# **DELIVERABLE SITES**

**BEM001** Land north of Mill Road and east of High Street, Bembridge

Key Details							
Settlement: Bembridge Settleme	nt Tier: 2	Parish: Bembridge	Site Area (6.14	2018 SHLAA_Re	ef_No: IPS183	2nd Reg18 ISP Housing Allocation Ref: HA064	
Relationship to Settlement Boundary (IPS Reg 1	8 part 2 - 2021):	Immeadiately adjacent to the Set	ttlement Boundar	У			
Location in relation to Settlement Boundary 20	18:	The site is located outside but im	mediately adjace	nt to the current settleme	ent boundary which is a	along the north eastern boundary.	
Brownfield or Greenfield: Greenfield		Brownfield Register (If applicable	e):				
Site Description: The site is a large level field	on the edge of Bembridge. It i	s bounded by hedges to all sides with	trees intersperse	d to the north eastern bo	oundary.		
Suitability Assessment	Suitable 🗹						
Discounting Factors							
Environmental Discounts (Stage A - 5m buffer)				☐ Discounted by a Factor	or in Stage A (5m buffe	r)	
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  Environmental Discounts (Stage A No 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):				☐ Discounted by a Factor	or in Stage A (No Buffe	r)	
Includes Heritage Coast, Historic Park or Garden safeguarded as biodiversity mitigation	n, Publically Accessible Open Sp	pace, Local Green Space, Land	The site is not located within any environmental designations including heritage coast, historic park or garden, or space.				
Envonmental Discounts_Stage B				☐ Discounted by a Factor	or in Stage B		
Flood zones 2 3, Agricultural Land Quality Grad	es 12, Small Sites falling below	the size threshold of 0.25ha or 5 dew	vllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.			
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal C	nange Management areas, Zon	es of Ground Instability Management		☐ Discounted by a Facto	r in Stage B(ii)		
Character of the Surrounding Area and Loca	l Policy Context (Including N	eighbourhood Plan)					
Character and Compatibility of the Surrounding	Area: The site is close to exi	sting residential, no compatibility issu	ues are envisaged				
Local Policy Context (Including Neighbourhood	should be confined to Development in the w	small scale proposals. In terms of ho	ousing these shou	ld be within the settleme	ent boundary or immed	has an adopted neighbourhood plan. It sets out that new development liately adjacent to it, schemes of 1-9 and not exceeding 0.5 hectares. roposals should be reflective of the housing need survey and any local	
Mineral Resources:	The western corner o	f the site is located within a mineral sa	afeguarding area.	This will need to be cons	sidered further should	the site be considered appropriate.	
Landscape Impacts							
Impact upon and relationship to the AONB:	he site is not located in an AO	NB.					
<ul><li> And</li><li> Na</li><li> His</li><li> the Is</li></ul>	cient woodland, hedgerows an cure conservation value of wet	lands, woodland and grassland areas area including the last standing windr		Pasture Land, the key cha	aracteristics of which a	re:	

#### **BEM001**

# Land north of Mill Road and east of High Street, Bembridge

Impact:

Landscape It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. There will inevitably be a negative impact on the prevailing rural character and there are long-distance views in from the south and southwest. However the site is screened to the north-wst by trees and existing development lies to the north-east, east and south-east. Value and sensitivity is medium. Landscape impact on the western boundary, as well as ecological network connectivity, would benefit from enhanced tree planting and retention of the hedgerow along the south-west boundary.

#### Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. There is a listed building on the other side of the road, Bembridge Lodge. As the site is near to a listed building, any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Unknown archaeological potential. Early consultation with IWCAHES recommended.

#### Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in any environmental designations. There are a number of TPOs along the north eastern boundary along with an area TOP that extends into part of the site (TPO/2013/16). There is another single TPO to the south west of the site. These TPOs will need to be taken into account on determining the final developable area of the site if applicable.

'Habitat potential for many protected species including seven species of bat, dormicem red squirrels, badgers and amphibians' (Source: Build a Better Bembridge planning app comments)

Additional biodiversity studies may be required.

**Biodiversity Net Gain Scope:** 

This site offers an opprtunity to provide a more substantial area of accessible natural greenspace, semi-natural greenspace.

Wildflower, ecological corridors as buffer to existing hedgerows and TPOs/oak trees. Potential for riparian tree planting according to the EA WWNP Floodplain Woodland Planting Potential Map. Multifunctional SUDs -ponds, natural wetland habitats. These areas could be focused on the south-west boundary to function as landscape screening as well as improving connectivity of the surrounding ecological network. Flora planting should include priority species.

Buildings would benefit from House Sparrow and Starling (Red list), Swift and House Martin (Amber list) boxes - species which have been recorded in the area.

#### Flood Risk

Flood Risk (including surface water): None identified

#### Proximity to Key Services

Access to Public Transport:

There is a bus stop close by. Route 8 - Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle links:

There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. The immediate roads do not have pavements.

Access to services and facilities:

Bembridge has a number of local facilities in line with it being classified as a secondary centre.

Access to open space recreation:

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

The site is within the walking threshold for outdoor sport, amenity greenspace and childrens play (east side only, west side is beyond walking threshold for both). Only the NW tip is within the defined walking threshold for accessible natural and semi-natural greenspace.

It is wholly outside the walking threshold for parks and gardens.

#### **Highways Factors**

Availability:

Highway Access: The site has a current field access on to Mill Road. This would need improving to provide suitable visibility splays.

The site would benefit from a further vehicle access point onto the High Street.

#### **Availability Assessment**

Available

The site is immediately available 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, mixed development (housing led)

Potential for a mix ofuses:

No

BEM001	Land north of N	∕Iill Road and	l east	t of High Street, Bembridge					
Loss_of_employme	ent_site:	No							
Potential for consid	deration as a Rural exception?	Not applicable							
Need for new open space and/or recreation:		No allotments in Bembridge, possible opportunity to provide on site.  Site may benefit from a park/garden type provision, with contributions towards other open space types in deficit.							
Achievability	/ Assessment	Achievable	•						
Indicative yield:	80			Constraints to delivery / number_of_landowners:	There is one landowner and there are no known				
Trajectory 23/24 to	27/28:	80			covenants or legal issues.				
Trajectory Plan Per	iod:		80	Infrastructure capacity:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.				
Trajectory Post-Pla	n Period:		0	Council_owned:					
SHLAA Concl	usion								
V E T	with safe vehicular access poin Bembridge, while vehicle acces The east side is more problem	ts onto a surrounding is ss to the north-west wo atic, blocked by existin	rural nety oud also g resider	work without unduly diminishing the surrounding rural provide a similar direct route reducing the need to navintial curtilages - as a minimum a pedestrian route throu	sustainable pedestrian connections, this ensuring the site's character. An access for pedestrians to the north west wou igate the rural Mill Road.  Igh an existing curtilage will need to be achieved to facilitate ematic since it is not only an indirect route, but raises safety	e a direct walking route to the primary school, services			

The south-west boundary would benefit from being enhanced as a landscape buffer/ecological corridors to retain the tranquil edge to Bembridge, provide an area of passive recreation for residents, boost the connectivity of the

Status

provide them.

BRA001	The Builder's Yar	d, Yarbridg	e, Brading, Mortor	Road.						
<b>Key Details</b>										
Settlement: Brading	g Settlement Tie	er: 3	Parish: Brading	Site Area (0.4	48	2018 SHLAA_Ref_No: IPS319	2nd Reg18 ISP Housing Allocation Ref: N/a			
Relationship to Settl	ement Boundary (IPS Reg 18 par	t 2 - 2021):	Located within Settlem	ent Boundary						
Location in relation	to Settlement Boundary 2018:				•	te is currently well screened and is loca te is within Brading settlement boundar	ted in an elevated position looking over Morton Manor Road with views			
Brownfield or Green	field: Greenfield		Brownfield Register (If a	applicable):						
	•	•	disused for some time and has no on Manor Road. The site slopes o	_			the site. The site is predominately bounded by a series of tall trees and			
Suitability Ass	sessment	Suitable								
Discounting Factor	S									
Environmental Disco	Environmental Discounts (Stage A - 5m buffer)				☐ Disc	ounted by a Factor in Stage A (5m buffe	er)			
Regionally importan	t Geological and Geomorphologi	cal Site (RIGG), Natio	cial Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature t 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 Disco	ounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buffer)					
Includes Heritage Co safeguarded as biod		lically Accessible Op	y Accessible Open Space, Local Green Space, Land				tal designations including heritage coast, historic park or garden, open			
Envonmental Discou	Envonmental Discounts_Stage B				Disc	ounted by a Factor in Stage B				
Flood zones 2 3, Ag	ricultural Land Quality Grades 12	, Small Sites falling k	below the size threshold of 0.25ha	a or 5 dewllings:	The sit	e is located in FZ1 and is not class 1 or 2	2 agricultural land.			
Environmental Disco Remote from settler		Management area	s, Zones of Ground Instability Ma	nagement	Disco	ounted by a Factor in Stage B(ii)				
Character of the Su	ırrounding Area and Local Poli	cy Context (Includi	ing Neighbourhood Plan)							
Character and Comp	atibility of the Surrounding Area	The site is close	to existing residential, no compat	bility issues are envisaged	d.					
Local Policy Context	(Including Neighbourhood Plan:	2014-2027 new new homes on a housing is provide	ne site is located within the settlement boundary. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten ew homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable busing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area.							
Mineral Resources:		The site is not lo	ocated in a mineral or mineral safe	guarding area.						
Landscape Impact	S									
Impact upon and re	lationship to the AONB: The si	te is located in the A	AONB							
Landscape Characte	er Area Key Factors: Settlemer	t								
		•	•	·		vith the settlement pattern. It is heavily didue to the lack of public access. Lands	treed and connects off-site to a much larger area of continuous trees cape value and sensitivity is medium.			

Heritage Impacts

BRA001	The E	Builder's Yar	d, Yarbridge, Brading, Morton Road.
Impact on Historic	Environmer	at and Heritage Assets	The site is not located in a conservation area but is located in close proximity to Morton Manor and a listed wall. The site lies adjacent to HER 3582, the landscape gardens at Morton Manor. Currently no known archaeological implications. Possible setting issues with Morton Manor & gardens.
Biodiversity / Eco	ological Imp	acts	
Impact on Biodive	rsity:	considered. The connects off-site	d 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 to a much larger area of continuous trees including TPO, SINC and Local Nature Reserve to the west, and forms part of a bridge across Brading connecting the east. Therefore it represents a key point in the ecological network.
Biodiversity Net G	ain Scope:	Given the current he	eavily vegetated nature of the site it would be diffcult to achieve a net gain on site alongside development.
Flood Risk			
Flood Risk (includ	ling surface v	vater):	
Proximity to Key	Services		
Access to Public T	ransport:		ted in close proximity to a bus stop. This is along Route 2, Newport to Ryde. The route being Newport   Merstone   Godshill   Shanklin   Sandown   Brading   Tesco   Ryde. The services runs Mon - v 30 minutes   Sundays up to every 30 minutes
Access to Pedestri	ian Cycle link	There are netw	vork of public rights of way within and adjacent to the town. There are no dedicated cycle paths in close proximity.
Access to services	and facilitie	Brading has a i	number of local facilities in line with it being classified as a rural service centre.
Access to open space recreation:	For quantit	ive standard analysis, However it has a god	pen space choices including the Roman Villa and Brading Down. Brading forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitive deficit of amenity greenspace, parks and gardens and a small deficit of deficit of supply of accessible natural greenspace and sufficient children's and young people's provison - according to the supporting Open Space Assessment.  The site falls beyond the walking threshold of all open space types except natural greenspace. However it is also right on the edge of the walking access for allotments.
Highways Factors	S		
Highway Access:	The site can	be accessed from Th	e Mall side of the site near the junction of Morton Manor Road and Adgestone Lower Road. Visibility issues are likely in this area. Would require removal of a number of trees
Availability A	Assessm	ent	Available
Availability:	The la	andowner/agent has	confirmed the site is available but has not indicated when it might be brought forward or developed.
Availability_Timef	rame:		
Suitability and Re	equirement.	s for Other Forms of	Development
Put forward for:		Т	ne site has been put forward for general housing
Potential for a mix	ofuses:	N	0
Loss_of_employm	ent_site:	N	o, the site has been disused for some time
Potential for consi	deration as a	Rural exception? T	his will need to be determined
Need for new ope	n space and/	or recreation:	s per shortages identified.

Achievability Assessment	Achievable <a> </a>		
Indicative yield: 4 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 is within the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Trajectory Post-Plan Period:		Council_owned:	

**BRA001** 

The Builder's Yard, Yarbridge, Brading, Morton Road.

## **SHLAA Conclusion**

Conclusion 2022: The site is suitable, but given the extent of tree cover it may be difficult to achieve any significant number. It will be important for the integrity of the wider ecological network to maintain a continual green link on an east west axis the length of the site. This will need to be of sufficient width to facilitate species translocation.

Conservation Area and heritage considerations are also key as this site forms part of the gateway setting to Morton Manor and a listed wall and the site lies adjacent to HER 3582, the landscape gardens at Morton Manor. There are listed buildings in the vicinity adding to the sense of a sensitive location.

Status

COW001a Green Gate Indust	trial Estate, The	tis Road, Cowes PO31 7DJ				
Key Details						
Settlement: Cowes Settlement Tier	: 1 Pari	sh: Cowes Site Area (0.3	15 2018 SHLAA_Ref_No: IPS035	2nd Reg18 ISP Housing Allocation Ref: HA018		
Relationship to Settlement Boundary (IPS Reg 18 part 2	2 - 2021):	Located within Settlement Boundary				
Location in relation to Settlement Boundary 2018:		The site is located within the settlement bounda	ry			
Brownfield or Greenfield: Brownfield		Brownfield Register (If applicable):				
Site Description: The site is a former industrial site t	hat has remnants of industr	ial buildings and plant. The site is lower to Thetis	Road and is hard surfaced.			
Suitability Assessment	Suitable 🔽					
Discounting Factors						
Environmental Discounts (Stage A - 5m buffer)			☐ Discounted by a Factor in Stage A (5m buffe	r)		
Includes Ramsar site, Special Protection Area (SPA), Sp Regionally important Geological and Geomorphologica Conservation (SINC), Local Nature Reserve (LNR), Ancie	al Site (RIGG), National Natu	re Reserve (NNR), Site of Importance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservations			
Environmental Discounts (Stage A No buffer):			☐ Discounted by a Factor in Stage A (No Buffer	r)		
Includes Heritage Coast, Historic Park or Garden, Publi safeguarded as biodiversity mitigation	cally Accessible Open Space	, Local Green Space, Land	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.			
Envonmental Discounts_Stage B			☐ Discounted by a Factor in Stage B			
Flood zones 2 3, Agricultural Land Quality Grades 12, S	Small Sites falling below the	size threshold of 0.25ha or 5 dewllings:	The site is not located on grade 1 or 2 agricultum. The site is located in flood zones 2 and 3. Sites located in FZ2 and 3 are in areas of high results.	risk of flooding and are therefore discounted at Stage B. However, as ration the site has been assessed as a reviewed site.		
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change I	Management areas, Zones c	of Ground Instability Management	☐ Discounted by a Factor in Stage B(ii)			
Character of the Surrounding Area and Local Policy	/ Context (Including Neigh	nbourhood Plan)				
Character and Compatibility of the Surrounding Area:	The site is close to existin		_	y heights will be feasible across the site. The adjacent permission has		
Local Policy Context (Including Neighbourhood Plan:	The site is within the sett	lement boundary but subject to flooding and will	need to meet relevant tests.			
Mineral Resources:	The site is not located in a	a mineral or mineral safeguarding area.				
Landscape Impacts						
Impact upon and relationship to the AONB: The site	is not located in an AONB					
Landscape Character Area Key Factors: Settlement	area					
Landscape Impact: Very urbanised area. Given the location of the site, among other	er housing any impact on la	ndscape character will be minimal. Consideration	n will though need to be given to the nearby hous	es in regards to shading and overlooking.		
Heritage Impacts						
Impact on Historic Environment and Heritage Assets:	The site is not located in a	conservation area and there are no listed building	s close by. There are however significant views to	the dominant Hammerhead Crane.		
Biodiversity / Ecological Impacts						

COW001a Green Ga	to Industrial Estato. The	otic Pood Cower DO21 7DI					
	•	etis Road, Cowes PO31 7DJ nation. There are no tree preservation orders or larger	tracs within the site				
Biodiversity Net Gain Scope: Urban	site. Green roofs possibility.	e Martin (Amber list) and Swift (amber list) boxes feasib					
Flood Risk							
Flood Risk (including surface water):	The eastern half of the site is with flood zo	ne 2 and 3.					
Proximity to Key Services							
, ,	he site is located close to bus stops on Art	ic Road which is along the Cowes to Newport service th	at runs every 10 minutes				
•	The site is close to the footpath and cycle li		actions every 10 immutes				
Access to services and facilities:	Cowes has a wide range of services and faci	ilities					
space recreation: Arctic Park AGS is v		e is on the fringes of walking accesseibility to natural gr	s an existing small scale children's play area adjacent to the steen space and allotments, but beyond the standard for outd				
Highways Factors							
Highway Access: Access is onto Theti	s Road. There is visibility but the high wall	s may reduce pedestrian visibility. Also may be accessil	ple via adjacent site COW001 to the east and south				
Availability Assessment	Available	s may reduce pedestrian visibility. Also may be decession	ste via adjacent site ed voor to the east and south.				
-		selv within the next 5 years with a reasonable prospect	of development taking place within 5 years and once comme	nced taking 2 years			
Availability_Timeframe:	in the site is immediately available satisfies	eer, warm the new o years with a reasonable prospect	or development taking place mains years and once comme	need taking 2 years.			
Suitability and Requirements for Ot	her Forms of Development						
Put forward for:	•	for general housing, mixed development (housing led),	affordable housing, Gypsy & Traveller accommodation, non-h	nousing development and other.			
Potential for a mix ofuses:	ТВС						
Loss_of_employment_site:	The site is currently vacant (alt	hough formerly employment).					
Potential for consideration as a Rural e	xception? No						
Need for new open space and/or recre	eation: Contrbutions should be sough	t to meet identified deficits. Physical AGS and play prov	vision should be sought at southern end of site COW001 (on	or off site) to meet access deficits.			
<b>Achievability Assessment</b>	Achievable <b>✓</b>						
Indicative yield: 25		Constraints to delivery / number_of_landowners:	It is unclear as to the number of landowners, no				
Trajectory 23/24 to 27/28:	0	constraints to delivery / number_or_landowners.	known covenants or legal issues have been raised. The site has had previous industrial uses that may have resulted in contamination. Appropriate surveys and mitigation may be required.				
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:					

# **SHLAA Conclusion**

# **COW001a** Green Gate Industrial Estate, Thetis Road, Cowes PO31 7DJ

Conclusion 2022: Deliverable. Brownfield site. Effectively part of wider larger site COW001 and could be developed and considered alongside it, although COW001 now has permisison. east side in Flood zone 3 so building design mitigation measures advisable. Possible contamination - surveys necessary.

A matter to be investigated further at application stage is what storey heights will be feasible across the site. The adjacent permission has 7 storey residential buildings proposed just off site to the east. The opposite side of Thetis Road is 2 storey terrace. The proposed yield of 34 is an estimate based on a flatted development of 3 to 4 storeys including ground/basement floor (3 storeys on frontage to Thetis road, rising in height to 4 storeys to the rear - with basement parking and storage).

