

APPENDIX 5: DEVELOPABLE SITES

COW020 Land rear of Harry Cheek Gardens, Northwood

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Planning History:

Suitability Assessment

Suitable

Discounting Factors

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

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

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

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

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

COW020

Land rear of Harry Cheek Gardens, Northwood

Landscape Impact: The land gently slopes from east to the 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 of trees and greenery in the vicinity.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. If the site is to be accessed via or near the public right of way, there is a listed building adjacent to it that will need to be considered as appropriate.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation but is located in a 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 hedgerow to the north is interspersed with trees. Relevant studies may be required.

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

Flood Risk

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

Proximity to Key Services

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

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

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

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

Highways Factors

Highway Access: The

Availability Assessment

Available

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

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

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

Potential for a Mix of Uses: No

Loss of Employment Site: No

Potential for Consideration as a Rural exception? Not applicable

Need for new Open Space and/or Recreation: Site offers an opportunity to address open space deficits in landscaped setting.

Achievability Assessment

Achievable

Indicative Yield: 28

Trajectory 23/24 to 27/28: 28

Constraints to delivery / number_of_landowners:

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 Period:

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

Trajectory Post-Plan Period:

Council_owned:

SHLAA Conclusion

Conclusion 2022: Developable - Deliverable subject to access confirmation.
Public footpath provides pedestrian acces to the NW, scope for vehicular access to east will require confirmation.
Open space to meet deficits required. Ecological enhancements required in line with ecological improvement area and to secure net gain.

Status:

ECW005

123 Victoria Grove, East Cowes, PO32 6JQ

Key Details

Settlement: East Cowes Settlement Tier: 1 Parish: East Cowes Site Area (0.09 2018 SHLAA_Ref_No: IPS339 2nd Reg18 ISP Housing Allocation Ref: N/a

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

Location in relation to Settlement Boundary 2018: The site is located in the settlement boundary

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

Site Description: The site is an existing residential dwelling and garden. There is a hedge to the west with the roadside boundary to the south.

Planning History: No apparent planning history.

Suitability Assessment

Suitable [checked]

Discounting Factors

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

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

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

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

[] Discounted by a Factor in Stage A (No Buffer)

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

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

[] Discounted by a Factor in Stage B

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

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

[] Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is in a residential area. Consideration on the density and impact on nearby properties will need to be considered.

Local Policy Context (Including Neighbourhood Plan: The site is within the settlement boundary

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

Landscape Impacts

Impact upon and relationship to the AONB: The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal. There could be the potential for impact on neighbouring properties with an increased density of the site.

Landscape Character Area Key Factors: Urban context site

Agricultural Land Classification: The classification is urban

Landscape Impact: Urban context site

Heritage Impacts

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

Biodiversity / Ecological Impacts

ECW005

123 Victoria 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 Water): 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 | Sundays up to every 60 minutes

Access to Pedestrian Cycle links: Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.

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

Access to Open Space and Recreation: There are a number of public open space facilities nearby.

Highways Factors

Highway Access: Access is currently on to Victoria Grove

Availability Assessment Available

Availability: 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 2-3 years

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

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

Potential for a Mix of Uses: No

Loss of Employment Site: No

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation:

Achievability Assessment Achievable

Indicative Yield: 0

Trajectory 23/24 to 27/28:

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

Trajectory Plan Period:

Infrastructure capacity: The existing dwelling benefits from utilities

Trajectory Post-Plan Period:

Council_owned:

SHLAA Conclusion

Conclusion 2022: Suitable and available for redevelopment 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 neighbouring amenities via the development management process.

Status: Developable

ECW005

123 Victoria Grove, East Cowes, PO32 6JQ

FRE013

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

Key Details

Settlement: Freshwater Settlement Tier: 2 Parish: Freshwater Site Area (6 2018 SHLAA_Ref_No: IPS189 2nd Reg18 ISP Housing Allocation Ref: HA005

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 settlement boundary which is on three sides of the site. (N, E, W).

