flood ris	sk identified.						
Proximity to Key Services								
Access to Public Transport:	Bus stops in close proximity (route 11							
Access to Pedestrian Cycle link								
Access to Services and Facilitie	ccess to Services and Facilities: Shanklin has a wide range of services and facilities							
Access to Open The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. Space and Recreation:								
Highways Factors								
Highway Access: The site has access onto a side road of Beartrice Avenue.								
Availability Assessme	ent	Available <a>						
Availability:								
Availability_Timeframe:								
Suitability and Requirements Put forward for: Potential for a Mix of Uses:	s for Other Forms	of Development						
Loss of Employment Site:								
Potential for Consideration as a	Potential for Consideration as a Rural exception? N/a							
Need for new Open Space and/or Recreation: Site not suited to the provision of public open space.								
Achievability Assessi	ment	Achievable						
Indicative Yield: 15								
Trajectory 23/24 to 27/28:		0		Constraints to delivery / n	umber_of_landowners:			
Trajectory Plan Period:			0	Infrastructure capacity:	The site has the benefit of existing utilities.			
Trajectory Post-Plan Period:			0	Council_owned:				
SHLAA Conclusion								
Conclusion 2022: Developable Achieved pe		014. Deliveribility unclea	r at this po	int.				

Developable

Status

VEN011	La Veness, Esplana	de.								
Key Detail	s									
Settlement: Ve	entnor Settlement Tier:	2	Parish: Ventnor	Site Area (48	5sq.m	2018 SHLAA_Ref_	No: N/a	2nd Reg18 ISP Housing A	llocation Ref:	
Relationship to	Settlement Boundary (IPS Reg 18 part 2 -	2021):	Located within Settlement Bo	oundary						
Location in rela	ition to Settlement Boundary 2018:									
Brownfield or G	Greenfield: Brownfield		Brownfield Register (If applic	able):						
Site Site Description:	Seafront infill									
Planning 1 History:	19/01377/FUL - Demolition of existing bui	lding; proposed blo	ck comprising 4 x 2 bed flats and 1 x	3 bed flat; formatio	n of new ve	ehicular access, pa	arking and associated I	landscaping (revised plans)(re-a	advertised applicatio	on)
Suitability	Assessment	Suitable								
D iscounting Fo										
Environmental	Discounts (Stage A - 5m buffer)				Discou	unted by a Factor i	in Stage A (5m buffer)			
Includes Ramsa Regionally impo	or site, Special Protection Area (SPA), Special Stant Geological and Geomorphological SINC), Local Nature Reserve (LNR), Ancien	Site (RIGG), Nationa	l Nature Reserve (NNR), Site of Imp	ortance for Nature	The site	is not located with	hin any environmenta	l designations including, ancien duled ancient monument or RIC		arine conservation
Environmental	Discounts (Stage A No huffer)				□ Disease	untad by a Fastanii	in Chara A (No Duffou)			
Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land						· · · · · · · · · · · · · · · · · · ·	in Stage A (No Buffer)	l designations including heritag	se coast historic nar	k or garden onen
safeguarded as	biodiversity mitigation				space.	is not located with	min any environmenta	r designations including heritag	e coast, mstoric par	K of garden, open
Envonmental D	iscounts_Stage B(i)				Discou	unted by a Factor i	in Stage B			
Flood zones 2 3	3, Agricultural Land Quality Grades 12, Sm	nall Sites falling belo	ow the size threshold of 0.25ha or 5	dewllings:		is located in FZ1 a dating 5 dwellings		agricultural land, and appears to	o be potentially capa	able of
	Discounts Stage B(ii): settlement boundaries, Coastal Change M	anagement areas, Z	Zones of Ground Instability Manager	ment	Discou	nted by a Factor i	n Stage B(ii)			
Character of t	he Surrounding Area and Local Policy (Context (Including	Neighbourhood Plan)							
Character and (Compatibility of the Surrounding Area:									
Local Policy Cor	ntext (Including Neighbourhood Plan:									
Mineral Resour	ces:	The site is not locat	ed in a mineral or mineral safeguard	ding area.						
Landscape Im	pacts									
Impact upon a	nd relationship to the AONB: The site is	located in the AON	IB.							
	racter Settlement									
Area Key Facto										
	nd Classification:									
Landscape Th Impact:	e site is fully integrated into the urban se	ttlement. Provided	sensitive consideration is given to tl	he development sch	eme desigr	n impacts upon the	e Conservation Area, r	neighbouring amenities and sea	ascape, impacts are	likely to be minimal.
Heritage Impa	acts									
Impact on Histo	oric Environment and Heritage Assets: Si	tuated in Ventnor (Conservation Area.							

Biodiversity / Ecological Impacts

VEN011	l a \/e	eness, Esp	anade								
ALIMOTT	La V	-									
Impact on Biodiver	sity:	The site is not located in an environmental designation. However the beach opposite is priority habitat 'coastal sand dunes'.									
Biodiversity Net Ga	ain Scope:	Green roof.									
Flood Risk											
Flood Risk (includi	ing Surface \	Vater): No risks id	entified. Flood zon	es 2/3 are 20	n south on the beach.						
Proximity to Key S	Services										
Access to Public Transport: Bus routes through Ventnor town centre. Coastal path to south.											
Access to Pedestrian Cycle links: Coastal path to south. Esplanade has footways.											
Access to Services	and Facilitie	ventnor ha	s a good range of s	ervices							
			is, Ventnor falls wi young people's pr		larger sub-area 'The Bay', so quanity stnadrds need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very						
Highways Factors	;										
Highway Access:	Direct acces	s to the Esplanade	e to the south. Acce	ss also appea	r feasible from the north, subject to consideration of change of levels.						
Availability A	Assessm	ent	Available	✓							
Availability:											
Availability_Timefr	ame:										
Suitability and Re	equirement	for Other Forms	of Development								
Put forward for:											
	Yes - suitable for services, leaisure and seafront tourism uses.										
Loss of Employmer	nt Site:										
Potential for Consid	deration as	Rural exception?									
Need for new Oper	n Space and	or Recreation:	No real scope to	provide any s	gnificant public open space on site.						
Achievability	y Assessi	ment	Achieva	ble 🔽							
Indicative Yield:	5										
Trajectory 23/24 to	27/28:			5	Constraints to delivery / number_of_landowners:						
Trajectory Plan Per	ctory Plan Period: 0 Infrastructure capacity:		Infrastructure capacity:								
Trajectory Post-Plan Period: 0 Council_owned:					Council_owned:						
SHLAA Concl	usion										
Conclusion 2022:	Deleverable	brownfield infill si	te. Suitable for res	dential or res	dential/retail/leisure/tourism mix. Conservation Area and impact upon seascaoe and neighbouring amenties is a key consideratioin in terms of design principles. SHLAA						

Sł

Cor minimum size threshold should be achievable.

Developable Status

VEN011

La Veness, Esplanade.

VEN011

La Veness, Esplanade.