Status

COW00	02	Land to	the rear o	of 84 Wyatts	Lane, North	wood.								
Key Deta	ils													
Settlement:	Cowes (N	lorthwood)	Settlement Tier	·: 1	Parish: Northwood	d l	Site Area (1.7	78	2018 SHLAA_Ref_No:	N/a (Section of IPS1	9 2nd Reg18 ISP Ho	ousing Alloc	cation Ref: HA	025
Relationship	to Settlen	nent Bounda	ry (IPS Reg 18 part	2 - 2021):	Located within	Settlement Bound	dary							
Location in r	elation to	Settlement B	Boundary 2018:		The site is locat	ed outside but im	nmediately adjac	ent to t	the current settlement bo	oundary which is alon	g the eastern bound	dary.		
Brownfield o	r Greenfie	eld: Greenfie	eld		Brownfield Reg	ister (If applicable	e):							
Site Descript	tion: Tw	o distinct are	eas of rough grassla	nd sandwiched betw	veen deciduous woodla	nd and residentia	l development.							
Suitabilit	ty Asse	ssment		Suitable <a></a>										
Discounting	Factors													
Environment	al Discour	nts (Stage A -	· 5m buffer)					□ Di	iscounted by a Factor in Si	tage A (5m buffer)				
		•			vation (SAC), Site of Spotal Nature Reserve (NNI			The site is adjacent to Ancient Woodland/SINC, but not within it (other than a small overlap in the SW corner).						
-	•	_			ient Monument, Marine	The second secon								
Environment	al Discour	ats (Stago A N	No buffor)											
				ically Accessible Ope	n Space, Local Green Sp	ace, Land		☐ Discounted by a Factor in Stage A (No Buffer)  The site is not located within any environmental designations including heritage coast, historic park or garden, oper						
safeguarded as biodiversity mitigation							space		any environmentar de	signations including	s neritage c	odst, mstoric p	ark of garden, open	
Envonmenta	Envonmental Discounts_Stage B							□ Di	iscounted by a Factor in S	tage B				
Flood zones 2	2 3, Agric	ultural Land	Quality Grades 12,	Small Sites falling be	low the size threshold o	of 0.25ha or 5 dev	wllings:		site is located in FZ1 and i		cultural land.			
Environment Remote from				Management areas,	Zones of Ground Instab	ility Managemen	t	□ Dis	scounted by a Factor in St	rage B(ii)				
Character o	f the Surr	ounding Are	ea and Local Polic	y Context (Including	g Neighbourhood Plar	1)								
Character an	d Compat	ibility of the	Surrounding Area:	The site is close to the area is more r		sidential, whilst n	no compatibility i	issues a	are envisaged, the site is o	on the edge of the are	a adjacent to biodiv	versity desig	gnations and w	here the context of
Local Policy (	Context (Ir	ncluding Neig	ghbourhood Plan:	The site is within t	he settlement boundar	у.								
Mineral Resc	ources:			There is an area to	There is an area to the north of the site that is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.									
Landscape	Impacts													
Impact upor	n and relat	tionship to th	ne AONB: The site	e is not located in an	AONB.									
Landscape C	Character /	Area Key Fac	ctors: Historically	the whole area was	part of the Northern Lo	wlands. Today, th	ne site is 'Traditio	onal En	nclosed Pasture Land', bor	dering on the settler	ent area.			
•		<u> </u>			•	•			ern boundary, although tl			m the west	onto the north	ern section o the site
Impact:	albeit witl logical are	h the back-di e of settleme	rop of the already d nt expansion if requ	developed residentia uired. There is no pu	l ares of Northwood on	higher ground to n valu is limited, a	the east. Given talthough it is visb	the path le from	ttern of development to the	he east and a lesser e	xtent to the noth al	ong Palance	e Road, the site	does represent a
Heritage Im	pacts													
Impact on Hi	storic Env	ironment an	d Heritage Assets:	No heritage issue si	dentified in the vicinity	. The site is not lo	cated in a conse	rvation	area and there are no lis	ted buildings close by				
Biodiversity	/ Ecologi	ical Impacts												
Impact on Bi	odiversity	: Adi	acent Ancient Woo	dland and Wards Co	pse SINC. Within Weste	ern Woods Local F	cological Netwo	rk. The	e meadows with wild flow	vers are cut for hav				

COW002	Land to	the rear	e rear of 84 Wyatts Lane, Northwood.									
Biodiversity Net Gair	Net Bar	work. GI on sou	uthern tail may have e 1) and Starling (red	added be	enefit as an educational resource for the adjacent school	lland buffer habitat complementing Western Woods Local ecologica lation. Pond to provide ambibian habitat and for bat feeding. Plantir						
Flood Risk												
Flood Risk (includin	ıg surface wateı	no identifie	d flood risk on site.									
Proximity to Key Se	ervices											
Access to Public Tra	insport:				regular bus stop. This is along the main strategic road r	network and is Route 1 serving Newport   St Mary's Hospital   Parkh	urst   Northwood   Park & Ride   Cowes and					
Access to Pedestrian	n Cycle links:	Wyatts Lane	has a pedestrian foo	way alor	ng the east side.							
Access to services a	nd facilities:	Northwood h	nas some facilities an	d Cowes	further to the north has a range of services and facilities							
space recreation:	This site has wa	lkable access to	a Park and play area	on near	•	amenity greenspace, children's/young persons provision. od. It is also beyond the walking threshold for accessible natural gre	enspace, outdoor sport and parks/gardens.					
Highways Factors												
Highway Access: T	he site has acce	ess via narrow L	ane onto Wyatts Lan	e. Access	s may require the adjacent bungalow or through the adja	cent site and Harry Cheek Gardens						
Availability As	ssessment		Available	✓								
Availability:	The site is	immediately a	vailable, owned by d	evelopers	s with a reasonable prospect of development taking plac	e within 5 years. Once commenced could be achieved within 0-5 ye	ars					
Availability_Timefra	me:											
Suitability and Req	quirements for		•									
Put forward for:			•	t forward	d for general housing							
Potential for a mix o			No									
Loss_of_employmer Potential for conside	_		No Potentially									
Need for new open		ecreation:	Southern tail if left f	_	infrastructure/accessible natural greenspace could also nt to meet other identified deficits.	have scope for allotment provision.						
Achievability	Assessme	nt	Achievable	<b>✓</b>								
Indicative yield: Trajectory 23/24 to 3	20 27/28:				Constraints to delivery / number_of_landowners:	There is one landowner and there are no known covenants or legal issues.						
Trajectory Plan Perio	od:				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:							
SHI AA Conclu	ısion											

Conclusion 2022: Application of appropriate buffers to the nearby ancient woodland reduces the site are significantly. The southern section, and particularly its narrow access point, is impacted to the extent that it may be better designated for biodiversity net gain/accessible natural greenspace to serve the surrounding area, perhaps including an area of allotments (both open space types are access deficiencies in the area). This could benefically serve as an educational resource for the adjacent primary school.

The remaining devvelopable northern section may achieve 20 (perhaps less if there was closer adherance to prevailing adjacent densities).

COW002

Land to the rear of 84 Wyatts Lane, Northwood.

Status

COW008 Former Somerton	Reservoir, N	lewport Road, Cow	es, PO31 7E	ΞR				
Key Details								
Settlement: Cowes Settlement Tie	r: <b>1</b>	Parish: Northwood	Site Area (1.8	2018 SHLAA_Ref_No: IPS042	2nd Reg18 ISP Housing Allocation Ref: HA020			
Relationship to Settlement Boundary (IPS Reg 18 part	2 - 2021):	Located within Settlement Bo	oundary					
Location in relation to Settlement Boundary 2018:		The site is located outside bu	ıt immediately adjac	ent to the current settlement boundary which is	along the east boundary.			
Brownfield or Greenfield: Brownfield		Brownfield Register (If application	able):					
Site Description: The site is a former reservoir on a	level site on the outski	rts of Cowes. There are trees to the	e boundaries.					
Suitability Assessment	Suitable 🗹							
Discounting Factors								
Environmental Discounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buffer	r)			
Includes Ramsar site, Special Protection Area (SPA), Special Regionally important Geological and Geomorphological	cal Site (RIGG), National	Nature Reserve (NNR), Site of Impe	ortance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sche	al designations including, ancient woodland, LNR, marine conservation during ancient monument or RIGG.			
Conservation (SINC), Local Nature Reserve (LNR), And	ent Woodlands, Ancier	nt Monument, Marine Conservation	n Area (MCA).					
Environmental Discounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, Historic Park or Garden, Publ safeguarded as biodiversity mitigation	ically Accessible Open S	Space, Local Green Space, Land		The site is not located within any environment space.	al designations including heritage coast, historic park or garden, oper			
Envonmental Discounts_Stage B				☐ Discounted by a Factor in Stage B				
Flood zones 2 3, Agricultural Land Quality Grades 12,	Small Sites falling belo	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			
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change	Management areas, Zo	ones of Ground Instability Managen	ment	☐ Discounted by a Factor in Stage B(ii)				
Character of the Surrounding Area and Local Polic	cy Context (Including	Neighbourhood Plan)						
Character and Compatibility of the Surrounding Area:	The site is close to e	xisting residential, no compatibility	issues are envisage	d.				
Local Policy Context (Including Neighbourhood Plan:	The site is located o	utside but immediately adjacent to	the settlement bou	ndary.				
Mineral Resources:	The site is not locate	ed in a mineral or mineral safeguard	ling area.					
Landscape Impacts								
Impact upon and relationship to the AONB: The sit	e is not located in an A	ONB						
Landscape Character Area Key Factors: Settlement	area							
Landscape Given the location of the site, among other landscape Impact:	ner development any ir	mpact on landscape character will b	pe reduced. The eas	tern boundary is sensitive given it's proximity to N	Northwood cemetery.			

#### Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area, but is in close proximity to a listed building and adjacent to Northwood cemetery as such any development will need to consider the context and character of the area

Biodiversity / Ecological Impacts

COW008 Form	ner Somert	on Reservoi	r, Nev	wport Road, Cowes, PO31 7ER		
Impact on Biodiversity:	occasion fill up an	d may have biodiversi	ty interes	·	trees within the site. The site is a former reservoir that does on vers the east of the site. National and local priority butterfly species II as Sing Thrush (Red list).	
Biodiversity Net Gain Scope:	as multi-function	al SuDS. Deciduous wo	odland (p		rildlife pond with associated amphibian habitats, which may also serve and should be retained/enhanced and incorporated within open space	
Flood Risk						
Flood Risk (including surface v	water): Surface wa	ter risk identified but	associate	d with existing features.		
Proximity to Key Services						
Access to Public Transport:	The site is s	erved by Route 1 Cow	es to Nev	vport.		
Access to Pedestrian Cycle linl		•		rved by public foot ways and paths to the local road ne	twork. The wider area has cycle links to Newport.	
Access to services and facilitie	Cowes is we	ell served by local facil	ities			
Highways Factors  The site is a	accessed off Nowne	rt Poad Podostrian Cr	ossina de	ocirablo		
Highway Access: The site is a	·			sirable.		
Availability Assessm					na alaan wikkin 5 yaana Oo aa aan maadaa da adda aa ahiin ad wikkin 4 5 yaana	
Availability: The s  Availability Timeframe:	site is immediately i	avaliable and is owned	by devei	opers with a reasonable prospect of development taking	ng place within 5 years. Once commenced could be achieved within 4-5 years.	
Suitability and Requirement	ts for Other Forms	of Develonment				
Put forward for:	is joi other roinis		t forward	for general housing, mixed development (housing led).		
Potential for a mix ofuses:		No				
Loss_of_employment_site:		No				
Potential for consideration as	a Rural exception?	No				
Need for new open space and	or recreation:				ore allocation HA20 generally represents a preferable location to meet open space needs. (AGS preferable to Park&Garden givn proximity of cemetery).	.Perfect location to meet OS
<b>Achievability Assess</b>	ment	Achievable	•			
Indicative yield: Approx 50	0 if OS needs are m	et.		Constraints to delivery / number_of_landowners:	There is one landowner and there are no known	
Trajectory 23/24 to 27/28:		146			covenants or legal issues.	
Trajectory Plan Period:			146	Infrastructure capacity:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.	
Trajectory Post-Plan Period:			0	Council_owned:		

# **SHLAA Conclusion**

Trajectory Post-Plan Period:

# **COW008**

# Former Somerton Reservoir, Newport Road, Cowes, PO31 7ER

Conclusion 2022: Deliverable. Perfect location to meet open space deficits in line with IPS EV6. Children's play area and Amenity Green Space required (AGS preferable to Park&Garden given proximity of cemetery). Capacity would be affected by the need to provide a children's play area and park/garden.

Biodiversity net gain required - Existing reservoir should be partually retained and re-engineered as a wildlife pond with associated amphibian habitats, which may also serve as multi-functional SuDS.

Deciduous woodland (priority habitat inventory) covers the east of the site and should be retained/enhanced and incorporated within open space layouts. Planting to support important butterfly species recorded in Northwood Cemetery.

Pedestrian crossing desirable on Newport Road.

Yield will depend on application outcome.

Status

COW010	Somerton Farm, N	ewport Road	d, Cowes					
<b>Key Details</b>								
Settlement: Cowes	Settlement Tier	1	Parish: Northwood	Site Area (15.	5.2	2018 SHLAA_Ref_No: IPS323	2nd Reg18 ISP Housing Allocation Ref: HA022	
Relationship to Settle	ement Boundary (IPS Reg 18 part 2	- 2021):	Located within Settlement	Boundary				
Location in relation t	to Settlement Boundary 2018:		The site is located outside I IPS323 site)	but immediately adjac	cent to tl	ne current settlement boundary which is	s along a section of the northern boundary (Note this refers to	o original
Brownfield or Green	field: Greenfield		Brownfield Register (If appl	licable):				
	The site is a large site on the edge of the site is a large site on the edge of the site is a large site on the edge of the site is a large site on the edge of the site is a large site on the edge of the site is a large site on the edge of the site is a large site on the edge of the site is a large site on the edge of the site is a large site on the edge of the site is a large site on the edge of the site is a large site on the edge of the site is a large site on the edge of the site is a large site on the edge of the site is a large site on the edge of the site is a large site is a large site of the site			te to the north and we	est there	is some ribbon development residentia	II. The site is predominantly pasture and gently slopes down	to the east.
<b>Suitability Ass</b>	sessment	Suitable 🗹						
Discounting Factors	s							
Includes Ramsar site Regionally important	t Geological and Geomorphologica	Nature Reserve (NNR), Site of Im	(SAC), Site of Special Scientific Interest (SSSI), are Reserve (NNR), Site of Importance for Nature anument, Marine Conservation Area (MCA).  Discounted by a Factor in Stage A (5m buffer)  The site is not located within any environmental designations including zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument, Marine Conservation Area (MCA).				nservation	
Environmental Disco	ounts (Stage A No buffer):				☐ Dis	counted by a Factor in Stage A (No Buffe	er)	
Includes Heritage Co safeguarded as biodi	east, Historic Park or Garden, Publiciversity mitigation	pace, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, oper space.				
Envonmental Discounts_Stage B Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the			v the size threshold of 0.25ha or	Discounted by a Factor in FZ1 and is not class 1 or 2 ag				
Environmental Disco Remote from settlen	ounts Stage B(ii): ment boundaries, Coastal Change N	Nanagement areas, Zo	nes of Ground Instability Manage	ement	Disc	counted by a Factor in Stage B(ii)		
Character of the Su	ırrounding Area and Local Policy	Context (Including N	leighbourhood Plan)					
Character and Comp	patibility of the Surrounding Area:	The site is on the eda	ge of the area where the context	t is more rural. Howeve	er it is al	so located between settlements and are	eas of development - Cowes, Northwood and Medham Farm.	
Local Policy Context	(Including Neighbourhood Plan:	The site is located ou	tside but immediately adjacent t	to the settlement bour	ndary			
Mineral Resources:		Most of the site is lo	cated within a mineral safeguard	ding area. This will nee	ed to be	considered further should the site be co	nsidered appropriate	
Landscape Impacts	S							
Impact upon and rel	lationship to the AONB: The site	is not located in an AC	DNB.					
Landscape Characte	er Area Key Factors: Historically	he whole area was pa	rt of the Northern Lowlands. Tod	day, the site is predom	ninantly '	Traditional Enclosed Pasture Land', bord	dering on the settlement area.	
•	e is located within a green gap on t will need to be considered and re	•	_	g lots or trees and gree	enery in	the vicinity. If development is considere	d appropriate, the impact on the wider area and views into a	nd out of
Heritage Impacts								
Impact on Historic E	nvironment and Heritage Assets:	The site is not located	in a conservation area and there	e are no listed building	gs close l	oy.		
Biodiversity / Ecolo	ogical Impacts							

COW010 Som	nerton Farm, Newport Road, Cowes										
mpact on Biodiversity:	adjacent to the so Parts of the site and be considered. The Most of the site and	rated in an environmental designation but is adjacent to a number of SINCs and ancient woodlands to the south and north. Simmington Copse SINC is bouth and Cowes Cenmetery and Woods Bottom Copse SINC is adjacent to the NE.  Irre located with the buffers of these designations. There are no TPOs on the site but there are a number of large trees individual and groupings that need to here is a watercourse that runs through the site to the north. Biodiversity studies will be required. The site is also in a biodiversity opportunity area. Irrea (south, north and east) is part of the Local Ecological Network (Medina Estuary). National and local priority butterfly species have been recorded nearby ritillary, Large Skipper and Small Heath).									
Biodiversity Net Gain Scope:	areas. There appears to management for	area (south, north and east) is part of the Local Ecological Network (Medina Estuary) so net gain enhancements will be an important component of these be scope for increased connectivity of tree lines and hedgerows within the site. This will aid one of the tagets of the Medina Esturay BOA which is woodland mammals. Planting to support important butterfly species. De for SANG on adjacent land which was submitted at the same time.									
Flood Risk											
Flood Risk (including surface	e water): Flood zone	e 1, northern boundary is a stream valley which has associated surface water flood risk.									
Proximity to Key Services											
Access to Public Transport:	There is a bus stop close by, this is Route 1 serving Newport   St Mary's Hospital   Parkhurst   Northwood   Park & Ride   Cowes and runs Mon - Sat up to every 7 minutes   Sundays										
Access to Pedestrian Cycle li	nks: There is a pu	public right of way running just beyond the southern boundary (CS33). There is a multi-user track to the east linking Cowes to Newport. The main road has a paven	nent on the site side.								
	n space assessment id	dentifies quatitive shortages of all type of open space in the West Medina area.									
space recreation: Given the	e relative self contain	nment of this allocation it currenntly lacks any access to open space, so at the very least some amenity open space will be necessary and a children's play area.									
Highways Factors											
Highway Access: The site is	s accessed off Newpo	ort Road and would benefit from two access points at the NW and SW of the site boundary.									
Availability Assessn	ment	Available 🗹									
Availability: The	e site is immediately a	available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 - 10 years.									
Availability_Timeframe:											
Suitability and Requiremer	nts for Other Forms	s of Development									
Put forward for:		The site has been put forward for general housing, mixed development (housing led) and non-housing development. As well as part university, part golf course									
Potential for a mix ofuses:		This would need to be determined.									
Loss_of_employment_site:		No									
Potential for consideration as	s a Rural exception?	Not applicable									
Need for new open space an	nd/or recreation:	Given the relative self containment of this allocation it will need to be self sufficient in open space. It also offers an opportunity to address deficits in accessible need the wider area.	atural greenspace and outdoor sport fo								

# Achievability Assessment Indicative yield: 130 (ISP 2021 figure) Trajectory 23/24 to 27/28: 80 Trajectory Plan Period: 130 Trajectory Post-Plan Period: Council\_owned: Trajectory Post-Plan Period: Council\_owned: Trajectory Post-Plan Period: Council\_owned: There is more one landowner but there are no known covenants or legal issues. The site has some utilities but may require extensions to be factored in

# **SHLAA Conclusion**

## **COW010**

# Somerton Farm, Newport Road, Cowes

#### Conclusion 2022: Deliverable.

Two highway access point at north and south and enhanced pedestrian and cycle connections across the vicinity would be beneficial. The latter will be particularly important given the relative isolation of the site and the lack of scale for it to be self-sufficient in terms of services. Therefore sustainable connections beyond the site (e.g; to to schools and shops) are key to the site's sustainability.

The Local Ecological Network area offers the opportunity to provide accessible natural greenspace, biodiversity net gain and contribute towards network connectivity and enhancements of woodland and hedgerow habitats. A green infrastructure corridor connecting Simmington Copse SINC (adjacent to the south) and Cowes Cenmetery and Woods Bottom Copse SINC (adjacent to the NE) will be particularly important and beneficial ecologically, as well as providing landscaping for the site. 50m ecological buffers to SINCs and ancient woodland will also be beneficial. Planting to support important butterfly species.

There is also scope for SANG on adjacent land which was submitted at the same time.

Status

Parklands Centre	Park Road Co	wes			
Key Details					
Settlement: Cowes Settlement Tier	: 1 F	Parish: Cowes	Site Area ( 0.2	2018 SHLAA_Ref_No: IPS367	2nd Reg18 ISP Housing Allocation Ref: N/a
Relationship to Settlement Boundary (IPS Reg 18 part	2 - 2021):	Located within Settlem	ent Boundary		
Location in relation to Settlement Boundary 2018:		The site is located in the	e settlement boundary.		
Brownfield or Greenfield: Brownfield		Brownfield Register (If	applicable):		
Site Description: The site comprises of a larger deta	ched 2-storey brick build	ding set in its own grounds.	Part of the building is use	ed for community purposes. The site is bounde	ed to the west by fencing and a stone wall to the east.
Suitability Assessment	Suitable 🗸				
Discounting Factors					
Environmental Discounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m but	ffer)
Includes Ramsar site, Special Protection Area (SPA), Special Regionally important Geological and Geomorphological Conservation (SINC), Local Nature Reserve (LNR), Anciental Conservation (SINC)	al Site (RIGG), National N	ature Reserve (NNR), Site o	The site is not located within any environme zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, so	ental designations including, ancient woodland, LNR, marine conservation cheduled ancient monument or RIGG.	
Environmental Discounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buf	ffer)
Includes Heritage Coast, Historic Park or Garden, Publisafeguarded as biodiversity mitigation	ically Accessible Open Sp	ace, Local Green Space, Lar	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.		
Envonmental Discounts_Stage B Flood zones 2 3, Agricultural Land Quality Grades 12,	Small Sites falling below	the size threshold of 0.25ha	☐ Discounted by a Factor in Stage B  The site is located in FZ1 and is not class 1 or	or 2 agricultural land.	
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change	Management areas, Zon	es of Ground Instability Ma	nagement	☐ Discounted by a Factor in Stage B(ii)	
Character of the Surrounding Area and Local Polic	y Context (Including Ne	eighbourhood Plan)			
Character and Compatibility of the Surrounding Area:	The site is located in a	residential area, immediat	ely adjacent to a school w	ith an existing use on site. This will need to be	e taken into account.
Local Policy Context (Including Neighbourhood Plan:	The site is situated wit	thin the settlement bounda	ry and a confirmed brown	field site.	
Mineral Resources:	The site is not located	in a mineral or mineral safe	eguarding area.		
Landscape Impacts					
Impact upon and relationship to the AONB: The site	e is not located in an AON	IB			
Landscape Character Area Key Factors: Settlement					
Landscape Given the location of the site, among oth Impact:	er housing any impact or	n landscape character will b	e minimal. However, cons	ideration will need to be given to neighbourin	g amenities.
Heritage Impacts					
Impact on Historic Environment and Heritage Assets:	The site is not located in	n a conservation area and t	here are no listed building	s close by.	
Biodiversity / Ecological Impacts					
	in an environmental des is a large area TPO off-sit	_	per of tree preservation or	ders to trees to the north and south boundary	y and a couple of larger trees

OW025	Parkland	ds Centre	Park Road	Cow	es		
odiversity Net Gain	Scope:						
ood Risk							
ood Risk (including	g surface water	: No flood risk i	dentified.				
oximity to Key Se	rvices						
cess to Public Trar		There is a hus s	ston close by this is	served h	v Route 1 - 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
cess to Pedestrian	•		•		nd cycle links to the wider area and the immediate road	<u> </u>	every / minutes   Sundays up to every 10 minutes
cess to services ar	•		s from a wide range	•	·		
			<u> </u>				
cess to open T	he open space	assessment iden	tifies quatitive shor	tages of a	all type of open space in the West Medina area.		
ace recreation:							
hways Factors							
hway Access: Th	ne site has a cui	rent vehicular ac	ccess onto Park Roa	ıd.			
ailability As	sessment		Available	<b>v</b>			
ailability:		not immediately			ut is likely within 5 years with a reasonable prospect of	levelopment taking place within 5 years. Once commenced	could be achieved within 2 years.
· ailability_Timefrar	me:	·		•			· · · · · · · · · · · · · · · · · · ·
itability and Req	uirements for	Other Forms of	Development				
t forward for:		Tł	ne site has been put	t forward	for general housing.		
ential for a mix of	fuses:	Th	nis would need to be	e determi	ined.		
s_of_employmen	t_site:	Th	nere is a current con	mmunity ı	use within the building. This will need to be relocated.		
ential for conside	ration as a Rura	l exception? N	ot applicable				
ed for new open s	space and/or re	creation:					
chievability A	Assessmer	nt	Achievable	<b>✓</b>			
-	6-7	•	7.0		Canatasiata ta delinem / numban of landanumana		
ejectory 23/24 to 2					Constraints to delivery / number_of_landowners:	There is one landowner and there are no known covenants or legal issues. Any tenancies in relation to the existing use will need to be determined.	
ijectory Plan Perio	ctory Plan Period:			Infrastructure capacity:	The site has some utilities but may require extensions to be factored in.		
jectory Post-Plan	Period:				Council_owned:	Yes	
ILAA Conclus	sion						
ILAA CUIICIG							

is the original wall for Northwood and should remain. Consideration could be given to alternative access for the school.