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

Site Description: The site is a large field that is used for agriculture, there is a hedge to the road boundary and mixed timber, hedge and fence boundaries to the rest of the site. There are a few trees to the western boundary. The site is level to the north and gently rises to the south.

Planning History: * Detailed pre-app for 90 units.

* Outline for 8 dwellings with vehicular access and parking, land between Greystones and 2 Star Cottages, Camp Road, Freshwater, Refused appealed to the sectary of state appeal dismissed 9 June 2014 (P/00786/13/TCP/31526)

Suitability Assessment

Suitable

Discounting Factors

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

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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

Discounted by a Factor in Stage B

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

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

Discounted by a Factor in Stage B(ii)

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

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

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

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

Landscape Impacts

Impact upon and relationship to the AONB: The site is not located in an AONB, the boundary of which is 65m south at the nearest point.

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

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.

Landscape Impact: 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 limits 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. Retention 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 Section41 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 Space and Recreation: West Wight exhibits surpluses of all open space types except Parks & Gardens and Allotments. 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

FRE013

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

Need for new Open Space and/or Recreation:

Amenity green space and children's playspace desirable on east side to serve site and wider area. Allotments provision would be beneficial given access and quantity deficits in the area.

Achievability Assessment

Achievable

Indicative Yield: 100

Trajectory 23/24 to 27/28: 100

Trajectory Plan Period: 100

Trajectory Post-Plan Period: 0

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

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

Council_owned: No

SHLAA Conclusion

Conclusion 2022: Developable. In addition to the access via Camp Road, at least one further access to the south of the site would be needed to ensure development permeability. Amenity green space and children's playspace desirable on east side to serve site and wider area. Allotments provision would be beneficial given access and quantity deficits in the area. Footways and rights of way offsite in neighbouring vicinity require enhancements to improve connections to local shops and services and avoid car dependency.

Status: Developable

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

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Planning History:

Suitability Assessment

Suitable

Discounting Factors

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

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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

Discounted by a Factor in Stage B

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

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

NEW008

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

Impact on Biodiversity:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. The area is very scrubby and has been undisturbed for some time consequently appropriate biodiversity and tree surveys will be required.

Biodiversity Net Gain Scope:

Given the current nature of the site, achieving net gain will be extremely difficult, so offsetting may be necessary. Green roofs potential. Pond potential. Preservation of more mature trees. Maintenance of ecological 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:

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is outside the accessibility walking threshold of all types of open space, except amenity greenspace and accessible natural greenspace. Children's play sees 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

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 2 years.

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for:

The site has been put forward for general housing.

Potential for a Mix of Uses:

This will need to be determined.

Loss of Employment Site:

Not applicable

Potential for Consideration as a Rural exception?

Not applicable

Need for new Open Space and/or Recreation:

As this is a comparatively small allocation, it is difficult to divorce consideration of open spaces provision from the much larger allocations in the vicinity - where centrally accessible facilities and services 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 / number_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 settlement 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

NEW069

Land at Fairlee Road, Hillside, Newport

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

The site is currently used as council offices and are two, two storey brick built buildings with some onsite parking. The site is mostly hard surfacing within little in the way on landscaping and is accessed off Fairlee Road.

Planning History:

Suitability Assessment

Suitable

Discounting Factors

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

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

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

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

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

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

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

NEW069

Land at Fairlee Road, Hillside, Newport

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. Limited likelihood of impacts given urban context.

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

Flood Risk

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

Proximity to Key Services

Access to Public Transport: The site is on the route of a regular bus service, serving Newport, East Cowes and Ryde. Routes 5 and 9 with buses running between 10-30 minutes depending on the route. There is a bus shelter on the site side of the road to the north.