It also remains to be seen whether the SHLAA minimum scale (5) is actually achievable which would seem unlikley with a whoile sale redevelopment given the proximity and desnity of adjacent development. The retainment and conversion of the existing building to flats would provide a higher yield whicj may mee to the SHLAA threshold.

Deliverable Status

Somerton Farm (Parcel of Land to the NW) Newport Road, Cowes **Key Details** Settlement: Cowes Settlement Tier: 1 Parish: Northwood Site Area (2 2018 SHLAA Ref No: IPS323 2nd Reg18 ISP Housing Allocation Ref: HA022 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 a section of the northern boundary. Brownfield or Greenfield: Greenfield Brownfield Register (If applicable): Site Description: The site is immediately adjacent to an existing employment site to the north The site gently slopes towards the River Median to the east. It is bounded by substantial hedgerows interspersed with trees. **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), N/a Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Environmental Discounts (Stage A No buffer): ☐ Discounted by a Factor in Stage A (No Buffer) Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land N/a safeguarded as biodiversity mitigation Envonmental Discounts Stage B ☐ Discounted by a Factor in Stage B Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings: 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) The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context is more rural. The site is located outside but immediately adjacent to the settlement boundary A part of the western section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate Mineral Resources: Landscape Impacts Impact upon and relationship to the AONB: The site is not located in an AONB.

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

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

A greenfield site on the edge of the settlement sloping down to the south-east. It is bounded by a business estate to the north, a cemetery to the east and the busy A3020 to the west.

It has strongly vegetated thick boundaries to the east, north and south-east, as well as hedge field boundaries within the site. The BAE factory land is situated on the other side of the road to the west and land south is proposed to be allocated for residential development, so the site has an evolving urban fringe character. There is no public access or public rights of way nearby. Landscape value and sensitivity is low/medium.

#### Heritage Impacts

Impact:

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

#### Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation but is adjacent to a number of SINCs and ancient woodlands to the south and north. Parts of the site are located with the buffers of these designations. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is a watercourse that runs along the south boundary. Biodiversity studies will be required. The site is also in a biodiversity enhancement area.

There i	s scope for SANG to support any devel	opment that takes place on adjacent land.		
		· · · · · · · · · · · · · · · · · · ·		
	s scope for SANG to support any deve	lopment that takes place on adjacent land.		
Flood Risk				
Flood Risk (including surface water):	Surface water flow path along south-e	ast boundary.		
Proximity to Key Services				
Access to Public Transport:	here is a bus stop close by, this is Rout	e 1 serving Newport   St Mary's Hospital   Parkhurst   N	orthwood   Park & Ride   Cowes and runs Mon - Sat up to every 7 mi	nutes   Sundays up to every 10 minutes
Access to Pedestrian Cycle links:	here is a public right of way running ju	st beyond the southern boundary (CS33). There is a mul-	i-user track to the east linking Cowes to Newport. The main road ha	s a pavement on the site side.
Access to services and facilities:	here are a number of facilities close b	y and Northwood has some further facilities and Cowes to	o the north has a range of services and facilities.	
		of all type of open space in the West Medina area. n space types except accessible natural greenspace.		
lighways Factors				
lighway Access: The site is accessed	off Newport Road			
Availability Assessment	Available			
Availability: The site is im	mediately available with a reasonable	prospect of development taking place within 5 years. Once	e commenced could be achieved within 1 - 10 years	
Availability_Timeframe:				
Suitability and Requirements for Ot	her Forms of Development			
Put forward for:	The site has been put forw	ard for general housing, mixed development (housing lea	d) and non-housing development. As well as part university, part golf	course
otential for a mix ofuses:	This would need to be det	ermined.		
oss_of_employment_site:	No			
otential for consideration as a Rural e	xception? Not applicable			
Need for new open space and/or recre	ation: If it were to be considered	I for residential, opportunities to provide open space sho	uld be sought alongside adjacent housing allocation HA022.	
Achievability Assessment	Achievable 🗹			
ndicative yield: 0		Constraints to delivery / number_of_landowners:	There is more one landowner but there are no known	
rajectory 23/24 to 27/28:	0		covenants or legal issues.	
rajectory Plan Period:		0 Infrastructure capacity:	The site has some utilities but may require extensions to be factored in	
rajectory Post-Plan Period:		Council_owned:		
SHLAA Conclusion				
	owever given the provimity to the adi	acent Enterprise Way Business Park, it may be equally sui	ted to employment	

Deliverable

Status

ECW003	Crossway, Ea	st Cowes, PC	32 6HY								
<b>Key Details</b>											
Settlement: East Co	wes Settlen	nent Tier: 1	Parish:	East Cowes	Site Area (	4.75	2018 SHLAA Ref_No: IPS290	2nd Reg18 ISP Housing Allocation Ref: HA046			
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):				cated within Settlem	nent Boundary						
	to Settlement Boundary 2				·	urrounding	uses are residential and school with play	ying fields. Employment opportunities are also in close proximity.			
Brownfield or Green	-			ownfield Register (If	•			, , , , , , , , , , , , , , , , , , , ,			
	he site is a large flat field ousing.	that is currently plant	ed. The boundar	ies are a mix of hedg	gerows and post and rai	l fences. T	ne site is located within the settlement li	imits of East Cowes, located immediately adjacent to other residential			
<b>Suitability Ass</b>	essment	Suitable	<b>✓</b>								
Discounting Factors	s										
Environmental Disco	ounts (Stage A - 5m buffer	^)				□ Dis	☐ 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 National 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				
			,	,	,						
	unts (Stage A No buffer): ast, Historic Park or Gard		e Open Space, Lo	ocal Green Space, La	and		☐ Discounted by a Factor in Stage A (No Buffer)				
safeguarded as biodi		, , , , , , , , , , , , , , , , , , , ,				The site is not located within any environmental designations including heritage coast, historic park or garden, open space.					
Envonmental Discou	nts_Stage B					☐ Dis	counted by a Factor in Stage B				
Flood zones 2 3, Agr	icultural Land Quality Gra	ades 12, Small Sites fall	ing below the siz	ze threshold of 0.25h	na or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.					
Environmental Disco Remote from settlen	unts Stage B(ii): nent boundaries, Coastal	Change Management	areas, Zones of G	Ground Instability Ma	anagement	□ Dis	☐ Discounted by a Factor in Stage B(ii)				
Character of the Su	errounding Area and Loc	cal Policy Context (Inc	luding Neighbo	ourhood Plan)							
Character and Comp	atibility of the Surroundir	ng Area: Relates wel	to the settleme	nt, bounded on two	sides by housing and or	the east s	de by a main road.				
Local Policy Context	(Including Neighbourhoo	d Plan: The site is lo	cated within the	e settlement bounda	ary with good access to f	acilities.					
Mineral Resources:		The site is n	ot within a mine	ral or mineral safegu	uarding area.						
Landscape Impacts	s										
Impact upon and rel	lationship to the AONB:	The site is not located	in an AONB, alt	hough it is adjacent	to the east - screened b	y a belt of	deciduous trees.				
Landscape Characte	r Area Key Factors: His	storically part of the No	rthern Lowlands	Landscape Characte	er Area. Now classes ast	settlemen	area, but adjacent to the Osbourne Coa	ast Landscapoe Character Area to the east.			
Landscape Given th	ne location of the site. clo	ose to other housing ar	d development a	any impact on landso	cape character will be re	duced. Th	e site is opposite the AONB so design sh	ould take account this, although the road acts as a severance factor and			

the flat topography limits visual impact. Value and sensitivity is low/medium and capacity for change is high. Impact:

#### Heritage Impacts

Impact on Historic Environment and Heritage Assets: Currently no known archaeological implications. The site is adjacent to an AONB and Historic Park or Garden and any development would need to consider design in the context of these designations.

Biodiversity / Ecological Impacts

ECW003	Cross	sway, East	vay, East Cowes, PO32 6HY								
Impact on Biodiver	rsity:				the existing hedgerows. These could mostly be incorpourvey has been undertaken and a masterplan developed	orated into any potential development. There are no TPOs on the site.					
Biodiversity Net Gain Scope: Retainment of hedgerows, wildflower meadow buffer strips. Planting with priority species. Multi-functional SuDS - ponds, swales, wetland habitats to benefit amphibians. Buildings would benefit from House Sparrow (Red list) boxes as the species has been recorded in the area.											
Flood Risk											
Flood Risk (including surface water): Flood zone 1, no flood risks identified.											
Proximity to Key S	Services										
Access to Public Tr	ransport:	There are bu	us stops along the stra	tegic road	d network, offering regular service to Newport and Ryd	e.					
Access to Pedestria	•				e east of the site the (SRN)						
Access to services	and facilities	East Cowes	has access to a numbe	r of servi	ces and facilities with the site being in close proximity t	o a school and employment.					
Access to open space recreation:	Within wall	king threshold for a	llotments and outdoo	sports,	space, except natural greenspace. out beyond it for other tyes of open space including chi g fields connected to the school.	ldrens and young people, amenity green space (except NW corner), parl	ks, natural greenspace.				
Highways Factors	S										
		_	rategic road network. ve more than one acce		a footpath to Beatrice Avenue. Access could be achieve	ed along the main road. This though would need some hedgerow remov	val. Equally the site could be accessed from				
Availability A	Assessmo	ent	Available								
Availability:	The s	ite is immediately a	available and is under o	ption, w	ith a reasonable prospect of development taking place	within 5 years.					
Availability_Timefr	rame:										
Suitability and Re	equirements	s for Other Forms	of Development								
Put forward for:			It has been put forwa	rd for ho	using						
Potential for a mix	ofuses:		This will need to be d	etermine	d.						
Loss_of_employme	ent_site:		No								
Potential for consid	deration as a	Rural exception?	No								
Need for new oper	n space and/	or recreation:	•	_	is part of East Cowes, sufficent open space provision wi rould include childrens and young people, amenity gree	ll be important. en space/park&garden and accessible natural greenspace alongside net	gain.				
Achievability	y Assessi	ment	Achievable	•							
Indicative yield:	125 - high	er density seems fe	easible at this site.		Constraints to delivery / number_of_landowners:	There is one landowner and there are no known					
Trajectory 23/24 to		·	75		constraints to delivery / hamber_or_landowners.	covenants. The land is leased to local farmers.  May need to consider possible contamination aspects.					
Trajectory Plan Per	riod:			125	Infrastructure capacity:	The site is within the settlement boundary where adjoining properties are understood to benefit from connections to utility services.					
Trajectory Post-Pla	an Period:			0	Council_owned:						
SHLAA Concl	usion										

Conclusion 2022: Although this site lends itself to slightly higher density housing given the character of the area, there are open space shortfalls to address. Given density of housing in this part of East Cowes, sufficent open space provision will be important.

Suggested on-site provision should include childrens and young people, amenity green space/park&garden and accessible natural greenspace alongside net gain, hedgerow buffers and/or multi-functional SuDS.

ECW003

Crossway, East Cowes, PO32 6HY

Status

EDE004		1.0		I C. 1		. 5040	0011							
FRE001	Heathfield	d Campsite	, Heat	htield	d Rd, Freshv	vater, PO40 s	9SH							
<b>Key Details</b>														
Settlement: Fresh	water S	ettlement Tier: 2		F	Parish: Freshwater	Site	Area (3.5	2018 SHI	_AA_Ref_No: IPS071	L	2nd Reg18 ISP Hous	sing Allocation F	Ref: HA006	
Relationship to Set	tlement Boundary (IP	PS Reg 18 part 2 - 20	021):		Located within Se	ettlement Boundary								
Location in relation	n to Settlement Boun	dary 2018:			The site is located	d outside but immedia	tely adjacer	nt to the current s	ettlement boundary	which is along	the south boundary.			
Brownfield or Gree	enfield: Mix				Brownfield Regist	ter (If applicable):								
	The site is a large car scattered suburban I			ter and a	ccessed from Heathfi	eld Road. The site is fa	airly level an	nd areas are sepai	rated by hedges and t	trees. There is	also a meadow with	in the site. It is v	within a wider ar	ea containing
Suitability As	ssessment		Suitable	<b>✓</b>										
Discounting Facto	ors													
Environmental Disc	counts (Stage A - 5m I	buffer)					1	☐ Discounted by	a Factor in Stage A (5	5m buffer)				
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monume					ature Reserve (NNR),	AC), Site of Special Scientific Interest (SSSI), Reserve (NNR), Site of Importance for Nature  The site is not located within any environmental designations is zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient n					nd, LNR, marine o	conservation		
Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation				ce, Land		Discounted by a Factor in Stage A (No Buffer)  The site is not located within any environmental designations including heritage coast, historic park or garden, open space.								
Envonmental Disco Flood zones 2 3, Ag		ity Grades 12, Smal	l Sites fallin	ng below	the size threshold of	0.25ha or 5 dewllings:			a Factor in Stage B d in FZ1 and is not cla	ass 1 or 2 agricu	ultural land.			
Environmental Disc Remote from settle	counts Stage B(ii): ement boundaries, Co	pastal Change Mana	agement ar	eas, Zone	es of Ground Instabili	ty Management	_		a Factor in Stage B(ii)					
Character of the S	Surrounding Area ar	nd Local Policy Cor	ntext (Incl	uding Ne	eighbourhood Plan)									
Character and Com	npatibility of the Surro	ounding Area: Th	e site is clo	se to exis	sting residential, no co	ompatibility issues are	envisaged.							
Local Policy Context (Including Neighbourhood Plan:  The site is located outside but immediately adjacent to the current sett residential. Freshwater has an adopted neighbourhood plan. Whilst the should be compatible with the distinctive character of the area, respect accommodation provision to address the housing needs for everyone in enjoy independent living.						ilst there is especting th	no specific policy ne local settlemen	on housing, their des	esign policy setsing styles. It furt	out that; the design ther sets out that dev	ı, location and la velopment shou	ayout of all devel Ild encourage mi	opment xed types of	
Mineral Resources:	:	Th	e site is no	t located	in a mineral or miner	ral safeguarding area.								
Landscape Impac	cts													
Impact upon and r	relationship to the AC	ONB: The site is no	ot located i	n an AON	IB									
Landscape Charact	ter Area Key Factors:	Key Characterist • Gently rolling I	ics andscape ι	ınderlain	•	d geology with some ar			ty to the landscape					

- · 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

#### **FRE001**

# Heathfield Campsite, Heathfield Rd, Freshwater, PO40 9SH

- 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

Landscape

Given the location of the site, close to other housing and development any impact on landscape character will be reduced. Consideration will though need to be given to the nearby houses in regards to shading and overlooking. Visual impacts are limited due to surrounding housing and vegetation, as well as rising gradient to the east. The site reads as semi absorbed with the settlement due to the presence of residential on most boundaries. Value and senstivity is low/medium and capacity for change is 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. However the setting of the Scheduled Minument 'Golden Hill Fort' needs to be considered.

#### Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no TPOs on the site but there are a number along the eastern boundary. There are though a number of

large trees individual and groupings that need to be considered. There is also a meadow within the site but on the eastern boundary. Appropriate surveys are likely to be

required.

Meadow habitat enhancement and connectivity. Enhanced connectivity of tree belts and hedgerows. **Biodiversity Net Gain Scope:** 

Records of Coimmon Frogs in Norton Green so ponds would also be beneficial.

Dwellings would benefit from boxes for House Sparrow and Starling (Red list) Swift and House Martin (Amber list) - all of which have been recorded in the area. Boundaries

should have hedgehog gates, as the species has also recorded in the vicinity.

#### Flood Risk

Flood Risk (including surface water): No flood risks identified

#### Proximity to Key Services

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

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

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

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

Golden Hill Fort and recreation area is just to the east.

Within walking distance access threshold of accessible natural greenspace, but beyond it for other types of open space.

#### **Highways Factors**

Availability:

Highway Access: The site can be accessed from the current camping access. The strategic road network is just to the north of the site.

Available

#### **Availability Assessment**

**✓** 

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 5 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 ofuses: No

Loss\_of\_employment\_site: The camp site facility will be lost, although it is no longer operational.

Potential for consideration as a Rural exception? No

Need for new open space and/or recreation: On-site childrens' play area and park required as this area falls well beyond the walking distace thresholds. Achievable 🔽 **Achievability Assessment** Indicative yield: Constraints to delivery / number\_of\_landowners: There is one landowner and there are no known 70 covenants or legal issues. Trajectory 23/24 to 27/28: Infrastructure capacity: The site is immediately adjacent to the settlement 70 Trajectory Plan Period: boundary where adjoining properties appear to benefit from connections to utility services. Council\_owned: Trajectory Post-Plan Period: **SHLAA Conclusion** Conclusion 2022: Deliverable. Site should be designed to be permeable to surrounding area to facilitate pedestrian access. On-site childrens' play area and park required as this area falls well beyond the walking distace thresholds. There are though a number of large trees individual and groupings that need to be considered, including TPOs at boundaries. There is also a meadow within the site but on the eastern boundary. Net gain could include Meadow habitat enhancement and connectivity. Enhanced connectivity of tree belts and hedgerows and pond creation to support local amphibian population.

Heathfield Campsite, Heathfield Rd, Freshwater, PO40 9SH

**FRE001** 

Status

**FRE024** 

# Land and School buildings at Weston Primary School, Weston Road, Totland Bay, PO39 0HA

Key Details									
Settlement: Freshwater (Totland) Settlement Tier	2 P	Parish: Totland	Site Area ( 0.8	2018 SHLAA_Ref_No: IPS082a	2nd Reg18 ISP Housing Allocation Ref: HA002				
Relationship to Settlement Boundary (IPS Reg 18 part	Located within Settlement Bo	undary							
Location in relation to Settlement Boundary 2018:		The site is located in the settle	The site is located in the settlement boundary.						
Brownfield or Greenfield: Mix		Brownfield Register (If applica	ble):						
Site Description: The site is a former school site with separately from the school building		style building and other buildings	associated with it.	The playing fields and a car park are located to th	ne rear of the buildings, these are at a higher level and can be accessed				
Suitability Assessment	Suitable <a></a>								
Discounting Factors									
Environmental Discounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buffer	r)				
Includes Ramsar site, Special Protection Area (SPA), Sp Regionally important Geological and Geomorphologica Conservation (SINC), Local Nature Reserve (LNR), Ancie	al Site (RIGG), National N	ature Reserve (NNR), Site of Impo	ortance 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 safeguarded as biodiversity mitigation	cally Accessible Open Sp	ace, Local Green Space, Land		Discounted by a Factor in Stage A (No Buffer)  The site is not located within any environmental designations including heritage coast, historic park or garden, open space.					
Envonmental Discounts_Stage B Flood zones 2 3, Agricultural Land Quality Grades 12,	Gmall Sites falling below	the size threshold of 0.25ha or 5 c	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, Zone	es of Ground Instability Managem	ent	☐ Discounted by a Factor in Stage B(ii)					
Character of the Surrounding Area and Local Policy	Context (Including Ne	ighbourhood Plan)							
Character and Compatibility of the Surrounding Area:	The site is close to exis	ting residential, no compatibility i	issues are envisage	d.					
Local Policy Context (Including Neighbourhood Plan:	The site is situated wit	hin the settlement boundary and	a confirmed brown	field site.					
Mineral Resources:	The site is not located	in a mineral or mineral safeguard	ing area.						
Landscape Impacts									
	is not located in an AON impact on them in term		among other housi	ng any impact on landscape character will be min	nimal. Consideration will need to be given to neighbouring properties				
Landscape Character Area Key Factors: Settlement	area.								
Impact:  Not relevant in the urban context of this series are the series and the urban context of this series are the urban context of the urban co	ite.								
Heritage Impacts									
Impact on Historic Environment and Heritage Assets:	building is not listed it is		uld any changes etc	should be incorporated. Historic building record	r enhancing the character or appearance of the area. Whilst the ling will be required prior to changes. As the building is a characterful				
Biodiversity / Ecological Impacts									

FRE024 Land	and Schoo	ol buildings a	t We	ston Primary School, Weston F	Road, Totland Bay, PO39 0HA				
	opposite side of C	e site is not located in an environmental designation. There are no tree preservation orders within the site but there are a couple to the north west boundary and the entire cosite side of Church Hill is an Area TPO. There are some larger trees within the school grounds to the north. As the buildings have been empty for some time relevant dies may be required.							
iodiversity Net Gain Scope: Difficult in a tightly contained urban context. Green roofs and House Sparrow/Starling boxes are all a possibility.									
Flood Risk									
Flood Risk (including surface w	ater):								
Proximity to Key Services									
Access to Public Transport:									
Access to Pedestrian Cycle links			f way or	cycle paths in close proximity, the wider area is served	by them. The area is served by some public foot ways and	paths to the local road network.			
Access to services and facilities	: Totland has	a number of services	n line wit	th it being a smaller regeneration area.					
Highways Factors Highway Access: To the west of the we	of the site there is ent te is immediately	an existing car park a  Available available with a reasor  of Development  The site has been pu	greenspa nd access able pros	spect of development taking place within 5 years. Once	there is a change in levels between the site and the highweet commenced could be achieved within 1 - 2 years	vay.			
Potential for a mix ofuses:		This would need to b		ined					
Loss_of_employment_site:		The site is a former s	hool						
Potential for consideration as a Need for new open space and/o		Not applicable The site is along way	from the	nearest children's play area (750m) so an opportunity	should be sought on-site. The outdoor sport use of the scl	nool playing fields should also be retained.			
Achievability Assessn	nent	Achievable	•						
Indicative yield: 10				Constraints to delivery / number_of_landowners:	There is one landowner and there are no known				
Trajectory 23/24 to 27/28:		0			covenants or legal issues, however, it is a former school and any relevant DoE aspects may need to be considered.				
Trajectory Plan Period:			13	Infrastructure capacity:	The site had some utilities but may require extensions to be factored in				
Trajectory Post-Plan Period:			0	Council_owned:	Yes				

# **SHLAA Conclusion**

## **FRE024**

# Land and School buildings at Weston Primary School, Weston Road, Totland Bay, PO39 0HA

Conclusion 2022: Deliverable site.

Accessible from north-west (Church Hill). Residential development focused on east side and the conversion of the retained school building. Playing field to south-west should be retained as open space as there is a deficit in the area ideally incorporating a small children's play area as well as outdoor sports/amenity greenspace.

The site is within a conservation area, as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. Whilst the building is not listed it is recorded on the HER and as should any changes etc. should be incorporated. As the building is a characterful building every effort should be made for it to be retained. There are no listed buildings close by.

Status

GOD001

# Land adjoining Scotland Farm and Tresslewood Care Village, Scotland Corner, Godshill

Key Details										
Settlement: Godshil	Settlement Tier	: 3 Pa	arish: Godshill	Site Area (4.7	7 (alloca 2018 SHLAA_Ref_No	): IPS237	2nd Reg18 ISP Housing Allocation Ref: HA096			
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):			Located within Settlemen	nt Boundary						
Location in relation t	to Settlement Boundary 2018:		The site is located outside	The site is located outside but immediately adjacent to the current settlement boundary which is along the east boundaries.						
Brownfield or Green	field: Greenfield		Brownfield Register (If ap	Brownfield Register (If applicable):						
u							ise and storage areas. Itcomprises of various paddocks for equestriale of the site, which provides a further pedestrian route off-site to the			
Suitability Ass	essment	Suitable 🗹								
Discounting Factors	S									
Environmental Disco	unts (Stage A - 5m buffer)				☐ Discounted by a Factor in S	Stage A (5m buffer)				
Regionally important	, Special Protection Area (SPA), Special Protection Area (SPA), Special Geomorphologic Local Nature Reserve (LNR), Anci	al Site (RIGG), National Na	ature Reserve (NNR), Site of I	Importance for Nature		•	designations including, ancient woodland, LNR, marine conservation luled 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 Space,			ace, Local Green Space, Land	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 Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:				or 5 dewllings:	Discounted by a Factor in ST The site is located in FZ1 and		gricultural land			
Environmental Disco Remote from settlen	unts Stage B(ii): nent boundaries, Coastal Change	Management areas, Zone	s of Ground Instability Mana	gement	☐ Discounted by a Factor in S	Stage B(ii)				
Character of the Su	rrounding Area and Local Polic	y Context (Including Nei	ighbourhood Plan)							
Character and Comp	atibility of the Surrounding Area:	The site is close to exist	ting residential, whilst no con	npatibility issues are env	visaged, the site is on the edge of	of the area where th	ne context of the area is more rural.			
Local Policy Context	(Including Neighbourhood Plan:				ndary of Godshill which is a RSC tes at Deacons Nursery, Scotlar		PD (2015) sets out the need to demonstrate local need and/ or ea.			
Mineral Resources:		The west section of the	e site is located within a mine	eral safeguarding area.	This will need to be considered	further should the s	site be considered appropriate.			
Landscape Impacts	S									
Impact upon and rel	ationship to the AONB: The site	e is not located in an AON	В.							
Landscape Characte	Key Charac Strong ru Open ara Hedgerov some also o A cultivate The conditi	reristics fal character ole fields vs mark field boundaries r ontaining hedgerow trees ed landscape that changes		character with						

#### **GOD001**

# Land adjoining Scotland Farm and Tresslewood Care Village, Scotland Corner, Godshill

Landscape Impact:

The site consists of two fields outside the settlement boundary on the edge of the settlement. The larger northen field is pasture, together with some scrub in the south-eats corner. The site feels semi-enclosed by development - dense development on the north ad eastern boundaries, but also semi-enclosed from the south by development associated with Scotland. There are mid-distant views to the west, but the site's visual sestivity is limited by its relationship wit the existing built form. The landscape value and sensitivity are low-medium, so there is considerd to be high capacity for development.

#### Heritage Impacts

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

#### Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site but there are some larger trees to the boundaries.

Directly adj. to Eastern Yardley Valley Biodiversity Opportunity Area/Local Ecological Network.

SINC and associated Priority habitats (Lowland fens, Wet woodland, Lowland mixed deciduous woodland) situated in the offsite valley 150m to the west.

Biodiversity Net Gain Scope: In line with aims of adjacent Eastern Yardley Valley Biodiversity Opportunity Area/Local Ecological Network.

Scope for multi-functional SUDs/wetland habitat to avoid run off issues affecting nearby habitats, and to act as stepping stone habitats complimentary to off-site wetland

habitat to the west. This would benefit amphibians, dragonflies, bats, etc.

Scope for enhance landscaped ecological planing down west boundary to improve habitat connectivity. Flora planting should include priority species.

Buildings would benefit from House Martin and House Sparrow boxes - priority species recorded in the area.

#### Flood Risk

Flood Risk (including surface water): Flood zone 1, with some minor surface water risk at SE entrance and at norther edges.

#### Proximity to Key Services

Access to Public Transport: There is a bus stop close by. This is served by Route 2 - Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde - Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes.

Route 3 - Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde - 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 along the south and south west boundary (GL). There are other rights of way close to the site and there is a cycle path link to Newport to the east. There are sporadic pavements in the

area.

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

Access to open space recreation:

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

Site is within the walking threshold of amenity greenspace, children's play, accessible natural greenspace. However there is no allotment, parks/gardens or outdoor sport provision in Godshill. The wider Bay has a deficit of allotments, and a small deficit of children's and young peoples provision; but surpluses of amenity green space, parks/gardens and accessible natural greenspace.

#### **Highways Factors**

may be required.

Highway Access: The strategic road network is to the east of the site. The site itself is accessed from a wide public right of way. The junction to the main road is on a bend and has restricted visibility when turning into the site. Junction improvements

### **Availability Assessment**

Available

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

**✓** 

Availability\_Timeframe:

#### Suitability and Requirements for Other Forms of Development

Put forward for:

The site has been put forward for general housing

Potential for a mix ofuses:

Loss of employment site:

Potential for consideration as a Rural exception? Not applicable

**GOD001** 

# Land adjoining Scotland Farm and Tresslewood Care Village, Scotland Corner, Godshill

Need for new open space and/or recreation:

A case can be made for further open space provision to serve the needs of the site, to be situated on the south side, ideally with scope for outdoor sport use. Possible opportunity to provide allotments (subject to cross-reference with local waiting lists).

Achievability Assessment	Achievable <a> <a> <a> <a> <a> <a> <a> <a> <a> <a></a></a></a></a></a></a></a></a></a></a>				
Indicative yield: 100		Constraints to delivery / number_of_landowners:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.		
Trajectory 23/24 to 27/28:	100				
Trajectory Plan Period:	100	Infrastructure capacity:	The site has some utilities but may require extensions to be factored in.		
Trajectory Post-Plan Period:	0	Council_owned:			

#### **SHLAA Conclusion**

Conclusion 2022: Deliverable allocation.

Vehicle access pioint at south-east requires careful consideration and possible road realignment/highwas works but should be readily resolvable. Pedestrina access points at NE point, SW point and eastern edge need to be scutred connecting to public rights of way newtork and ensuring site permeability.

Scope for enhance landscaped ecological planing down west boundary to improve habitat connectivity. Scope for multi-functional SUDs/wetland habitat to avoid run off issues affecting nearby habitats, and to act as stepping stone habitats complimentary to off-site wetland habitat to the west.

A case can be made for further open space provision to serve the needs of the site, to be situated on the south side, ideally with scope for outdoor sport use. Possible opportunity to provide allotments (subject to cross-reference with local waiting lists).

Status

LAK001 Learning Centre,	Berry Hill, Lake	е				
Key Details						
Settlement: The Bay (Lake) Settlement Tie	r: <b>1</b> P	Parish: Lake	Site Area (1.4	2018 SHLAA_Ref_No: IPS065	2nd Reg18 ISP Housing Allocation Ref: HA078	
Relationship to Settlement Boundary (IPS Reg 18 part	2 - 2021):	Located within Settlement E	Boundary			
Location in relation to Settlement Boundary 2018:		The site is located outside b	out immediately adjac	ent to the current settlement boundary which is	along the south boundaries.	
Brownfield or Greenfield: Brownfield		Brownfield Register (If appli	icable):			
Site Description: The site was Lake Learning Centre	. It is currently fenced off	f and closed due to fire damage	. The site is fairly flat	at the front and slopes to the north at the rear o	f the site.	
Suitability Assessment	Suitable 🗸					
Discounting Factors						
Environmental Discounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buffe	r)	
Includes Ramsar site, Special Protection Area (SPA), S Regionally important Geological and Geomorphologic Conservation (SINC), Local Nature Reserve (LNR), And	al Site (RIGG), National N	lature Reserve (NNR), Site of Im	portance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, schools	al designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.	
Environmental Discounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buffer	r)	
Includes Heritage Coast, Historic Park or Garden, Pub safeguarded as biodiversity mitigation	ically Accessible Open Spa	ace, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.		
Envonmental Discounts_Stage B				☐ 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	5 dewllings:	The site is located in FZ1 and is not class 1 or 2	agricultural land	
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change	Management areas, Zone	es of Ground Instability Manage	ement	☐ Discounted by a Factor in Stage B(ii)		
Character of the Surrounding Area and Local Police	ry Context (Including Ne	eighbourhood Plan)				
Character and Compatibility of the Surrounding Area:	The site is close to exis	sting residential, no compatibility	y issues are envisaged	I		
Local Policy Context (Including Neighbourhood Plan:	The site is located outs	side but immediately adjacent t	o the current settlem	ent boundary.		
Mineral Resources:	The top north west co	rner of the site is located within	n a mineral safeguardi	ng area. This will need to be considered further	should the site be considered appropriate.	
Landscape Impacts						
Impact upon and relationship to the AONB: The sit	e is not located in an AON	NB.				
Landscape Character Area Key Factors: It is classed	l as settlement landscape	character area, but touching or	n Valley Floor to the r	north-west		
	pment will need to consid	der the impact on the wider are	ea and views into and		west of the site with far reaching views towards Brading Downs. Elected in any design principles. Landscape value is low/medium but	
Heritage Impacts						
Impact on Historic Environment and Heritage Assets:	The site is not located in with IWCAHES recomme		are no listed building	s close by. Archeologist commented - Flint scatte	ers, Roman cremation and coins found in vicinity. Early consultation	

Biodiversity / Ecological Impacts

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LAK001 Lear	ning Centro	e, Berry Hill, I	Lake						
Impact on Biodiversity:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The valley of Scatchells Brook is off-site 120m to the north and north-west and is classed as S41 Priority Habitat (Coastal and Floodplain Grazing Marsh) and forms part of te Eastern Yar Local Ecological Network. There is TPO woodland 150m west.								
Biodiversity Net Gain Scope:	The site may benefit from multi-functional SuDs such as a pond which benefits local ecology. Bolstering the western and northern boundary hedges with tree species would improve the connectivity of the ecological network. Green roofs would soften any landscape impacts. Buildings would benefit from House Sparrow and Swift boxes - priority species recorded in the area.								
Flood Risk									
Flood Risk (including surface v		-Z3 on site, although th small patch of surface v		tream value and associeted FZ2/3 off site 120m to the centrally on site.	north and north-west.				
Proximity to Key Services									
Access to Public Transport:	The school	s located close to Rout	e 3. New	port   Rookley   Godshill   Ventnor   Shanklin   Sando	wn   Brading   Tesco   Ryde. This service runs Mon - Sat	up to every 30 minutes   Sundays up to every 30 minutes.			
Access to Pedestrian Cycle linl	ks: A public foc	tpath on the south bou	ındary co	nnects to a network of public rights of way within the a	area. There are no dedicated cycle paths in close proximity	y.			
Access to services and facilitie	There are a	number of services and	d facilities	in close proximity					
Highways Factors	·			en and young people, parks and gardens, and allotmen					
	n he accessed from	Rerry Hill The junction	to the m	ain road is on a hend and has restricted visibility when	turning into the site. Junction improvements may be requ	iired			
Availability Assessm		Available		· · · · · · · · · · · · · · · · · · ·	, , , , , , , , , , , , , , , , , , , ,				
•				Likely to be available in years 6-10.					
Availability_Timeframe:		,	<u>'</u>	,					
Suitability and Requirement	ts for Other Forms	of Development							
Put forward for:		The site has been put	forward	for general housing.					
Potential for a mix ofuses:		Unclear							
Loss_of_employment_site:		No							
Potential for consideration as	a Rural exception?	No							
Need for new open space and	or recreation:	The site is reasonably	well serv	ved for open psace but may benefit from green buffers	and a small amenity open space.				
<b>Achievability Assess</b>	ment	Achievable	<b>✓</b>						
Indicative yield: 30				Constraints to delivery / number_of_landowners:	There is one landowner and there are no known				
Trajectory 23/24 to 27/28:		0		constraints to delivery / Hamber_or_landowners.	covenants or legal issues. Consideration of any relevant DoE aspects will need to be given.				
Trajectory Plan Period:			30	Infrastructure capacity:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.				
Trajectory Post-Plan Period:			0	Council_owned:	Yes				

**SHLAA Conclusion** 

# **LAK001**

# Learning Centre, Berry Hill, Lake

Conclusion 2022: Deliverable. Brownfield site. Could achieve 35 at 30dph. Would benefot from enhance tree planting at boundaries. Junction worsk at access may be necessary given increased volumes compared to previous uses,

The site may benefit from multi-functional SuDs such as a pond which benefits local ecology. Bolstering the western and northern boundary hedges with tree species would improve the connectivity of the ecological network. Green roofs would soften any landscape impacts.

Archeologist commented - Flint scatters, Roman cremation and coins found in vicinity. Early consultation with IWCAHES recommended.

Status

Deliverable

ME1010 GIP	b Well Field (Sc	outhern par	t), off Seaview Lane,	Seaview					
<b>Key Details</b>									
Settlement: Nettlestone	Settlement Tier:	4	Parish: Nettlestone and Seaview	Site Area (0.7	74 2018 SHLAA_Ref_No: IPS281	2nd Reg18 ISP Housing Allocation Ref: N/a			
Relationship to Settlement B	oundary (IPS Reg 18 part 2	- 2021):	Located within or adjacent a lower tier settlement that does not have a settlement boundary.						
Location in relation to Settle	ment Boundary 2018:		Nettlestone does not have a s	settlement boundar	у				
Brownfield or Greenfield:	1ix		Brownfield Register (If applica	able):					
Site Description: The site i remains.	s a field on the edge of Net	tlestone. There is a s	substantial hedge to all boundaries w	vith the west incorp	orating a wall and hedge. The northern half of th	e field has been subject to a recent permission and te southern section			
<b>Suitability Assessm</b>	ent	Suitable 🗹							
Discounting Factors									
Environmental Discounts (St					$\square$ Discounted by a Factor in Stage A (5m buffe	r)			
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conserve Regionally important Geological and Geomorphological Site (RIGG), National Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, A		Site (RIGG), Nationa	al Nature Reserve (NNR), Site of Impo	ortance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservatio zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
Environmental Discounts (St					☐ Discounted by a Factor in Stage A (No Buffer	r)			
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open safeguarded as biodiversity mitigation		ally Accessible Open	Space, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_Stag Flood zones 2 3, Agricultura		mall Sites falling belo	ow 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 Sta Remote from settlement boo		lanagement areas, Zo	ones of Ground Instability Managem	ent	☐ Discounted by a Factor in Stage B(ii)				
Character of the Surroundi	ing Area and Local Policy	Context (Including	Neighbourhood Plan)						
Character and Compatibility	of the Surrounding Area:	The site is close to e	existing residential, no compatibility i	issues are envisage	d.				
Local Policy Context (Including	ng Neighbourhood Plan:		outside the settlement boundary and ial nursing home, sheltered accommo			ve a Parish Plan SPD (2005) which in relation to housing sets outs the			
Mineral Resources:		The site is not locate	ed in a mineral or mineral safeguard	ing area.					
Landscape Impacts									
Impact upon and relationship	p to the AONB: The site	is not located in an A	AONB.						
Landscape Character Area	Key Characte  ② Hedgerows ② Ancient wo ② Rolling pas ② Historic far	eristics s, hedgerow trees and oodland toral landscape on he msteads dispersed th ildings and designed	eavier clay soils	north					

Grassland areas

## **NET010**

# Gibb Well Field (Southern part), off Seaview Lane, Seaview

Impact:

Landscape It is outside a settlement boundary and assumes quite a prominent position in th settlement due to its location. It has far views to the west, albeit in the context of other surrounding development. The site is sloping from east to west, is raised above the B3330 to the west and seperated by a stone wall. Strategic Gap.

#### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site is not located in a conservation area. There is a listed buildign 50m to the north-west, The Old Manor and due to the topography development, particularly on the west side of the site, may impact on it's setting. As the site is near to a listed building any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, there are a row of character cottages to the west.

#### Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. It is bounded by hedgerows (S41 priority habitat ) on east west and southern sides.

**Biodiversity Net Gain Scope:** 

#### Flood Risk

Flood Risk (including surface water): No on-ste risks identified

#### Proximity to Key Services

Access to Public Transport:

There are bus stops just outside the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle links:

The lack of adjacent footways, as well as the stone wall and change in levels to the west, make this a slightly problematic site in terms of pedestrian access.

There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.

Access to services and facilities:

Nettlestone is not a rural service centre but does have a convenience store and a primary school.

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

Access to open space recreation:

Nettlestone sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitive shortages of amenity greenspace and parks and gardens and a small defiency in allotment space. There is a small village green area just outside the site at the southern tip. The site only falls with in the walking access standard for all open space types except children/young people and parks/gardens. Indeed Seaview lacks any children's play provision at all.

#### **Highways Factors**

Availability:

Highway Access: The permission to the north has opened up the prospect of vehicular access via the adjacent development. This would be preferable, since creation of a new access will result in loss of hedgerow and/or stone wall - if indeed it is possible given the sight-lines and change in levels.

### **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 ofuses:

No

Loss of employment site:

No

Potential for consideration as a Rural exception?

This would need to be determined

Need for new open space and/or recreation:

The site (together with the west side of NET011) would benefit from a more formal park/garden along the west and southern side. This would compliment the heritage setting to the west. This should include a children's play area, and would have the additional benefit of providing a pleasing pedestrian route both east/west and north/spouth across the NET010 and NET011 sites - as an

alternative to negotiating the surrounding highways.