Access to Pedestrian Cycle links: There is a public right of way to the east of the site, there are dedicated cycle routes close by and the roads benefit from pavements. Fairlee Road has footways. There are pedestrian connections to Newport town centre via seaclose and the Harbour.

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

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.
The site is within the accessibility walking threshold for children's and young peoples provision, allotments, accessible natural greenspace and outdoor sport.
The site is outside the accessibility walking threshold of amenity open space and parks & gardens.

Highways Factors

Highway Access: The site has road access onto Hillside and there is pedestrian access onto Fairlee Road.

Availability Assessment

Available

Availability: The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 2 years.

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

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

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

Loss of Employment Site: The site is not an allocated employment site but redevelopment may result in the loss of a facility but could be relocated

Potential for Consideration as a Rural exception? Not applicable

Need for new Open Space and/or Recreation: Given the contained urban nature of the site, it does not lend itself to open space provision other than private garden/amenity space.

Achievability Assessment

Achievable

Indicative Yield: 12

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

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

Infrastructure capacity: The site has some utilities but may require extensions to be factored in.

Council_owned: Yes

SHLAA Conclusion

Conclusion 2022: Identified in emerging Newport Harbour SPD and in Brownfield Register. Suitable and achievable site subject to Council aspirations as landowner. May lend itself to two-storey flatted development, upon which the yield estimate is based. Heritage is a key consideration in view of the proximity of listed buildings.

Status: Developable

NEW069

Land at Fairlee Road, Hillside, Newport

NEW076

Seaclose (East End), Newport

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Planning History:

Suitability Assessment

Suitable

Discounting Factors

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

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

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

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

Discounted by a Factor in Stage A (No Buffer)

Approximately half the site to the west falls within the currently areas zoned as open space. However, the main road frontages on Fairlee Road and the petrol station to the south are not classed as open space according to current Council mapping.

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

Discounted by a Factor in Stage B

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

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

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

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

NEW076**Seaclose (East End), Newport****Biodiversity / Ecological Impacts**

Impact on Biodiversity: The site is not located in an environmental designation. It has scattered trees and hedges at some boundaries and ornamental rockery planting at the road frontage.

Biodiversity Net Gain Scope: Improved hedgerow connectivity. Green roofs.

Flood Risk

Flood Risk (including Surface Water): No flood zone 2/3 on site. However southern boundary sections around the petrol station/car dealership are marked as surface water risk.

Proximity to Key Services

Access to Public Transport: There are bus routes along Fairlee Road.

Access to Pedestrian Cycle links: Fairlee Road has footways. There are pedestrian connections to Newport town centre via Seaclose and the Harbour.

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

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. Parts of the site are within Seaclose Park, classed as outdoor sport in the evidence - but in practice this site is more typically classed amenity open space. The area is within the walking threshold of all types of open spaces - although on the outer fringes of the threshold for parks & gardens and accessible natural greenspace.

Highways Factors

Highway Access: Direct access to the adjacent streets.

Availability AssessmentAvailable

Availability:

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for: Potential for other uses - commercial, employment, recreation, open space.

Potential for a Mix of Uses:

Loss of Employment Site: Petrol station and car dealership have some employment.

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation: Loss of open space could be compensated to some extent by improvements and enhancements to existing adjacent areas.

Achievability AssessmentAchievable

Indicative Yield: 250

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 0

Trajectory Post-Plan Period: 0

Constraints to delivery / number_of_landowners: Single owner

Infrastructure capacity:

Council_owned:

SHLAA Conclusion

Conclusion 2022: Identified in emerging Newport Harbour SPD. Suitable and achievable site subject to Council aspirations as landowner. Loss of amenity open space is a consideration, albeit one that may be partially offset by qualitative improvements to existing open space. Scope for flattened development. Estimated yield equates to approximately 30 per hectare. Strategic Gap.

Status: Developable

NEW078

London Quay, Newport.

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Planning History:

Suitability Assessment

Suitable

Discounting Factors

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

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

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

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

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

Character and Compatibility of the Surrounding Area:

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

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character:
Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

NEW078

London Quay, Newport.