# **Achievability Assessment**

NET010	Gibb Well Field (Southern part	c), off Seaview Lane, Seaview		
Indicative yield:	10	Constraints to delivery / number_of_landowners:	It is unclear as to the number of landowners, no	
Trajectory 23/24	1 to 27/28:		known covenants or legal issues have been raised.	
Trajectory Plan I	Period:	Infrastructure capacity:	The site is adjacent to other properties which appear to benefit from connections to utility services	
Trajectory Post-	Plan Period:	Council_owned:		
SHLAA Con	clusion			
Conclusion 2022	Partially deliverable. The site forms a key part of the Strate building.  The site (together with the west side of NET011) would be is less suited to residential due to the presence of highway benefit of providing a pleasing pedestrian route both east/ The form of any residential element of the site is governee.	nefit from a more formal park/garden along the west and so on both east and west as well as it's contribution to the sowest and north/spouth across the NET010 and NET011 site.	southern side. This would compliment the heritage setting etting of the settlement and village green. This should inclues - as an alternative to negotiating the surrounding highwa	to the west. It should also include the southern tip which ude a children's play area, and would have the additional ays.
Status	Deliverable			

<b>NEW001</b> Newport Harbour	Newport				
Key Details					
Settlement: Newport Settlement Tiers	1	Parish: Newport	Site Area (1.9	2018 SHLAA_Ref_No: IPS371	2nd Reg18 ISP Housing Allocation Ref: HA044
Relationship to Settlement Boundary (IPS Reg 18 part 2	2021):	Located within Settlemer	nt Boundary		
Location in relation to Settlement Boundary 2018:		The site is located in the	settlement boundary.		
Brownfield or Greenfield: Brownfield		Brownfield Register (If ap	oplicable):		
Site Description: The site is land at Newport Harbou	. It comprises the eas	stern part of the harbour and is	a mix of surface parking	, buildings and commercial sheds. It is mainly	hard surfaced but does have a raised green bank adjacent to the cemeter
Suitability Assessment	Suitable 🗹				
Discounting Factors					
Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Sp Regionally important Geological and Geomorphological Conservation (SINC), Local Nature Reserve (LNR), Ancie	l Site (RIGG), National	Nature Reserve (NNR), Site of	Importance for Nature	Discounted by a Factor in Stage A (5m buf The site is not located within any environme zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, so	ntal designations including, ancient woodland, LNR, marine conservation
Environmental Discounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buf	fer)
Includes Heritage Coast, Historic Park or Garden, Public safeguarded as biodiversity mitigation	ally Accessible Open S	Space, Local Green Space, Land	i	The site is not located within any environme space.	ntal designations including heritage coast, historic park or garden, open
Envonmental Discounts_Stage B				☐ Discounted by a Factor in Stage B	
Flood zones 2 3, Agricultural Land Quality Grades 12, S	mall Sites falling below	w the size threshold of 0.25ha (	or 5 dewllings:	The majority of the site is located in FZ2 and	3
					n risk of flooding and are therefore discounted at Stage B. However, as neration the site has been assessed as a reviewed site.
				The site is not class 1 or 2 agricultural land.	
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change N	√anagement areas, Zo	ones of Ground Instability Mana	agement	☐ 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:		ration area, whilst there are no geterm effects as well as any im			he extent of the flood zone, being able to access and egress the site if
Local Policy Context (Including Neighbourhood Plan:	The site is situated v	within the settlement boundary	and a confirmed brown	ield site	
Mineral Resources:	The site is not locate	ed in a mineral or mineral safeg	guarding area.		
Landscape Impacts					
Impact upon and relationship to the AONB: The site	is not located in an A	ONB.			
Landscape Character Area Key Factors: Part of Nort	nern Lowlands Histori	c Landscape Character Area. No	ow classiifed as settleme	nt.	
Impact:  Given the urban location in proximity of b	uildings, impacts are	likely to be neglible. Indeed, giv	ven the poor state of rep	air of the public realm and dominance of hard	surfacing, redevelopment offers opportunities for improvement.
Heritage Impacts					
Impact on Historic Environment and Heritage Assets:	The majority of the si	te is not located in a conservation	on area or near listed bu	ildings, but the car parks to the west are locate	ed close by. As such any development must have special regard to the

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# Newport Harbour, Newport

desirability of preserving close by listed buildings or their setting or any features of special architectural or historic interest which they possess. Development near or within the conservation must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. Ther are areas of potential archeological interest at the southern end of the Harbour. Partly within Newport Extensive Urban Survey Area of High Archaeological Potential. Numerous historic buildings. Potential for waterlogged archaeological remains of all periods. Early consultation with IWCAHES recommended.

#### Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation but is immediately adjacent to an SPA along the River Medina, which contains intertidal mudflats priority habitats.

Land to the east in the cemetery is classed as lowland meadows priority habitat.

There are no tree preservation orders or larger trees within the site. There are bat records on-site, and records of Water Vole and Kingfisher in the adjacent River Medina.

Given the proximity to designated areas biodiversity studies are likley to be required.

**Biodiversity Net Gain Scope:** 

Green roof/wall potential for this town centre flagship development to showcase sensitive ecological design techniques.

Wider site buildings would benefit from House Sparrow and Starling (Red list), Swift and House Martin (Amber list) boxes - all species which have been recorded in the area.

Buildings facing eastern cemetery may be suitable for bat boxes.

#### Flood Risk

Flood Risk (including surface water): The majority of the site is with flood zones/2/3, only some sections of the east are FZ1.

#### Proximity to Key Services

Access to Public Transport:

The site is walking distance to the bus station and nearby routes to Cowes and Ryde.

Access to Pedestrian Cycle links:

The are a number of public rights of way and cycle links close by and one through the site

Access to services and facilities:

Newport has a full range of services and facilities

Access to open

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

space recreation:

The site is within the walking access threshold for children's & young persons provision, allotments, accessaible natural greenspace and outdoor sport.

The site is largely outside the walking threshold for parks/gardens amenity greenspace, although in practice the presence of the adjacent Seaclose Park (classed as outdoor sports) fulfills this need.

## **Highways Factors**

Highway Access: The site has various options for access

# **Availability Assessment**

Available



Availability: The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years

Availability\_Timeframe:

#### Suitability and Requirements for Other Forms of Development

Put forward for:

The site has been put forward for mixed development (housing led) and non-housing development.

Potential for a mix ofuses:

There is a potential for a mix of uses.

Loss\_of\_employment\_site:

There are some employment uses within the site but these can be retained or re-provided elsewhere within the site

Potential for consideration as a Rural exception?

Not applicable

Need for new open space and/or recreation:

Improvements, creation and enhancement of open space typologies best met on adjacent Seaclose Park.

# **Achievability Assessment**

**✓** Achievable

60

Indicative yield: 250 Trajectory 23/24 to 27/28:

Constraints to delivery / number of landowners:

covenants or legal issues. It is understood that there may be a main sewer that will need consideration

There is one landowner and there are no known

Infrastructure capacity: 474

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

Trajectory Plan Period:

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NEW001	Newport Harbour, Newport			
Trajectory Post-Pla	n Period:	Council_owned:	Yes	
SHLAA Concl	usion			
Conclusion 2022:	Deliverable for a mix of uses. Cross reference should be ma	de to emerging Newport Harbour SPD.		
Status	Deliverable			

NEW002	Former HMP Cam	phill Site, Ne	ewport						
<b>Key Details</b>									
Settlement: New	yport Settlement Tier	: <b>1</b>	Parish: Newport	Site Area (99.82	201	8 SHLAA_Ref_No: IPS406	2nd Reg18 ISP Hou	sing Allocation Ref: HA039	
Relationship to Se	ettlement Boundary (IPS Reg 18 part	2 - 2021):	Located within Settlement Boun	dary					
Location in relation	on to Settlement Boundary 2018:		The eastern part of the site is in	the settlement bou	ındary and tl	he west is outside			
Brownfield or Gre	enfield: Mix		Brownfield Register (If applicable	e):					
Site Description:	on western, nothern and southern	boundaries. The main es and form access art	rt and includes the former HMP service body of the site largely comprises past eries to the south and east. Further sm	ture fields bounded	l by a mix of	trees and hedging and is loca	ated adjacent to woodland on th	he western edges. Smaller sect	tions of the site
Suitability A	ssessment	Suitable 🗹							
Discounting Fact	tors								
Includes Ramsar s Regionally import	ant Geological and Geomorphologica	al Site (RIGG), National	ntion (SAC), Site of Special Scientific Int Nature Reserve (NNR), Site of Importa nt Monument, Marine Conservation Ar	erest (SSSI), ance for Nature		•	buffer) d in an ancient woodland and SI	NC and has been discounted fr	rom the
							within any environmental design R, SAC, SINC, SPA, SSSI, schedule	•	
	scounts (Stage A No buffer):			<u> </u>		ed by a Factor in Stage A (No I			
_	Coast, Historic Park or Garden, Publi odiversity mitigation	ically Accessible Open	Space, Local Green Space, Land		The site is no space.	ot located within any environ	nmental designations including h	neritage coast, historic park or	garden, open
Envonmental Disc					☐ Discounted by a Factor in Stage B				
Flood zones 2 3,	Agricultural Land Quality Grades 12,	Small Sites falling belo	w the size threshold of 0.25ha or 5 dev	vllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
	scounts Stage B(ii): lement boundaries, Coastal Change	Management areas, Zo	ones of Ground Instability Managemen	t	Discounte	d by a Factor in Stage B(ii)			
Character of the	Surrounding Area and Local Policy	y Context (Including I	Neighbourhood Plan)						
Character and Co	mpatibility of the Surrounding Area:	The site is close to e	xisting residential, no compatibility issu	ues are envisaged, a	Ithough pro	ximity to current HMP Service	e buildings will need to be taken	into account.	
Local Policy Conte	ext (Including Neighbourhood Plan:	The site is part situa	ted within the settlement boundary ar	nd parts are confirm	ned brownfi	eld.			
Mineral Resource	s:	The top north west	orth west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.						
Landscape Impo	acts								
Impact upon and	relationship to the AONB: The site	e is not located in an A	ONB.						
Landscape Chara	cter Area Key Factors: Part of Nort	thern Lowlands Histori	c Landscape Character Area. Now on tl	he boundary betwe	een settleme	ent and Northern Woodlands	Landscape Character areas.		
Impact: The	oosition of the Parkhurst Forest on th	nree sides and generall	e outskirts of the area where the land y situated on rising and higher ground he east and south east (where areas of	effectively screens			•		

on a higher gradient above the forest to the south. Landscape impact varies across the site. There is alack of public footpath access and hence recreational value across the extent of the site.

Eastern sections are of low value and sensitivity, with high capacity for change.

## Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not in a conservation area but there are a number of listed buildings within and adjacent to the site, including the Camp Hill site. As such any development must have special regard to the desirability of preserving the buildings or their setting or any features of special architectural or historic interest which they possess.

# Former HMP Camphill Site, Newport

## Biodiversity / Ecological Impacts

Impact on Biodiversity:

Approximately 3.0ha of the site is located in an ancient woodland and SINC and has been discounted from the following assessment. There are a number of TPOs to the south east and a couple scattered to the east of the site and a number of large trees individual and groupings and mature hedges that need to be considered. Part of the site, discounted from assessment, is part of a larger ancient woodland and the northern and western boundaries are along ancient woodland and SINC buffers. Additionally, the northern and western extent are located in the North Western Woods Local Ecological Network and there is a watercourse in the south west corner. The site is bordered on three sides by Parkhurst Forest, which is SSSI and large parts are ancient woodland

Biodiversity Net Gain Scope:

Given the scale of the site it has potential for SANG, as well as BNG.

The entire Parkhurst Forest would benefit from a buffer kept free from development and enhanced as a green ecological corridor with wildflower meadow and wetland habitats condusive to bat species, repitiles, amphibians, butterflies and insects. Provision of a public footpath route through the buffer, connecting to the Parkhurst Forest may contribute towards the aims of a SANG.

Nearby properties may benefit from provision of bat boxes. Wider site buildings would benefit from House Sparrow and Starling (Red list), Swift and House Martin (Amber list) boxes - species which have been recorded in the area. Off-site areas would benefit from Barn Owl boxes and Hazel Dormouse nest boxes.

Planting should benefit important local butterfly species (Grizzled Skipper, Large Skiper, Glanville Fritillary, Pearl-bordered Fritillary, Silver-washed Fritillary, White Admiral, Wall, Dingy Skipper, Small Heath, Orange Tip) and prioritise priority species already present in the Forest.

SuDS should priorise mutifunctional wetland habitats prioriting pre-existing surface water pathways.

#### Flood Risk

Flood Risk (including surface water): No areas of FZ2 or 3. Some narrow bands of surface water flow/risk.

#### Proximity to Key Services

Access to Public Transport:

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

minute

Access to Pedestrian Cycle links:

There are network of paths within Park Forest. Pedestrian/cycle connections both to the existing urban area, Newport and recreational routes to the Forest will require careful consideration. The wider area has

cycle links to and from Newport.

Access to services and facilities:

Newport has a full range of services and facilities

Access to open space recreation:

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

The Playing Pitch Strategy identified an island wide need for 3G AGPs (need rising to six pitches required when factoring future demand).

Accessibility catchments are less useful for a site of this scale simply because there is little existing development in the vicinity of most of the site's area. However it is notable that there are currently no nearby children's/youth play areas, allotments or parks/gardens to serve pre-existing populations in Parkhurst. There are however amenity open spaces in the area.

#### **Highways Factors**

Highway Access: There are a number of different access points including onto Forest Road and Horsebridge Hill/Parkhurst Road. Further work will be required to assess these options.

## **Availability Assessment**

Available



Availability: This would need to be determined

Availability Timeframe:

# Suitability and Requirements for Other Forms of Development

Put forward for:

Yes - A development of this scale relatively far from Newport centre will need to be self-sufficient in services to a large extent - including employment, community/ retail services, open spaces, recreation and education facilities.

Potential for a mix ofuses:

Given the size of the site it is anticipated that the site, if appropriate, would b a mixed use scheme

Loss\_of\_employment\_site:

The site includes former HMP service buildings and other residential areas. Private residential buildings are not included in the assessment

Potential for consideration as a Rural exception?

Not applicable

Need for new open space and/or recreation:

This site offers a significant opportunity to provide open space and recreation facilities both to serve its own need and pre-existing populations. The more visually sensitive northern section may best lend itself to green infrastructure/allotments, while play and park facilities will need to be located so as to be accessible by foot to the current and future populations. Given the scale of the site, there is a need for more than one play area, including one on the east side of the prison.

# **Achievability Assessment**





<b>NEW002</b>	For	Former HMP Camphill Site, Newport									
Indicative yield:	750		Constraints to delivery / number_of_landowners:	It is unclear as to the number of landowners and							
Trajectory 23/24 to	27/28:	110		whether there are any covenants or legal issues.  Private residential buildings are not included in the assessment. There are power lines across the site							
Trajectory Plan Peri	iod:	535	Infrastructure capacity:	The site has some utilities but may require extensions to be factored in							
Trajectory Post-Plan	n Period:	215	Council_owned:								

## **SHLAA Conclusion**

Conclusion 2022: Deliverable site in central and eastern area. However, fringe sections cannot be considered suitable due to landscape impacts and the need for ecological buffers.

A development of this scale relatively far from Newport centre will need to be self-sufficient in services to a large extent - including employment, community/health/retail services, open spaces, recreation (including AGP), education facilities, sustainable transport and renewable energy. Therefore it will benefit an accessible central service hub providing a community focus maximising potential for shared trips.

Multi-user sustainable transport links from the site to the existing urban area will be key, prioritising routes for pedestrians, cyclist and bus services.

The site offers an opportunity for a site wide district heating system to which all development will connect as part of a comprehensive scheme, with preference given to using heat from the Forest Road energy from waste facility, which will significantly reduce the carbon footprint.

The landscape impact of development would be reduced by green roofs, particularly on more exposed sections to the north and on redundant prison land. This would also benefit insect populations the pre-existing ecosystems and potentially contribute to offsetting impact/biodiversity net gain. SuDS should priorise mutifunctional wetland habitats for the same reason, prioriting pre-existing surface water pathways.

This site offers a significant opportunity to provide open space and recreation facilities both to serve its own need and pre-existing populations. The more visually sensitive northern section may best lend itself to green infrastructure/allotments, while play and park facilities will need to be located so as to be most accessible for the currnent and future populations. Parkhurst Forest will benefit from a buffer kept free from development and enhanced as a green ecological corridor with wildflower meadow and wetland habitats condusive to bat species, repitiles, amphibians, butterflies and insects. Provision of a public footpath route through the buffer, connecting to the Parkhurst Forest may contribute towards the aims of a SANG.

Status Deliverable

NEW007	Land off Broadwoo	od Lane, Ne	wport			
<b>Key Detail</b>	S					
Settlement: N		1	Parish: Newport Site Area (6.	4 2018 SHLAA_R	ef_No: IPS386	2nd Reg18 ISP Housing Allocation Ref: HA038
Relationship to	Settlement Boundary (IPS Reg 18 part 2	- 2021):	Located within Settlement Boundary			
Location in rela	ation to Settlement Boundary 2018:		The site is located outside but immediately adjace	cent to the current settlem	ent boundary which is a	along the east boundary.
Brownfield or 0	Greenfield: Greenfield		Brownfield Register (If applicable):			
Site Descriptio	n: The site comprises of two larger fiel	ds to the edge of Gui	nville. The northern field is fairly level and the souther	n field rises to the south.		
Suitability	Assessment	Suitable 🗹				
Discounting Fo	actors					
Environmental	Discounts (Stage A - 5m buffer)			☐ Discounted by a Fact	tor in Stage A (5m buffe	r)
Regionally impo	ortant Geological and Geomorphological	Site (RIGG), Nationa	ation (SAC), Site of Special Scientific Interest (SSSI), I Nature Reserve (NNR), Site of Importance for Nature nt Monument, Marine Conservation Area (MCA).		•	cal designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.
	Discounts (Stage A No buffer):			☐ Discounted by a Fact	tor in Stage A (No Buffe	r)
	ge Coast, Historic Park or Garden, Public biodiversity mitigation	ally Accessible Open	Space, Local Green Space, Land	The site is not located v	within any environment	cal designations including heritage coast, historic park or garden, open
	iscounts_Stage B			☐ Discounted by a Fact	tor in Stage B	
Flood zones 2	3, Agricultural Land Quality Grades 12, S	mall Sites falling belo	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.		
	Discounts Stage B(ii): ettlement boundaries, Coastal Change M	lanagement areas, Zo	ones of Ground Instability Management	☐ Discounted by a Factor	or in Stage B(ii)	
Character of t	he Surrounding Area and Local Policy	Context (Including	Neighbourhood Plan)			
Character and	Compatibility of the Surrounding Area:	The site is close to e	existing residential, no compatibility issues are envisage	ed.		
Local Policy Co	ntext (Including Neighbourhood Plan:	The site is located o	utside but immediately adjacent to the current settlem	nent boundary.		
Mineral Resour	ces:	The site is not locat	ed in a mineral or mineral safeguarding area.			
Landscape Im	pacts					
Impact upon a	nd relationship to the AONB: The site	is not located in an A	ONB.			
Landscape Cha	racter Area Key Factors: Historically p	art of the 'Northern	Lowlands' Landscape Character Area. Now part of the '	Traditional Enclosed Pastu	ıre Land' Landscape Cha	aracter Area.
					,	
Impact: by	both rising gradient and mature decidue	ous trees. To a lesser	·	by a hedgeline and a sligh		orth) by residential development. The site is well screened to the sout tends down the western boundary, which connects with a wider

# Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Unknown archaeological potential. Early consultation with IWCAHES recommended.

## Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, although there are a number of trees at the south boundary of the south field as well as hedgerows diving the two field sand at their boundaries.

# Land off Broadwood Lane, Newport

Biodiversity Net Gain Scope:

The southern section of the site leads into a more ecologically diverse area off-site comprising mature woodlands and a small lake. The small woodland would benefit from an ecological buffer, particularly as this part of thes ite is on higfhest ground in the site and is visible from the surrounding countryside.

An ecological planted tree corridor down the east boundary would improve ecological network connectivity, as well as benefitting the amenity of neighbouring residents who have guite short gardens. A pond serving as multifunncional SuDs could be placed ast the point of surface water flood risk cental on the east boundary.

Similarly, the public footpath on the west could be enhanced as a green corridor with tree planting and a strip of adjacent wild flower meadow.

Dwellings would benefit from boxes for House Sparrow (Red list), Swift and House Martin (Amber list) which have been recorded in the area. Planting should benefit important local butterfly species (Grizzled Skipper, Large Skipper). Bat boxes on buildings, particularly on the southern section of the site, would also be beneficial - as several

species have been identified locally.

#### Flood Risk

Flood Risk (including surface water): Small area of surface water flood risk centre east of the site.

#### Proximity to Key Services

Access to Public Transport: There are bus stops along Gunville Road which are within walking distance.

There are a number of public rights of way in the area and N65 runs along the north and west of the site, there is a pavement/footpath that runs along the Broadwood Lane areas from the site into Gunville. There Access to Pedestrian Cycle links:

are no direct cycle links paths close by.

Gunville has access to a number of facilities and services and Newport town centre is accessible by bus Access to services and facilities:

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

The site is outside the accessibility walking threshold of all types of open space, except natural greenspace. Indeed, unusually for a residential area of its scale, Gunville has no open space at all - which is at least partially the legacy of unplanned expansion. NEW007 and NEW081 both offer opportunities to address this situation.

#### **Highways Factors**

Availability\_Timeframe:

Highway Access: The site can be accessed from Broadwood Lane at the Forest Hills section, and a second potential access is further south off Arthur Moodty way.

Pedestrian footpath links connect at the NW and the SW.

# **Availability Assessment**

Available

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

### Suitability and Requirements for Other Forms of Development

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

Potential for a mix ofuses: TBC

Loss of employment site: No

Potential for consideration as a Rural exception? No

Need for new open space and/or recreation:

This site offers an urgent opportunity to provide much needed open space for Gunvile, prioritising childrens provision, and amenity open space in particular. This should be provided on the east side of the site, near to access points so as to be utilised by the wider community. Other types of open space such as allotments, park/garden and teenagers provision (all of which have a larger walking catchment) may be better located oin the more centrally located site NEW081 to the East.

<b>Achievability Assessme</b>	<b>nt</b> Achievable	•			
Indicative yield: 150			Constraints to delivery / number_of_landowners:	There is one landowner and there are no known	
Trajectory 23/24 to 27/28:	0			covenants or legal issues. The site is currently rented to farmers.	
Trajectory Plan Period:		150	Infrastructure capacity:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.	
Trajectory Post-Plan Period:		0	Council_owned:		

## **SHLAA Conclusion**

# Land off Broadwood Lane, Newport

Conclusion 2022: Deliverable site. There are two potential vehicle access points to the east that can be utilised, and footpath connections to the north and south.

There are significant pre-existing open space deficits in Gunville and this site offers an opportunity to address these to benefit the community, prioritising childrens and young people's provision, and amenity open space in particular. This should be provided on the east side of the site, near to access points so as to be utilised by the wider community.

The southern section of the site leads into a more ecologically diverse area off-site comprising mature woodlands and a small lake. The small woodland would benefit from an ecological buffer, particularly as this part of thes ite is on highest ground in the site and is visible from the surrounding countryside. An ecological planted tree corridor down the full length of the east boundary would improve ecological network connectivity, connect to the amenity open space/platy area as well as benefitting the amenity of neighbouring residents who have quite short gardens. A pond serving as multifunncional SuDs could be placed ast the point of surface water flood risk cental on the east boundary. Similarly, the public footpath on the west could be enhanced as a green corridor with adjacent tree planting. This provides pedestrian coinnections to the north, south and wider countryside.

Status

Deliverable

NEW009	Land South o	f Noke Com	mon, Ne	wport				
<b>Key Details</b>								
Settlement: Newpo	ort Settlem	nent Tier: 1	Paris	n: Newport	Site Area (8.	2018 SHLAA_Ref_No: IPS358	2nd Reg18 ISP Housing Allocation Ref: HA036	
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within Settlement Boundary				·		2010 311EAA_101_100	Zita Regio isi Tioasing Anocation Ref. IIAOSO	
·	to Settlement Boundary 2				•	cent to the current settlement boundary which is	s along the east houndaries	
	ifield: Mix. Predominantly			Brownfield Register (If a		Left to the current settlement boundary which is	s along the east boundaries.	
Site Description:						lings. The site is bounded by hedges some inters	spersed with trees. The area is elevated from the area to the south with	
Suitability Ass	sessment	Suitable	<b>✓</b>					
Discounting Factor								
_		)				☐ Discounted by a Factor in Stage A (5m buffe	ier)	
Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SS Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA)			f Importance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation				
Environmental Disco	ounts (Stage A No buffer):					☐ Discounted by a Factor in Stage A (No Buffe	er)	
	oast, Historic Park or Garde	en, Publically Accessil	ole Open Space,	Local Green Space, Lan	d	,	ntal designations including heritage coast, historic park or garden, open	
Envonmental Discou	ints_Stage B					☐ Discounted by a Factor in Stage B		
Flood zones 2 3, Ag	ricultural Land Quality Gra	ides 12, Small Sites fa	lling below the s	size threshold of 0.25ha	or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.		
Environmental Disco Remote from settler	ounts Stage B(ii): ment boundaries, Coastal (	Change Management	areas, Zones of	Ground Instability Mar	nagement	☐ Discounted by a Factor in Stage B(ii)		
Character of the Su	urrounding Area and Loc	al Policy Context (Ir	ncluding Neighl	oourhood Plan)				
Character and Comp	patibility of the Surroundin	ng Area: The site is	close to existing	residential, no compat	ibility issues are envisage	d. Residential to the east and south is high dens	ity, where as to the north it ow low density,	
Local Policy Context	(Including Neighbourhood	d Plan: The site is	The site is located outside but immediately adjacent to the current settlement boundary.					
Mineral Resources:		The site is	he site is not located in a mineral or mineral safeguarding area.					
Landscape Impact	S							
Impact upon and re	lationship to the AONB:	The site is not locate to Newport.	ed in an AONB. I	t is outside the settlem	ent boundary on the out	skirts of the area where the land is more agricult	tural. The area is elevated from the area to the south with views across	
Landscape Characte	er Area Key Factors: Par	t of Northern Lowlan	ds Historic Land	scape Character Area. N	Now part of the 'Tradition	al Enclosed Pasture Land' Landscape Character A	Area.	
			_	_	_		s. The field boundaries within the site are marked by scattered trees. e south with views across to Newport. Value and sensitivity are medium.	

# Heritage Impacts

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

Biodiversity / Ecological Impacts

# Land South of Noke Common, Newport

Impact on Biodiversity:

The site is not located in any environmental designations. There are a number of trees with TPOs along the eastern boundary. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. There are some buildings within the site that may require bat surveys.

The Noke Plantation SINC woodland is 50m off-site to the west. Land off site to the west also forms part of the Local Ecologoical Network - North Western Woods. Similarly land 140m to the east forms part of the Medina Valley Local Ecological Network.

460m to the NW is the Parkhurst Forest SSSI and Ancient Woodland. There are records of multiple species of bats in the vicinity of the site, including on Noke Common and Rooke Street. There is a strip of TPO trees along the east boundary.

Biodiversity Net Gain Scope:

Although not in an area of formal designations, the site appears to have some importance for biodiversity. It forms part of a gap between two separate sections of the Local Ecological Network. There are records of several bat species in the vicinty which suggest the scattered trees and woodland fringe areas of the site may be important foraging habitat.

The site would benefit from a pond to support bats and amphibians as well as providing multifunctional SuDS. Bat boxes could be installed alongside development. The tree belt connecting across the site at the south could be built up and enhanced by wild flower buffer planting. This would also serve as an area of accessible natural greenspace for the community. Similarly tree planting and buffers along the east boundary would be beneficial to the ecological network connectivity.

Green roofs, particularly on the northern sections would also be beneficial ecologically, as well as softening landscape impacts. Dwellings would benefit from boxes for House Sparrow and Starling (Red list) as well as Swift and House Martin (Amber list) which have been recorded in the area. Neighbouring woodland could be enhanced by Barn Owl and Dormouse boxes - both species recorded locally.

#### Flood Risk

Flood Risk (including surface water): No flood zone 2 or 3 on site. Tiny strip of surface water flood risk to south-east.

#### Proximity to Key Services

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

to every 10 minutes

Access to Pedestrian Cycle links: There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths although there are grass verges.

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

Access to open

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

space recreation: In terms of access standards, the site is within the walking threshold for amenity greenspace and accessible natural greenspace - but well outside it for children's and young people, allotments, parks & gardens and outdoor sport.

#### **Highways Factors**

Highway Access: The site has access onto Noke Common Road.

Pedestrian access through to the south will also be key for the permeability of the site and to encourage trips by walking and cycle. However this may require negotiation with third party landowners.

### **Availability Assessment**

Available

**✓** 

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

Availability\_Timeframe:

## Suitability and Requirements for Other Forms of Development

Put forward for:

The site has been put forward for general housing.

Potential for a mix ofuses:

To be determined

Loss\_of\_employment\_site: The site is not an allocated employment site but there is a small area of employment on the site

Potential for consideration as a Rural exception?

n? No

Need for new open space and/or recreation:

Needs for open space will need to be considered alongside the other large scale allocations in north-west Newport and Parkhurst. Although not a quantitive or access need, accessible natural greenspace will be an important compinent of the site nonetheless alongside biodiversity net gain and landscaping.

# Achievability Assessment Indicative yield: 100 Trajectory 23/24 to 27/28: 10 Achievable Constraints to delivery / number\_of\_landowners: There is one landowner and there are no known covenants or legal issues.

NEW009 Land South of N	Land South of Noke Common, Newport								
Trajectory Plan Period:	100 Infrastructure capacity:	The site has some utilities but extensions would need to be factored in.							
Trajectory Post-Plan Period:	O Council_owned:								

## **SHLAA Conclusion**

Conclusion 2022: Deliverable. The site sits in an area of Newport with large allocated areas, so will need to be considered alongside other allocations and considering the emerging context of the wider area to a large extent. There are options for vehicle access to the north but pedestrian/cycle access will be key to the sites permeability and avoiding car dependency and shoul dbe secured to the NE, NW, east and south.

Given the high density of development to the east and south, it would not be unreasonable to achieve a reasonble density on this adjacent sections of this site, thoiugh care will nbeed to be taken to blend in with the lower density development on the north boundary with a range of plots across the site.

The site appears to have some importance for biodiversity. It forms part of a gap between two separate sections of the Local Ecological Network. There are records of several bat species in the vicinty which suggest the scattered trees and woodland fringe areas of the site may be important foraging habitat. The site would benefit from a pond to support bats and amphibians as well as providing multifunctional SuDS. Bat boxes could be installed alongside development. The tree belt connecting across the site at the south could be built up and enhanced by wild flower buffer planting. This would also serve as an area of accessible natural greenspace for the community. Similarly tree planting and buffers along the east boundary would be beneficial to the ecological network connectivity. Green roofs, particularly on the northern sections would also be beneficial ecologically, as well as softening landscape impacts.

Status Deliverable

NEW011 Land	north of Sylv	an Drive, N	lewport							
Key Details										
Settlement: Newport	Settlement Tier:	1	Parish: Newport	Site Area (10.3	3 2018 SHLAA_R	Ref_No: IPS231	2nd Reg18 ISP Housing Allocation Ref: HA033			
Relationship to Settlement Bou	ndary (IPS Reg 18 part 2	2 - 2021):	Located within Settlement	Boundary						
Location in relation to Settleme			The site is located outside but immediately adjacent to the current settlement boundary which is along the east and south boundaries.							
Brownfield or Greenfield: Greenfield			Brownfield Register (If applicable):							
Site Description: Site is locate Stream.	ed to north of Sylvan Dr	ive, is identified as	open fields with trees on the easter	n, western and field bo	undaries. The land is ur	ndulating and is quite ste	eeply sloping in places. The north boundary approximates to the Gunville			
<b>Suitability Assessmen</b>	nt	Suitable 🗹								
Discounting Factors										
Regionally important Geologica	otection Area (SPA), Sp I and Geomorphologica	l Site (RIGG), Nation	rvation (SAC), Site of Special Scientin nal Nature Reserve (NNR), Site of Im cient Monument, Marine Conservati	portance for Nature	The site is not located	•	r) ral designations including, ancient woodland, LNR, marine conservation eduled 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 E Flood zones 2 3, Agricultural La		small Sites falling be	elow the size threshold of 0.25ha or	5 dewllings:	Discounted by a Factor in Stage B  The site is primarily located in FZ1 and is not class 1 or 2 agricultural land. FZ2/3 across the northern boundary reduces the developable are to 9.3ha.					
Environmental Discounts Stage Remote from settlement bound	• •	/Janagement areas,	Zones of Ground Instability Manage		☐ Discounted by a Factor in Stage B(ii)					
Character of the Surrounding	Area and Local Policy	Context (Includin	g Neighbourhood Plan)							
Character and Compatibility of	the Surrounding Area:	The site is close to	existing residential, no compatibility	ty issues are envisaged.						
Local Policy Context (Including I	Neighbourhood Plan:	The site is located	d outside but immediately adjacent	to the settlement bour	dary of Newport, which	has access to a full rang	e of service and facilities.			
Mineral Resources:			ated in a mineral or mineral safegua							
Landscape Impacts										
Impact upon and relationship t	o the AONB: The site	is not located in an	AONB							
Landscape Character Area Key	Factors: Historically	oart of the 'Norther	'n Lowlands' Landscape Character A	rea. Now part of the 'Ti	raditional Enclosed Pasti	ure Land' Landscape Cha	racter Area.			
			the topography risng to the north a elopment marks the southern and e		alley of the Gunville Stre	am. The site is relatively	hidden from tracks to the the north. The Parkhurst Forest can e seen			

The site itself comprises two fields of scrubby pasture bounded by hedgerows.

A footpath marks the southern boundary and another crosses the south-west corner of the site. If development is considered appropriate, the impact on nearby houses, the wider area and views into and out of the site will need to be considered and reflected in any design principles. Value and sensitivity is medium.

## Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Formerly a deer lawn within Parkhurst Forest. Field pattern is significant and should be retained. Early consultation with IWCAHES recommended.

Biodiversity / Ecological Impacts

# Land north of Sylvan Drive, Newport

Impact on Biodiversity:

The northern extent of the site along the boundary is directly adjacent to a SINC (Kitbridge Farm). There are a number of trees along the boundary of the site, some of which have TPOs. These include TPO/2008/34 Group Tree Preservation Order G1 & TPO/1986/24 Tree Preservation Order T22 on a very small part of the site. There is also a single TPO within the site. Appropriate buffers will need to be incorporated and opportunities for enhancements along the boundary especially the northern boundary should be considered. The Gunville Stream valley approximately marks the northern boundary.

There is potentially scope for SANG to support any development to mitigate impacts upon the Special Protection Area.

**Biodiversity Net Gain Scope:** 

There is potentially scope for SANG to support any development to mitigate impacts upon the Special Protection Area.

Buffer to Gunville stream and SINC along northern boundary, containing wild flower planting and natural wetland habitats serving as multi-functional SuDS. This would benefit amphibians that have been recorded in the area.

This area could also provide a public footpath to replace those public rights of way impacted by development. Retention and enhancment of hedgerows at eastern and southern boundaries to secure the integrity of the ecological network.

Dwellings would benefit from boxes for House Sparrow and Starling (Red list) as well as Swift and House Martin (Amber list) which have been recorded in the area. Planting should benefit important local butterfly species (Small Heath, Wall, Orange Tip, Large Skipper). Bat boxes on buildings would also be beneficial - as several species have been identified locally.

#### Flood Risk

Flood Risk (including surface water): A band of flood zone 2/3 stretches along the north boundary alongside the Gunville Stream. It effectively reduces the developable area to 9.3ha.

#### Proximity to Key Services

Access to Public Transport: Sylvan Drive is on a bus route and the bus stops are within walking distance.

Public footpath N211 runs across the southern parts of the site. The road network has pavements but there are no direct cycle links. Access to Pedestrian Cycle links:

Access to services and facilities: The site is located just outside of the main country town of Newport which has access to a full range of service and facilities.

Access to open space 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 walking threshold for accessible natural greenspace and outdoor sport.

The north-east and south-west of the site are within the walking threshold for amenity greenspace due to off-site areas. However the amenity greenspace to the south is very small, so further provision on HA033 would be beneficial. The site is outside the walking threshold for allotments and parks&gardens, and on the fringes of being outside the walking threshold for children/young people.

#### **Highways Factors**

Availability:

Highway Access: There are multiple potential access points. Access onto the site can be achieved from Sylvan Drive at three points along the south boundary - west, mid and east. There is a further potential access via 'The Willows' to the north-east, although this may require third party land. Multiple accesses, particularly for pedestrians and cyclists, will help ensure the permeability and sustainability of the site.

# **Availability Assessment**

Available



0

225

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

Availability\_Timeframe:

#### Suitability and Requirements for Other Forms of Development

This would need to be clarified Put forward for: Potential for a mix ofuses: No

Loss of employment site: No

Potential for consideration as a Rural exception?

Need for new open space and/or recreation:

Amenity open space (south or central) would be beneficial. Children's play should be provided, preferably in the less accessible northern section. A park/garden and an allotment area would also

address deficits.

# **Achievability Assessment**

Trajectory Plan Period:

Achievable 🗹

Indicative yield:

Trajectory 23/24 to 27/28:

Infrastructure capacity:

Constraints to delivery / number\_of\_landowners: There is one landowner and there are no known

covenants or legal issues.

The site is immediately adjacent to the settlement boundary where adjoining properties appear to

NEW011	Land north of Sylva	n Drive, Newport		
			benefit from connections to utility services.	
Гrajectory Post-P	an Period:	O Council_owned:		
SHLAA Cond	lusion			
Conclusion 2022:	the north-east, although this may requ Amenity open space (south or central) Formerly a deer lawn within Parkhurst	uire third party land. Multiple accesses, particularly for ) would be beneficial. Children's play should be provide	eved from Sylvan Drive at three points along the south boundary - west, mid and east. There is a further potential access via 'The Willows'to r pedestrians and cyclists, will help ensure the permeability and sustainability of the site. ed, preferably in the less accessible northern section. A park/garden and an allotment area would also address deficits. ould be retained. Early consultation with IWCAHES recommended. which effectively reduces the developable area.	

Biodiversity net gain scope includes a buffer to Gunville stream and SINC along northern boundary, containing wild flower planting and natural wetland habitats serving as multi-functional SuDS. This would benefit amphibians that have been recorded in the area. This area could also provide a public footpath to replace those public rights of way impacted by development. Retention and enhancement of hedgerows at eastern and southern boundaries to secure

There is potentially scope for SANG to support any development to mitigate impacts upon the Special Protection Area.

Status

Deliverable

the integrity of the ecological network.

NEW012	Acorn Farm, Hors	ebridge Hill	, Newport						
<b>Key Details</b>									
Settlement: Newpo	ort Settlement Tie	r: 1	Parish: Newport	Site Area (16	5.2	2018 SHLAA_Ref_No: IPS200	2nd Reg18 ISP Housing Allocation Ref: HA032		
Relationship to Sett	lement Boundary (IPS Reg 18 part	2 - 2021):	Located within Settlem	ent Boundary					
Location in relation	to Settlement Boundary 2018:		The site is located outs	ide but immediately adjac	cent to th	e current settlement boundary which is	along part of the south east corner.		
Brownfield or Green	nfield: Greenfield		Brownfield Register (If	applicable):					
	The site comprises agricultural fiel a hedge within the site.	lds with some structu	res to the west. The site slopes	s gradually from the north	h to the so	outh of the site following the contour of	the main road. The fields are bounded by hedges and trees and there is		
<b>Suitability As</b>	sessment	Suitable 🗹							
Discounting Facto	rs								
	ounts (Stage A - 5m buffer)				☐ Disc	ounted by a Factor in Stage A (5m buffe	r)		
Regionally importar	e, Special Protection Area (SPA), S nt Geological and Geomorphologic n, Local Nature Reserve (LNR), Anc	cal Site (RIGG), Nation	nal Nature Reserve (NNR), Site o	of Importance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
Environmental Disc	ounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buffer)				
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation						The site is not located within any environmental designations including heritage coast, historic park or garden, open space.			
Envonmental Disco					Disc	ounted by a Factor in Stage B			
Flood zones 2 3, Ag	ricultural Land Quality Grades 12,	Small Sites falling be	low the size threshold of 0.25h	a or 5 dewllings:	The sit	e is located in FZ1 and is not class 1 or 2	agricultural land.		
Environmental Disco Remote from settle	ounts Stage B(ii): ment boundaries, Coastal Change	Management areas,	Zones of Ground Instability Ma	nagement	Disco	ounted by a Factor in Stage B(ii)			
Character of the S	urrounding Area and Local Polic	cy Context (Including	g Neighbourhood Plan)						
Character and Com	patibility of the Surrounding Area:	The site is close to	existing residential, no compa	tibility issues are envisage	ed.				
Local Policy Context	t (Including Neighbourhood Plan:	The site is located	outside but immediately adjace	ent to the current settlem	nent bour	dary which is along part of the south ea	st corner.		
Mineral Resources:		The site is not loca	ated in a mineral or mineral safe	eguarding area.					
Landscape Impac	ts								
Impact upon and re	elationship to the AONB: The sit	e is nolocated in an A	ONB.						
Landscape Characte	er Area Key Factors: Historically	part of the Northern	Lowlands Historic Landscape C	Character Area. Now Tradi	idtional E	nclosed Pastrure Land Landscape Chara	cter Area.		
Impact: scenic		er area and views into	o and out of the site will need t			***	arly from the higher sections of the site to the west. The site has some rees and hedges at field boundaries, but no formal rights of way/public		
Heritage Impacts									
Impact on Historic E	Environment and Heritage Assets:		ed in a conservation area and th	_					

Biodiversity / Ecological Impacts

NEW012 Acor	n Farm. Ho	rsebridge Hill, Ne	wnort						
Impact on Biodiversity:	The main body of the site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The eastern and norther section of the site is within the Medina Estuary Local Ecological Network.  The Dodnor Creek SINC marks the north-eastern boundary, which is classed as Lowland Mixed Deciduous Woodland.								
Biodiversity Net Gain Scope:									
Flood Risk									
Flood Risk (including surface	water): No risks ide	entified on main body of site. Su	rface water flow risks associated with streams to east	and south boundaries amidst vegetation.					
Proximity to Key Services									
Access to Public Transport:	There s a bu	s stop in close proximity and is a	ılong Route1 - Newport   St Mary's Hospital   Parkhur	rst   Northwood   Park & Ride   Cowes. This runs Mon - Sa	t up to every 7 minutes   Sundays up to every 10 minutes				
Access to Pedestrian Cycle lin		· · · · · · · · · · · · · · · · · · ·		e paths in close proximity, the area is served by public foot ways and paths to the local road network.					
Access to services and facilities	Newport has	s a full range of services and faci	lities						
	within the walking a		ficits of all types of open space except accessible natu y open space and accessible natural greenspace. It is b	ral greenspace. eyond the walking accessiility threshold for childrens & you	ung peoples provision, outdoor sport, parks & gardens				
Highways Factors									
			nent would require an upgrading to the existing highwate to the healthcare allocation to the south and the road	ay entrance. The strategic road network is located along Honetwork to the south-east.	orsebridge Hill.				
Availability Assessm	ent	Available							
Availability: The	site is immediately a	available, is owned by developer	s with a reasonable prospect of development taking p	lace within 5 years. Once commenced could be achieved w	vithin 0-5 years.				
Availability_Timeframe:									
Suitability and Requirement	ts for Other Forms	of Development							
Put forward for:		The site has been put forward	for general housing and mixed development (housing	led)					
Potential for a mix ofuses:		Has potential for some mixed u	se						
Loss_of_employment_site:		No, but the area has in the past	been allocated for employment						
Potential for consideration as	a Rural exception?	Not applicable							
Need for new open space and	/or recreation:			otments, as well as accessibl enature greenspace alongside or open space, as well as a NE buffer strip (as per the Core					
Achievability Assess	ment	Achievable 🔽							
Indicative yield: 150			Constraints to delivery / number_of_landowners:	Landowners have commited to the principle of					
Trajectory 23/24 to 27/28:		150	constraints to delivery / humber_or_landowners.	wishing to develop and there are no known covenants or legal issues.					
Trajectory Plan Period:		150	Infrastructure capacity:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.					
Trajectory Post-Plan Period:		0	Council_owned:						

**SHLAA Conclusion** 

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# Acorn Farm, Horsebridge Hill, Newport

Conclusion 2022: Deliverable allocation. The entire eastern section, some 140m from the eastern edge, should be reserved for either GI or open space, as well as a NE buffer strip (as per the Core Strategy allocation).