Biodiversity / Ecological Impacts

Impact on Biodiversity: Limited likelihood of direct impacts given urban context, although run-off into harbour SPA and inter-tidal mudflats (23m away) is a consideration.

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

Flood Risk

Flood Risk (including Surface Water): Partial overlap with FZ2/3 at SE frontage.

Proximity to Key Services

Access to Public Transport: There is a bus route along adjacent London Quay.

Access to Pedestrian Cycle links: It would be necessary to create a footway of 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 Facilities: Located with Newport - a top tier settlement, which has a full range of services and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.
The site is within the accessibility walking threshold for all types of open space except childrens/young people (due to the severance factor of the River Medina) and parks & gardens.

Highways Factors

Highway Access: Direct access to London Quay.

Availability Assessment

Available

Availability:
Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for: Potential for other uses - particularly employment, leisure or marine related.

Potential for a Mix of Uses: Yes

Loss of Employment Site: Yes - loss of warehouse and garage containing businesses.

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation: On-site provisiuon may be problematic on a smalll scale brownfieldsd site, although depending on the nature of development some small scale children's play may be possible to incorporate.

Achievability Assessment

Achievable

Indicative Yield: 90 (5 storeys - bottom storey parking/storage)

Trajectory 23/24 to 27/28: 0

Constraints to delivery / number_of_landowners: TBC

Trajectory Plan Period: 0

Infrastructure capacity:

Trajectory Post-Plan Period: 0

Council_owned:

SHLAA Conclusion

Conclusion 2022: Identified in emerging Newport 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

NEW080

118 Gunvile Road

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Planning History:

Suitability Assessment

Suitable

Discounting Factors

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

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

NEW080

118 Gunvile Road

Impact on Biodiversity: The site is not located in an environmental designation. The site is overgrown.

Biodiversity Net Gain Scope: Green roof potential.

Flood Risk

Flood Risk (including Surface Water): No risks identified

Proximity to Key Services

Access to Public Transport:

Access to Pedestrian Cycle links:

Access to Services and Facilities:

Access to Open

Space and

Recreation:

Highways Factors

Highway Access: Direct access to Gunville Road.

Availability Assessment

Available

Availability:

Availability_Timeframe: Unknown

Suitability and Requirements for Other Forms of Development

Put forward for:

Potential for a Mix of Uses:

Loss of Employment Site:

Potential for Consideration as a Rural exception? N/a

Need for new Open Space and/or Recreation:

Achievability Assessment

Achievable

Indicative Yield:

6

Trajectory 23/24 to 27/28:

0

Trajectory Plan Period:

6

Trajectory Post-Plan Period:

0

Constraints to delivery / number_of_landowners:

Infrastructure capacity:

Council_owned:

SHLAA Conclusion

Conclusion 2022: Suitable urban site with outline for 6 dwellings. Unclear why it hasn't come forward but no obvious obstacles to development.

Status

Developable

NEW080

118 Gunvile Road

NEW084

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

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Planning History:
Proposed alterations to include partial demolition and conversion of former care home to form 5 residential dwellings; construction of car port; formation of vehicular access; landscaping, including new front boundary wall and parking/turning area.
Pending
(Checked June 2022 - Case officer contacted July 2022)

Suitability Assessment

Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

NEW084

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

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

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site. Carisbrooke Caste SINC is 110m off site to the south-east, which is also Wet Woodland (S41 Priority Habitat).
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including Surface Water): Surface water flood risk across west corner.

Proximity to Key Services

Access to Public Transport: Clatterford Road has bus stops and is served by route 12. Nearby Calbourne Road is served by route 7 to Newbridge, Yarmouth and Alum Bay.

Access to Pedestrian 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: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are a number of public open space facilities nearby. The site is within the walking access threshold for amenity greenspace, allotments, children/young people, natural and semi natural greenspace and outdoor sports. The only open space typology that is beyond the walking distance threshold is parks/gardens.