The site is accessed via Horsebridge Hill, however any development would require an upgrading to the existing highway entrance. A pedestrian/cycleway link will need to be connected through to the healthcare allocation to the south and the road network to the south-east.

The site would benefit from on-site amenity open space, children's play area and allotments, as well as accessible naturural greenspace alongside biodiversity net gain and green infrastructure.

Status

NEW081	Land Ea	st of Gunville	е							
Key Details	•									
Settlement: Ne	wport	Settlement Tier: 1		Parish: Newport	Site Area (10	0.82	2018 SHLAA_Ref_No: IPS126, IPS161, IPS23 2nd Reg18 ISP House	ing Allocation Ref: HA031		
Relationship to S	Settlement Boundar	ry (IPS Reg 18 part 2 - 2	(021):	Located within Settlen	nent Boundary					
Location in relat	tion to Settlement B	Soundary 2018:		The site is located in the	he settlement boundary.					
Brownfield or Gr	reenfield: Mix			Brownfield Register (If	applicable):					
Site Description	A series of fields	on the east of Gunville	e gently sloping dov	vn to the north, plus a brow	vnfiled former school site o	on the h	nigh ground.			
Suitability A	Assessment		Suitable 🗹							
Discounting Fac	ctors									
	Discounts (Stage A -					☐ Discounted by a Factor in Stage A (5m buffer)				
Regionally impor	Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SS Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for I 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 D	Discounts (Stage A N	lo buffer):				□ Di:	scounted 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, oper space				
Envonmental Dis	scounts_Stage B					□ Di	scounted by a Factor in Stage B			
Flood zones 2 3	, Agricultural Land C	Quality Grades 12, Sma	Il Sites falling below	the size threshold of 0.25h	na or 5 dewllings:	The	site is located in FZ1 and is not class 1 or 2 agricultural land.			
	Discounts Stage B(ii) ttlement boundarie		agement areas, Zor	nes of Ground Instability Ma	anagement	Dis	scounted by a Factor in Stage B(ii)			
Character of th	ne Surrounding Are	ea and Local Policy Co	entext (Including N	eighbourhood Plan)						
Character and Co	ompatibility of the S	Surrounding Area: Th	ne site is close to ex	isting residential, no compa	tibility issues are envisaged	d				
Local Policy Con	text (Including Neig	hbourhood Plan:								
Mineral Resourc	ces:	Th	ne site is not located	d in a mineral or mineral saf	eguarding area.					
Landscape Imp	oacts									
Impact upon an	nd relationship to the	e AONB: The site is n	not located in an AO	NB.						
Landscane Char	racter Area Key Fact	tors: Historically part	of the 'Northern Lo	owlands' Landscane Charact	ter Area Now part of the "	'Traditio	onal Enclosed Pasture Land' Landscape Character Area.			
	<u>,                                      </u>	, ,		·	·		·			
Impact: any	visual impact from e most elevated poir	the south are set again nt of the site, the form	nst the backdrop of er school, is brownf	athe developed settlementield and with redundant bu	t area of Newport as well a iildings, so the landscape ir	as being mpact w	its their recreational value. The main body of the site is set at the sar spartly screened by woodland. vill not be worsened by redevelopment provided there is not an incre and sensitivity is low/medium so capacity fo change is high.			
Heritage Impac	cts									
Impact on Histor	ric Environment and	d Heritage Assets: The	e site is not located	in a conservation area and	there are no listed building	gs close	by			

Biodiversity / Ecological Impacts

# Land East of Gunville

Impact on Biodiversity:

The site is not located in an environmental designation. Land directly adjacent to the north is SINC (Kitbridge Farm). The various fields have hedgerows and scattered trees at their boundaries, and the schol site has some mature trees within it. Ateriary river crosses the site midpoint and extends down the NE boundary.

Dwellings would benefit from boxes for House Sparrow and Starling (Red list) Swift and House Martin (Amber list) - all of which have been recorded in the area.

There is scope for SANG to support any development to mitigate impacts upon the Special Protection Area.

Biodiversity Net Gain Scope:

There is scope for SANG to support any development to mitigate impacts upon the Special Protection Area.

Enhanced boundary planting will improve ecological network connectivity. Multifunctional SuDS in the form of ponds and wetland habitat at the low lying north of the site will enhance biodiversity and create habitats for amphibians, reptiles, dragonflies and other species, as well as providing a buffer to the SINC and public amenity.

The existing watercourse/ surface water flow path will need to be retained and incorporated within the layout as an ecological corridor.

Dwellings would benefit from boxes for House Sparrow and Starling (Red list) Swift and House Martin (Amber list) - all of which have been recorded in the area. Bat boxes on buildings would also be beneficial - as several species have been identified locally. Planting should benefit important local butterfly species (Large Skipper, Wall, Small Heath, Orange Tip).

#### Flood Risk

Flood Risk (including surface water): No significant risk identified. Very small area of surface water flood risk on lower lying northern field.

#### Proximity to Key Services

Access to Public Transport:

There are bus stops along Gunville Road within walking distance.

**✓** 

There are bus stops to the east of the site. Route 39 Newport | Sylvan Drive | Riverway | Halberry Lane | Newport runs Mon - Fri every hour from 0930 until 1330 and Route 38 -Newport | Gunville | Carisbrooke |

Whitepit Lane | Newport runs Mon to Sat up to every 30 mins | Sundays up to every 30 mins

Access to Pedestrian Cycle links:

There are no public rights of way or cycle links close by but the immediate roads do benefit from footpaths.

Access to services and facilities:

Gunville has access to a number of facilities and services and Newport town centre is accessible by bus.

Access to open

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

space recreation:

The site is outside the accessibility walking threshold of all types of open space, except natural greenspace. Indeed, unusually for a residential area of its scale, Gunville has no open space at all - which is at least partially the legacy of unplanned expansion. NEW007 and NEW081 both offer opportunities to address this situation.

#### **Highways Factors**

Availability:

Highway Access: There is direct access from Gunville Road. There is access on to Taylor's Road, but a formal access would need to be constructed.

## **Availability Assessment**

Available

All landowners/agents have confirmed the site is available but some have not indicated when it might be brought forward or developed (2018 SHLAA sites233, 234 and 382). Other site components are (2018 SHLAA sites IPS161 & 126) are owned by developers, 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:

Indicative yield:

Trajectory 23/24 to 27/28:

The site has been put forward for general housing or mixed development.

Potential for a mix ofuses:

Loss of employment site: No - Potential gain of employment land.

Potential for consideration as a Rural exception?

Need for new open space and/or recreation:

This site offers an good opportunity to provide much needed open space for Gunvile and West Newport, which could be spread across more than one location within this large site. A formal park/garden is needed in West Newport, the southern section offers a good central location in an area that lends itself to higher density housing and employment.

This site also offers an opportunity to provide a centrally located teen/young persons facility set in amenity open space, given that children's play areas exist a KM or more to the east and south, and a

# **Achievability Assessment**

**✓** 

Achievable

0

175

Constraints to delivery / number\_of\_landowners:

The site was originally five separate sites in the 2018 SHLAA. Land equalisatiin agreements may be necessary to bring the site forward given the open space demands.

NEW081	Land East of Gunville			
Trajectory Plan Period:	:	17	Infrastructure capacity:	Given the location of the site it is considered that suitable connections can be made.
Trajectory Post-Plan Pe	eriod:	(	Council_owned:	

## **SHLAA Conclusion**

Conclusion 2022: Deliverable site for residential, employment, community and open space uses. Taylor Road would need to be extended and upgraded to provide southern access, further access can be provided onto Gunvile Road to the west. There are significant open space needs that will effect the yield. However, this can be balanced by the assumption there are also areas that lend themselves to higher density or flatted developments.

This site offers an good opportunity to provide much needed open space for Gunvile and West Newport, which could be spread across more than one location within this large site. A formal park/garden is needed in West Newport, the southern section offers a good central location in an area that lends itself to higher density housing and employment.

This site also offers an opportunity to provide a centrally located teen/young persons facility set in amenity open space, given that children's play areas exist a KM or more to the east and south, and a new children's play area can be located on site NEW007 to the west. Allotments could be provided on the northern section, acting as a buffer to the off-site SINC.

The existing watercourse/ surface water flow path will need to be retained and incorporated within the layout as an ecological corridor. Enhanced boundary planting will improve ecological network connectivity. Multifunctional SuDS in the form of ponds and wetland habitat at the low lying north of the site will enhance biodiversity and create habitats and feeding grounds for amphibians, reptiles, bats and other species, as well as providing a buffer to the SINC and public amenity.

There is potentially scope for SANG to support any development to mitigate impacts upon the Special Protection Area.

Status

Deliverable

NEW083	Land at Moreys Tin	nber Yard, Tr	afalgar Road				
<b>Key Details</b>							
Settlement: Newpo	ort Settlement Tier:	1 Pa	arish: Newport	Site Area (	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref: HA110	
Relationship to Sett	lement Boundary (IPS Reg 18 part 2 -	2021):	Located within Settleme	nt Boundary			
Location in relation	to Settlement Boundary 2018:		The site is located in the	settlement boundary.			
Brownfield or Green	nfield: Brownfield		Brownfield Register (If a	pplicable):			
Site Description:	An urban industrial estate/retail park	/storage site sandwich	ed between high density re	sidential terraces.			
Suitability Ass	sessment	Suitable 🗹					
Discounting Factor	rs						
Environmental Disco	ounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m bu	uffer)	
Regionally importan	e, Special Protection Area (SPA), Spec at Geological and Geomorphological S , Local Nature Reserve (LNR), Ancien	Site (RIGG), National Na	ature Reserve (NNR), Site of	Importance for Nature	The site is not located within any environm zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, s	ental designations including, ancient woodland, LNR, marine conservation scheduled ancient monument or RIGG.	
Environmental Disco	ounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Bu	ffer)	
Includes Heritage Co safeguarded as biod	past, Historic Park or Garden, Publica liversity mitigation	lly Accessible Open Spa	ace, Local Green Space, Land	d	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.		
Envonmental Discou Flood zones 2 3, Ag	unts_Stage B ricultural Land Quality Grades 12, Sm	nall Sites falling below t	he 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 Disco Remote from settler	ounts Stage B(ii): ment boundaries, Coastal Change Ma	anagement areas, Zone	es of Ground Instability Man	agement	☐ Discounted by a Factor in Stage B(ii)		
•	urrounding Area and Local Policy (		•				
Character and Comp	patibility of the Surrounding Area:	The site is close to exist	ting residential, no compati	bility issues are envisage	ed.		
Local Policy Context	(Including Neighbourhood Plan:						
Mineral Resources:		The site is not located i	in a mineral or mineral safeg	guarding area.			
Landscape Impact	ts						
Impact upon and re	elationship to the AONB: The site is	not located in an AON	В.				
Landscape Characte	er Area Key Factors: Settlement ar	ea					
Landscape Layout Impact:	will need to consider neighbouring a	menities.					
Heritage Impacts							
Impact on Historic E	Environment and Heritage Assets:	he site is not located in	a conservation area and the	ere are no listed building	s close by.		
Biodiversity / Ecolo	ogical Impacts						
Impact on Biodivers	ity: Very limited impact given	n the nature of the site.	. It should be possible to ret	tain the handful of trees	and hedge at the south boundary within a layer	out.	

NEW083 Land	at Morevs	Timber Yard	l, Tra	falgar Road			
Biodiversity Net Gain Scope:	Urban tree planti	ng. Green roof potentia	al.	habitats - House Sparrow, Starling, Swift and House Martin, all of which have ben recorded in the area.			
Flood Risk							
Flood Risk (including surface w	vater): No flood ri	sks identified					
Proximity to Key Services	,						
Access to Public Transport: There is a bus route on Trafalgar Road.							
Access to Pedestrian Cycle link				and a public footpath on the west boundary.			
Access to services and facilities	Located wit	h Newport - a top tier	settleme	nt, which has a full range of services and facilities.			
				eficits of all types of open space except accessible natural greenspace. In space types except amenity open space.			
Highways Factors							
Highway Access: Direct acces	s onto Trafalgar Ro	oad. Terrace Road and	Albert Sti	eet to east and South View to the west are further potential access points. Pedestrian access to Nine Acres Lane on west boundary should be secured.			
Availability Assessme	ent	Available					
Availability:							
Availability_Timeframe:							
Suitability and Requirements	for Other Forms	of Development					
Put forward for: Potential for a mix ofuses:							
Loss_of_employment_site:		Yes.					
Potential for consideration as a	Rural exception?	N/a					
Need for new open space and/	or recreation:	Need for the site to p	rovide so	me amenity open space to address the current deficit.			
Achievability Assessr	ment	Achievable	<b>✓</b>				
Indicative yield: 100				Constraints to delivery / number_of_landowners:			
Trajectory 23/24 to 27/28:		0					
Trajectory Plan Period:			100	Infrastructure capacity:			
Trajectory Post-Plan Period:			0	Council_owned:			
SHLAA Conclusion							
Conclusion 2022: Deliverable.	Urban site. Higher	storey flatted develop	ment ma	be suitable on south-west side, and/or at frontages. Other boundaroes and sections adjacent to existing housing will need to be sensitively designed to respect amenities			

# SH

Cor of adjacent terraced housing. Layout should incorporate public amenity open space to address deficit, pedestrian access to north, east, west and south to ensure permeability.

Deliverable Status

RYD001	Old Hosiden Besso	on Site, Bin	stead Road Ryde Is	le of Wight P	O333NL		
<b>Key Details</b>							
Settlement: Ryde	Settlement Tier	: 1	Parish: Ryde	Site Area ( 0.6	2018 SHLAA_Ref_No: IPS034	2nd Reg18 ISP Housing Allocation Ref: HA055	
Relationship to Set	tlement Boundary (IPS Reg 18 part	2 - 2021):	Located within Settlemen	t Boundary			
Location in relation	to Settlement Boundary 2018:		The site is located in the s	ettlement boundary.			
Brownfield or Gree	nfield: Brownfield		Brownfield Register (If app	olicable):			
Site Description:	The site is the site of vacant and de	erelict factory. The s	site is bounded by some fencing bu	ıt also has some open l	ooundaries. There is a slight incline from the mai	n road.	
<b>Suitability As</b>	sessment	Suitable 🗸					
Discounting Facto	ors						
Environmental Disc	counts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buffe	r)	
Regionally importa	te, Special Protection Area (SPA), Sp int Geological and Geomorphologica (), Local Nature Reserve (LNR), Ancid	al Site (RIGG), Nation	nal Nature Reserve (NNR), Site of I	mportance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	al designations including, ancient woodland, LNR, marine conservation eduled ancient monument or RIGG.	
Environmental Disc	counts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buffe	~1	
	coast, Historic Park or Garden, Publi	cally Accessible Ope	en Space, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.		
Envonmental Discounts_Stage B 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 Disc Remote from settle	counts Stage B(ii): ement boundaries, Coastal Change	Management areas,	Zones of Ground Instability Manag	gement	☐ Discounted by a Factor in Stage B(ii)		
Character of the S	Surrounding Area and Local Policy	y Context (Includin	g Neighbourhood Plan)				
-	patibility of the Surrounding Area:		,	ility issues are envisage	d.		
Local Policy Contex	t (Including Neighbourhood Plan:	The site is located	I in the settlement boundary.				
Mineral Resources:			ated in a mineral or mineral safegu	arding area.			
Landscape Impac	ts						
Impact upon and r	elationship to the AONB: The site	e is not located in an	AONB.				
Landscape Charact	er Area Key Factors: Settlement	area.					
Landscape Given	the location of the site, among other	er housing any impa	ct on landscape character will be r	minimal. Consideration	will though need to be given to the nearby house	es in regards to shading and overlooking.	
Impact:							
Heritage Impacts							
Impact on Historic	Environment and Heritage Assets:	The site is not locat	ted in a conservation area and the	re are no listed building	gs close by.		
Biodiversity / Ecol	logical Impacts						

RYD001	Old I	Hosiden Be	sson Site, Bi	nstead	d Road Ryde Isle of Wight PO	333NL	
npact on Biodivers	ity:	than just the site. studies are likely t Nonetheless the tr and could be locat	The trees within the so be required. Tee's position at bounded within rear garden	ite make a laries as su s. Trees at	positive contribution to the area and will need to be uch so that it appears they may not be an undue obst	se. The site has an area TPO - TPO/1949/1 which covers a taken into account and include appropriate buffers. As su acle to development (subject to assessment of root protechat relates more to adjacent residential curtilages located egotiation.	ction areas)
iodiversity Net Gair	n Scope:	House Sparrow ar	d Starling (Red list) bo	xes. Multi-	-functional SuDs - ponds, wetland habitat to benefit a	amphibians, etc.	
lood Risk							
- -lood Risk (includin	g surface	water): Small area	of surface water risk o	n access ro	pad. Off-site to east is a river with associated flood ris	sk zones 2/3 - which directly abuts site but doesn't impact o	upon it.
roximity to Key Se	ervices						
Access to Public Tra	ınsport:	The site is w	ithin walking distance	of a bus st	op. Ryde has a number of bus service options within	and to Newport and the wider area.	
access to Pedestrian	n Cycle lin	ks: There is a pu	ıblic right of way close	by (R112)	. He roads in the area have pavements and the wider	area has cycle links.	
access to services a	nd facilitie	Ryde has a f	ull range of services ar	nd facilities	5		
ighways Factors ighway Access: T  Availability As vailability: vailability_Timefra initability and Requitability and Requirements of the requirement	The site can SSESSM The site can The site can be site can The site can be site can The site can be site can be site can be site can The site can be si	n access the main ro	Available width volume Available	vith limited	ect of development taking place within 5 years. Once	y works likely to be necessary to being to an acceptable sta e commenced could be achieved within 2 years	indard to cater for the development.
oss_of_employmer	nt_site:		No				
		a Rural exception?	No				
leed for new open	space and	or recreation:	The site is not of the	scale or sh	ape which lends itself to on-site provision, and in any	y event is in an area that generrally meets most open space	standards.
Achievability	Assess	ment	Achievable	•			
rajectory 23/24 to		d on indicative layou	nt reflecting surroundi 20	ng densit	Constraints to delivery / number_of_landowners:	There is one landowner and there are no known covenants or legal issues.  Given the historical uses there may be some potential for pollution / contamination. Appropriate investigations may be required.	
rajectory Plan Perio	od:			20	Infrastructure capacity:	The site is within the settlement boundary where adjoining properties benefit from connections to	

Council\_owned:

Trajectory Post-Plan Period:

**SHLAA Conclusion** 

utility services.

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# **RYD001**

# Old Hosiden Besson Site, Binstead Road Ryde Isle of Wight PO333NL

Conclusion 2022: Deliverable.

The site has TPO trees within it. Nonetheless their position at boundaries as such so that it appears they may not be an undue obstacle to development (subject to assessment of root protection areas) and could be located within rear gardens. Trees at the north eastern boundary are situated on a slope that relates more to adjacent residential curtilages located off-site and the boundary may be more appropriately defined and adjusted to refelct this, subject to commercial negotiation. The estimated yield is based on a layout that would reflect the pattern, layout and density of surrounding devlopment.

Status

Deliverable

SAN00	<b>3</b> Former Sandham	Middle Sch	ool Site. Perowne	Wav. Sandow	'n.			
				,				
Key Deta								
	The Bay (Sandown) Settlement Tier		Parish: Sandown	Site Area (2.2	9 2018 SHLAA_Re	ef_No: IPS077	2nd Reg18 ISP Housing Allocation Ref: HA080	
	to Settlement Boundary (IPS Reg 18 part	2 - 2021):	Located within Settleme	·				
	relation to Settlement Boundary 2018:		· ·	,	part out (north section) o	f the current settlemer	nt boundary.	
Brownfield o	or Greenfield: Brownfield		Brownfield Register (If ap	oplicable):				
Site Descrip	The site comprises of part of the olinterspersed with hedges.	d former Sandham M	liddle School site. The buildings	have been demolished a	and there area is now vaca	int. Part of the site is o	covered by scrub and is bounded my a mix of metal and timber	fencing
Suitabili	ty Assessment	Suitable 🔽						
Discounting	g Factors							
Environmen	tal Discounts (Stage A - 5m buffer)				☐ Discounted by a Factor	or in Stage A (5m buffe	er)	
Regionally in	nsar site, Special Protection Area (SPA), Sp nportant Geological and Geomorphologica n (SINC), Local Nature Reserve (LNR), Anci	al Site (RIGG), Nationa	al Nature Reserve (NNR), Site of	Importance for Nature		•	tal designations including, ancient woodland, LNR, marine conseduled ancient monument or RIGG.	servatio
Environmental Discounts (Stage A No buffer):					☐ Discounted by a Factor	or in Stage A (No Buffe	r)	
	itage Coast, Historic Park or Garden, Publi as biodiversity mitigation	cally Accessible Open	Space, Local Green Space, Lanc	d	The site is not located w space.	vithin any environment	tal designations including heritage coast, historic park or garde	n, open
Envonmenta	al Discounts_Stage B				☐ Discounted by a Factor	or in Stage B		
Flood zones	2 3, Agricultural Land Quality Grades 12,	Small Sites falling belo	ow the size threshold of 0.25ha	or 5 dewllings:	A small section of the si	te is located in FZ 2 and	d 3 and this has been removed from the assessment below. I is not class 1 or 2 agricultural land.	
	tal Discounts Stage B(ii): n settlement boundaries, Coastal Change	Management areas, $\bar{z}$	ones of Ground Instability Mana	agement	☐ Discounted by a Facto	r in Stage B(ii)		
Character o	of the Surrounding Area and Local Polic	y Context (Including	Neighbourhood Plan)					
Character ar	nd Compatibility of the Surrounding Area:	The site is close to	existing residential, no compatil	bility issues are envisaged	d.			
Local Policy	Context (Including Neighbourhood Plan:	The site is located	part within (south section) and p	part out (north section) o	f the current settlement b	ooundary.		
Mineral Res	ources:	Th north section of	the site is located in a mineral of	or mineral safeguarding a	ırea.			
Landscape	Impacts							
Impact upo	·	e is not located in an A neighbours where re		site, near other housing	and development any im	pact on landscape char	racter will be minimal. Consideration will need to be given to i	mpact o
Landscape (		part of Newchurch Er settlement landscape	nvirons & Sandown Bay Historic	Landscape Character Are	ea.			
			_	_		_	backdrop of th edevloped areas to the south and east. There is ing remenants of the former school use. Value and sensitivity is	
Heritage In	npacts							

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

# **SAN003**

# Former Sandham Middle School Site, Perowne Way, Sandown.

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders but there are scattered trees along the boundaries and on the south eastern edge of the site. The adjacent woodland to the north is classed as priority habitat wet woodland and parts of it have TPOs. Further north beyond the woodland, but still less than 200m from the site boiundary, there is coastal and floodplain grazing marsh, also a S41 priority habitat. The Eastern Yar Local Ecological network is located off-site to the west, reaching just 60m to the site at its closest point a the NW boundary.

**Biodiversity Net Gain Scope:** 

A 50m buffer to the wet woodland would be beneficial interspersed with wetland habitats serving a multifunctional role as SuDS in this area of surface water flood risk. This would benefit amphibians, dragonflies, bats, etc. Flora planting should include priority species.

Buildings would benefit from House Sparrow, Starling, House Martin and Swift boxes - priority species recorded in the area. Buildings fronting woodland fringes may benefit from bat boxes.

#### Flood Risk

Flood Risk (including surface water): No FZ2 or 3 on site. Surface water risk along eastern and northern boundaries with a small patch in SW corner. Also surface risks off site but across south access points.

#### Proximity to Key Services

Access to Public Transport: Sandown is well served by public transport including Southern Vectis routes, 2 3 and 8.

There are a number of public rights of way in close proximity including SS35, the area is also well served by public foot ways and paths to the local road network. The wider area has cycle links to Newport. Access to Pedestrian Cycle links:

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

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

There are large areas of open space in the vicinity. Adjacent to the west is Fairway Athletics and Sport Centre. Off-site to the south-west is the Rugby Club and playing fields. The site is bounded by strips of amenity greenspace to the

The site is within the accessibility walking threshold for children and young people, amenity greenspace, parks & gardens, outdoor sports facilies and natural and semi-natural greenspace.

#### **Highways Factors**

Highway Access: The site can be access from the existing road network to the school on the west boundary, which is narrow in places and may need upgrading, including with provision of pedestrian footways. A second access point exists on Perowne Way, the utilisation of which (at least for pedestrians and cyclists) would improve the site's permeability.

# **Availability Assessment**

Available

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

Loss of employment site: No

Potential for consideration as a Rural exception?

Need for new open space and/or recreation:

The only need, demostrated in both quantity and accessibility standards, is allotments. These could potentially be provided on northern sections of the site and provide an additional buffer to the surrounding rural areas.

# **Achievability Assessment**

Achievable 🗹

Indicative yield:

Trajectory Plan Period:

Trajectory 23/24 to 27/28:

Constraints to delivery / number of landowners:

covenants or legal issues. The former school is designated as education in the council's open space audit but it is not readily accessible and the school site

There is one landowner and there are no known

is no longer in use. DoE aspects may need to be considered.

Infrastructure capacity:

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

<b>SAN003</b>	Former Sand	ormer Sandham Middle School Site, Perowne Way, Sandown.							
Trajectory Post-P	lan Period:	0	Council_owned:	Yes					
SHLAA Cond	clusion								
Conclusion 2022:	Ecological buffer to the p	riority habitat wet woodland to the r	north would be advantageous, into	hese could potentially be provided on northern sections of the site and provide an additional buffer to the surrounding rural areas. terspersed with wetland habitats serving a multifunctional role as SuDS in this area of surface water flood risk. d development on the site. A more standard housing development would result in a reduced yield.					
Status	Deliverable								

CHV001 W/in all a at a n	Havea Canda	uus Daad Chamblin Ja	la af \\/: ab+ D	027 CUT				
SHK001 Winchester	House, Sando	wn Road, Shanklin, Is	ie of Wight ,P	U3/6H1				
Key Details								
Settlement: The Bay (Shanklin) Settl	ement Tier: 1	Parish: Shanklin	Site Area ( 0.7	6 2018 SHLAA_Ref_No: IPS025	2nd Reg18 ISP Housing Allocation Ref: HA077			
Relationship to Settlement Boundary (IPS R	eg 18 part 2 - 2021):	Located within Settlemer	nt Boundary					
Location in relation to Settlement Boundar	y 2018:	The site is located in the settlement boundary.						
Brownfield or Greenfield: Brownfield		Brownfield Register (If ap	Brownfield Register (If applicable):					
Site Description: The site is a YMCA facility	ty that also incorporates a	nursery, day camps and respite centre	e. The building is a brick	building with a tiled roof. The site is level on a	cliff top with some trees to the north.			
Suitability Assessment	Suitable	<b>✓</b>						
Discounting Factors								
Environmental Discounts (Stage A - 5m buff Includes Ramsar site, Special Protection Are Regionally important Geological and Geome Conservation (SINC), Local Nature Reserve	ea (SPA), Special Area of Co orphological Site (RIGG), N	lational Nature Reserve (NNR), Site of	Importance for Nature	Discounted by a Factor in Stage A (5m buffer) The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	ital designations including, ancient woodland, LNR, marine conservation			
Environmental Discounts (Stage A No buffe Includes Heritage Coast, Historic Park or Ga safeguarded as biodiversity mitigation		e Open Space, Local Green Space, Land		☐ Discounted by a Factor in Stage A (No Buffer)  The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Discounts_Stage B Flood zones 2 3, Agricultural Land Quality 0	Grades 12, Small Sites falli	ng 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, Coast	tal Change Management a	reas, Zones of Ground Instability Mana	agement	☐ Discounted by a Factor in Stage B(ii)				
Character of the Surrounding Area and L	Local Policy Context (Incl	uding Neighbourhood Plan)						
Character and Compatibility of the Surroun	ding Area: The site is clo	ose to existing residential, no compatib	ility issues are envisaged					
Local Policy Context (Including Neighbourho	ood Plan: The site is wi	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.						
Landscape Character Area Key Factors: S	Settlement area							
		I decelement and the control of the first		The starte that are the second				
Lanuscape Given the location of the site.	ciose to other nousing and	i development any impact on landscap	e character will be reduc	.eu. The site is though located on a cliff top and	d any development should take account of views into the site from the			

# Heritage Impacts

Impact:

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. However, the Archaeology team advised: Building is an undesignated heritage asset (IWHER 8302). Chapel contains important stained glass.

## Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders within the site but there are some larger trees, partcularly on the north side. It is also adjacent to a SINC (Lake Cliffs South), which is also S41 priority habitat (Maritime Cliff & Slope).

SHK001	Winche	ster Hoi	ise Sandow	ın Ro:	ad, Shanklin, Isle of Wight ,PO3	R7 6HT	
			<u> </u>			77 0111	
Biodiversity Net Ga	in Scope: Sco	oe for enhance	ements to S41 priorit	/ habitat (	Maritime Cliff & Slope), green roofs.		
Flood Risk							
Flood Risk (includi	ng surface water	): Small area	of surface water floo	d risk to so	outh of site.		
Proximity to Key S	Services						
Access to Public Tra	ansport:		cated in close proxim to every 30 minutes	ity to a b	us stop. This is along Route 3 Newport   Rookley   God	shill   Ventnor   Shanklin   Sandown   Brading   Tesco   R	yde. The service runs Mon - Sat up to every 30 minutes
Access to Pedestria	an Cycle links:	There are a	number of public foo	paths loc	ated immediately adjacent to the site. The wider area	has cycle links to Newport.	
Access to services	and facilities:	The site is in	the settlement bour	dary of Sl	nanklin/Lake and close to Sandown where there are a re	ange of services and facilities.	
space recreation:	The site is within				ace typologies, but a small deficit of childrens/young penity greenspace, natural and semi-natural greenspace,	erson provision and a larger deficit of allotments against thoutdoor sports.	e quantity standards.
Highways Factors							
Highway Access:	The site is located	d along the str	ategic road network.	It will red	uire a new access or use of the adjacent land.		
<b>Availability A</b>	Assessment		Available	<b>✓</b>			
Availability:	The site is	not immediate	ely available for deve	opment k	out is likely within 5 years with a reasonable prospect o	f development taking place within 2 years.	
Availability_Timefra	ame:						
Suitability and Re	quirements for	Other Forms	of Development				
Put forward for:			The site has been pu	t forward	for mixed development (housing led)		
Potential for a mix	ofuses:		Potential depending	on mix			
Loss_of_employme	ent_site:		The YMCA has advise	ed that it i	s committed to delivering the services and any services	there would be relocated.	
Potential for consid	leration as a Rura	al exception?	No				
Need for new open	space and/or re	creation:	A notable access de	ficit is chi	ldren's play. If the semi-circular amenity greenspace so	uth of the site were to be included it may offer scope for p	rovision.
Achievability	Assessmer	nt	Achievable	<b>✓</b>			
Indicative yield:	20				Constraints to delivery / number_of_landowners:	There is one landowner. There is a strip of	
Trajectory 23/24 to	27/28:		0			unregistered land to the north of the site and access may be trough third party land. The freehold is subject to a covenant held by the Girls Friendly Society which expires in 2024. It is understood this covenant would not restrict development of this site. The YMCA has advised that committed to delivering the services and any services there would be relocated.	
Trajectory Plan Peri	iod:			20	Infrastructure capacity:	The site is fully serviced with electricity, gas and water.	
Trajectory Post-Plan Period: 0			0	Council_owned:			

# **SHLAA Conclusion**

Conclusion 2022: Developable conversion. Building has some heritage value and is recorded on the HER. Geo-tech report likely required - Proximity to cliff /cliff path may be an issue. Unclear why land to the south is not included as offers scope to provide parking and gardens for the site.

SHK001

Winchester House, Sandown Road, Shanklin, Isle of Wight, PO37 6HT

Status

Deliverable

SHK003	Former	SPA Hotel,	Shanklin Es	planade					
<b>Key Details</b>									
Settlement: The		Settlement Tier:	1	Parish: Shanklin	Site /	Area (0.38	2018 SHLAA_Ref_No: IPS068	2nd Reg18 ISP Housing Allo	cation Ref: HA084
Relationship to S	ettlement Bounda	 ry (IPS Reg 18 part 2	- 2021):	Located within Settlem	ment Boundary				
Location in relati	on to Settlement E	Boundary 2018:		The site is located in th	he settlement bou	ındary.			
Brownfield or Gr	eenfield: Brownfi	eld		Brownfield Register (If	f applicable):				
Site Description:		•	d an empty and disus he north at the rear.	ed hotel to the rear. The site	e is accessed on th	ne seafront road	d and has views out to sea. The east o	of the site is set against and at the botto	m of a cliff and the public elevator
Suitability A	Assessment		Suitable 🗸						
Discounting Fac	tors								
Environmental D	iscounts (Stage A -	5m buffer)					iscounted 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).				Nature zone	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
Environmental D	iscounts (Stage A N	lo 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	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.		
Envonmental Dis	counts_Stage B						☐ Discounted by a Factor in Stage B		
Flood zones 2 3,	Agricultural Land (	Quality Grades 12, S	mall Sites falling belo	w the size threshold of 0.25h	ha or 5 dewllings:	The	site is located in FZ1 and is not class	1 or 2 agricultural land.	
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management					□ Di	☐ Discounted by a Factor in Stage B(ii)			
Character of the	Surrounding Are	ea and Local Policy	Context (Including I	Neighbourhood Plan)					
Character and Co	mpatibility of the	Surrounding Area:	The site is in a touris	sm area, residential is compa	atible, more so as a	a complimenta	ry use on upper storeys.		
Local Policy Cont	ext (Including Neig	hbourhood Plan:	The site is situated v	vithin the settlement bounda	lary and a confirme	ed brownfield s	ite.		
Mineral Resource	es:		The site is not locate	ed in a mineral or mineral saf	feguarding area.				
Landscape Imp	acts								
Impact upon and	d relationship to th	e AONB: The site	is not located in an A	ONB.					
Landscape Chara	acter Area Key Fac	tors: Settlement a	rea						
	<u> </u>			ngainst the cliff any impact or	on landscape chara	cter will be red	uced. Should the site be suitable, des	sign should take account of views into th	e site from the sea.
Heritage Impac	ts								
	ic Environment and			ally listed property as such co	•			ing or enhancing the character or appea e may contain remains associated with F	

Biodiversity / Ecological Impacts

		K	$\sim$	$\mathbf{a}$		
	_				~	
_						
_			•	_	_	

# Former SPA Hotel, Shanklin Esplanade

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site is located close to a cliff and therefore biodiversity surveys may be required in relation to bats, nesting birds, reptiles etc. The cliffs appear to be S41 habitat 'Martime Cliffs and Slopes'.

Biodiversity Net Gain Scope:

Enhancements of cliff in accordance with the Isle of Wight Biodiversity Action Plan Martime Cliffs and Slopes Habitat Action Plan. Flora planting should include priority species. Buildings would benefit from House Martin and Swift boxes - priority species recorded in the area. Buildings fronting woodland fringes may benefit from bat boxes.

#### Flood Risk

Flood Risk (including surface water): Approximately 1/8 of thesite at the rear south-west is subject to surface water risk.

#### Proximity to Key Services

Access to Public Transport: Shanklin is served by Island buses routes 2 and 3 located close to the site.

Access to Pedestrian Cycle links: There is a public right of way to the south and east and there are pavements is this area. The wider area has cycle links to Newport. Upon the cliff top is Coastal Cliff Walk Section 4

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

Access to open space recreation:

Availability:

The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. The seafront is opposite the site. Upon the cliff top is Coastal Cliff Walk Section 4, which was classed as a Green Corridor in the open space assessment.

The site is within the access walking threshold for amenity greenspace, parks & gardens, natural greenspace.

#### **Highways Factors**

Highway Access: The site can be accessed from the car park off the main sea front road.

## **Availability Assessment**

Available

The site is immediately available 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 mixed development (housing led).

Potential for a mix ofuses: Yes depending on design. Site lends itself to tourism related businesses.

Loss of employment site: The hotel is closed

Potential for consideration as a Rural exception? No

Need for new open space and/or recreation:

The seafront location means informal recreation opprtunities are plentiful and the site does not readily lend itself to the open space typoes in deficit in the vicinity.

Achievability Assessment	<b>t</b> Achievable	✓			
Indicative yield: 50			Constraints to delivery / number_of_landowners:	There is one landowner and there are no known	
Trajectory 23/24 to 27/28:	50			covenants or legal issues. Car parking at the site can be reworked.	
Trajectory Plan Period:		50	Infrastructure capacity:	The site had connections to utilities historically and there is no reason to think they couldn't again.	
Trajectory Post-Plan Period:		0	Council_owned:	Yes	

## **SHLAA Conclusion**

Conclusion 2022: Deliverable. Appropriate site but may be used for tourism use. Appropriate for mixed use - could include retail/tourist uses along the ground floor frontage, hotel, flats and multi-storey parking to the rear. Three storeys should be achievable, set back from the site frontage reflecting prevailing and adjacent plot scales, form, grain and massing.

The site is within a conservation area, as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The site is also located close to a locally listed property as such consideration must be given to its conservation including its setting. Site may contain remains associated with PLUTO pipeline and pumps. Further investigation required.

Status

Deliverable

	e Spinney &	The Linhay, Park R	oad				
Key Details							
Settlement: Wooton Bridge Settlement Tier:	2	Parish: Wootton Bridge	Site Area ( 0.5	2018 SHLAA_Ref_No: IPS157	2nd Reg18 ISP Housing Allocation Ref: N/a		
Relationship to Settlement Boundary (IPS Reg 18 part 2	2 - 2021):	Immeadiately adjacent to t	he Settlement Bounda	ıry			
Location in relation to Settlement Boundary 2018:		The site is located outside by	but immediately adjac	ent to the current settlement boundary which i	is along the south boundary.		
Brownfield or Greenfield: Greenfield		Brownfield Register (If appl	licable):				
Site Description: The site is an area of scrub land wit	th trees, hedges and so	crub to the boundaries. The site i	is flat on the edge of th	ne built up area.			
Suitability Assessment	Suitable 🗹						
Discounting Factors							
Environmental Discounts (Stage A - 5m buffer)				☐ Discounted by a Factor in Stage A (5m buff	fer)		
Includes Ramsar site, Special Protection Area (SPA), Sp Regionally important Geological and Geomorphological Conservation (SINC), Local Nature Reserve (LNR), Ancie	al Site (RIGG), National	Nature Reserve (NNR), Site of Im	nportance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sc	ntal designations including, ancient woodland, LNR, marine conservation heduled ancient monument or RIGG.		
Environmental Discounts (Stage A No buffer):				☐ Discounted by a Factor in Stage A (No Buffer)			
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation				The site is not located within any environmental designations including heritage coast, historic park or garden, open space.			
Envonmental Discounts_Stage B Flood zones 2 3, Agricultural Land Quality Grades 12, S	Small Sites falling belo	w the size threshold of 0.25ha or	☐ 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 N  Character of the Surrounding Area and Local Policy	_		ement	☐ Discounted by a Factor in Stage B(ii)			
Character and Compatibility of the Surrounding Area:	-	-	patibility issues are en	visaged, the site is on the edge of the area whe	ere the context of the area is more rural.		
Local Policy Context (Including Neighbourhood Plan:	The site is located o	utside but immediately adjacent t	to the current settlem	ent houndary			
Mineral Resources:		ed in a mineral or mineral safegua		ent boundary.			
Landscape Impacts							
	is not located in an A	ONB					
<ul> <li>Hedgerow</li> <li>Ancient w</li> <li>Rolling pas</li> <li>Historic fa</li> <li>Historic bu close to Spri</li> <li>Grassland</li> </ul>	rs, hedgerow trees and oodland storal landscape on he rmsteads dispersed th uildings and designed l ingvale areas	d copses  Pavier clay soils  Parity area  Pandscape in the coastal area in the	ne north	Pasture land which has the following Key Char			
		· -	-	· · ·	ne north-west and there are long views over the surrounding countrysid		

Impact:

The site has development on three of its four sides. Landscape value and sensitivity is low/medium.

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WBR022	Land	between <sup>-</sup>	en The Spinney & The Linhay, Park Road									
Heritage Impacts	5											
Impact on Historic	: Environment	and Heritage Asso	ets: The site is not located in	a conservation area and there are no listed buildings clos	e bv.							
Biodiversity / Eco				<b>3</b>								
, ,	npact on Biodiversity:  The site is scrubby but not located in an environmental designation but is within the 3km radius of Briddlesford Copse and is in Local Ecological Network (North Eastern											
impact on Bloarver		•	is quite scrubby with trees and biodiversity studies may be required. There are large areas of ancient woodland in the vicinity - 80m east and 400m west.									
Biodiversity Net Ga	ain Scope:	Reinforced tree/h	edge connection along bound	laries. Pond creation. Green roof.								
Flood Risk												
Flood Risk (includ	ling surface wa	ater): No risks ide	entified.									
Proximity to Key	Services											
Access to Public To	ransport:	There is a bu	us stop within walking distanc	e to the main road. This is Route 9 - Newport   Fairlee/S	taplers   Wootton   Binstead   Ryde and runs Mon - Sat up	to every 10 minutes   Sundays up to every 15 minutes						
Access to Pedestri	ian Cycle links	: There is a pu	ıblic right of way and a cycle l	ink to the north along the old dismantled railway.								
Access to services	and facilities:	Wootton ha	s a number of local facilities in	n line with it being classified as a rural service centre.								
Highways Factors	the site falls			d links to the wider countryside n space types except accessible natural greenspace.								
Highway Access:	The site can b	oe accessed from	Park Road.									
Availability A	Assessme	nt	Available									
Availability:	The lar	ndowner/agent ha	s confirmed the site is availab	le but has not indicated when it might be brought forwar	d or developed.							
Availability_Timef	rame:											
Suitability and Re	equirements <sub>.</sub>	for Other Forms	•									
Put forward for:			The site has been put forwar	d for general housing.								
Potential for a mix			No 									
Loss_of_employm			No									
Potential for considerable Need for new open		•	No									
Need for new oper	п ѕрасе апи/о	n recreation.	Difficult to achieve given size	e of site and non-central location.								
Achievability	y Assessm	nent	Achievable <b>2</b>									
Indicative yield:	5			Constraints to delivery / number_of_landowners:	There is one landowner and there are no known							
Trajectory 23/24 to	o 27/28:				covenants or legal issues.							
Trajectory Plan Per	riod:			Infrastructure capacity:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services							
Trajectory Post-Pla	an Period:			Council_owned:								

**SHLAA Conclusion** 

# **WBR022**

# Land between The Spinney & The Linhay, Park Road

Conclusion 2022: Deliverable. Although remote from the services and core of Woottoin Bridge, the site is essentially an infill plot that sits sandwiched between existing residential development of this site in line with prevailing character is considered to be acceptable subject to minimising and mitigating landscape/ecological impacts and consideration of neighbouring amenities. Development should be a single row of houses to follow existing pattern of linear development.

Status

Deliverable