Highways Factors

Highway Access: Direct access to Clatterford Road.

Availability Assessment Available

Availability: The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for:

Potential for a Mix of Uses: Possibly

Loss of Employment Site: No, although the previous occupier (care home) would have been an employer

Potential for Consideration as a Rural exception? Not applicable

Need for new Open Space and/or Recreation: Not a site of sufficient scale to provide public open space.

Achievability Assessment Achievable

Indicative Yield: 5

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 0

Trajectory Post-Plan Period: 0

Constraints to delivery / number_of_landowners:

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

Council_owned:

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 Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Planning History:

Suitability Assessment

Suitable

Discounting Factors

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

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

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

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

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors: Enclosed pastoral landscape in close proximity to valley floor and arable areas
 Ancient woodland areas
 Hedgerows and some hedgerow trees
 Historic farmsteads dispersed throughout the areas
The overall condition of the features of this character area is judged to be good and the character of the area is judged to be good."/>

Agricultural Land Classification:

RKY001

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

Landscape Impact: 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 exposed to any significant 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 almost 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, particularly 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 this location, 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 Space and Recreation: Rookley is within 'East Medina' Sub-Area for Open Space Analysis, although effectively the village exists as an independent unit, so walking accessibility analysis is arguably of more relevance. 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

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: 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

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 improvement of existing spaces.

Achievability Assessment Achievable

RKY001

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

Indicative Yield: 10

Trajectory 23/24 to 27/28:

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

Trajectory Plan Period:

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

Trajectory Post-Plan Period:

Council_owned:

SHLAA Conclusion

Conclusion 2022: Subject to appropriate landscape buffers, biodiversity net gain and heritage considerations this could potentially be considered a suitable site. The significant and resilient band of trees on the northern half of the site need to be retained, and a strong buffer enhanced on the western (AONB) boundary, for this site to be considered suitable, since they provide a buffer to wider landscape impacts. It may also be appropriate to set development back from the frontage and immediate setting of the locally listed meeting hall, with public open space forming part of the setting of the heritage asset.

Status: Developable

RYD011

Land to west of Quarry Road, Ryde

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Planning History:

Suitability Assessment

Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

RYD011

Land to west of Quarry Road, Ryde

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

Biodiversity / Ecological Impacts

Impact on Biodiversity: There is a SINC adjacent to the south. Lowland meadows priority habitat located adjacent off-site to the west and south. Given the proximity to 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 the site. There is a stream to the east beyond the site boundary.

Biodiversity Net Gain Scope: 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 the wider ecological network. Retention of trees and enhancement of trees and pond with appropriate buffers and amphibian habitats. Planting of locally priority flora species. Green roofs.

Flood Risk

Flood Risk (including Surface Water): Surface water 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 Transport: The nearest bus stop is towards the top end of Quarry Lane or along Longmead Road. The railway line runs along the eastern boundary with St Johns Station to the north.

Access to Pedestrian Cycle links: There is a public right of way (R103) to the east of the site. This could be affected by any vehicle access to the site.

Access to Services and Facilities: Ryde town centre is within walking distance.

Access to Open Space and Recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. The open space audit identifies 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 accessibility walking threshold of allotments, outdoor sport and natural & semi-natural greenspace. However, it is outside the access threshold for children and young people due to the severance factor of the railway line preventing direct access to Oakfield Park to the east. It is also in an area that lacks access to amenity greenspace and parks& gardens.

Highways Factors

Highway Access: The site is accessed off Quarry Lane. The relevant section is unmade, narrow and forms part of a public right of way. Any development of the site would require the PROW to be redirected or be incorporated along a new access road. The GIS identifies a pond to the north east of the site, although this could not be verified on site. The location of the pond will need to be considered as close to the proposed access. It is unclear whether there is any potential to consider access to the west although this would require third party land.

Availability Assessment

Available

Availability: The site is immediately available, is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

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

Potential for a Mix of Uses: No

Loss of Employment Site: No

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation: Amenity greenspace and children's play is the most pressing need given the accessibility deficit.

Achievability Assessment

Achievable

Indicative Yield: 24

Trajectory 23/24 to 27/28: 24

Trajectory Plan Period: 24

Trajectory Post-Plan Period: 0

Constraints to delivery / number_of_landowners: There are 2 landowners for which the agent is acting on behalf of. There are no known covenants or legal issues.

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

Council_owned:

RYD011

Land to west of Quarry Road, Ryde

SHLAA Conclusion

Conclusion 2022:	<p>Developable.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
Status	Developable

SHK013

Off Beartrice Avenue, Shanklin.

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Planning History:

Suitability Assessment

Suitable

Discounting Factors

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

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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

Discounted by a Factor in Stage B

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

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

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

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character
Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

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

SHK013

Off Beartrice Avenue, Shanklin.

Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation but 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 SIN (Lake Cliffs, South) and a S41 Priority Habitat (Maritime Cliffs and Slope)

Biodiversity Net Gain Scope: Enhancements, extension and management of nearby priority habitat.

Flood Risk

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

Proximity to Key Services

Access to Public Transport: Bus stops in close proximity (route 11)

Access to Pedestrian Cycle links: Bordered on three sides by Public Right of Way

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

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

Highways Factors

Highway Access: The site has access onto a side road of Beartrice Avenue.

Availability Assessment Available

Availability:
 Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for:
 Potential for a Mix of Uses:
 Loss of Employment Site:
 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 Assessment Achievable

Indicative Yield: 15
 Trajectory 23/24 to 27/28: 0
 Trajectory Plan Period: 0
 Trajectory Post-Plan Period: 0
 Constraints to delivery / number_of_landowners:
 Infrastructure capacity: The site has the benefit of existing utilities.
 Council_owned:

SHLAA Conclusion

Conclusion 2022: Developable.
 Achieved permission for 15 in 2014. Deliverability unclear at this point.

Status: Developable

SHK013

Off Beartrice Avenue, Shanklin.

VEN011

La Veness, Esplanade.

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Planning History:

Suitability Assessment

Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

VEN011

La Veness, Esplanade.

Impact on Biodiversity: The site is not located in an environmental designation. However the beach opposite is priority habitat 'coastal sand dunes'.

Biodiversity Net Gain Scope: Green roof.

Flood Risk

Flood Risk (including Surface Water): No risks identified. Flood zones 2/3 are 20m south on the beach.

Proximity to Key Services

Access to Public Transport: Bus routes through Ventnor town centre. Coastal path to south.

Access to Pedestrian Cycle links: Coastal path to south. Esplanade has footways.

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

Access to Open Space and Recreation: In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision.

Highways Factors

Highway Access: Direct access to the Esplanade to the south. Access also appear feasible from the north, subject to consideration of change of levels.

Availability Assessment Available

Availability:

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for:

Potential for a Mix of Uses: Yes - suitable for services, leisure and seafront tourism uses.

Loss of Employment Site:

Potential for Consideration as a Rural exception?

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

Achievability Assessment Achievable

Indicative Yield: 5

Trajectory 23/24 to 27/28: 5

Trajectory Plan Period: 0

Trajectory Post-Plan Period: 0

Constraints to delivery / number_of_landowners:

Infrastructure capacity:

Council_owned:

SHLAA Conclusion

Conclusion 2022: Deliverable brownfield infill site. Suitable for residential or residential/retail/leisure/tourism mix. Conservation Area and impact upon seascape and neighbouring amenities is a key consideration in terms of design principles. SHLAA minimum size threshold should be achievable.

Status: Developable

VEN011

La Veness, Esplanade.

VEN011

La Veness, Esplanade.