

DELIVERABLE SITES

BEM001

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

Key Details

Settlement: Bembridge Settlement Tier: 2 Parish: Bembridge Site Area (6.14 2018 SHLAA_Ref_No: IPS183 2nd Reg18 ISP Housing Allocation Ref: HA064

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

Location in relation to Settlement Boundary 2018: The site is located outside but immediately adjacent to the current settlement boundary which is along the north eastern boundary.

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

Site Description: The site is a large level field on the edge of Bembridge. It is bounded by hedges to all sides with trees interspersed to the north eastern boundary.

Suitability Assessment

Suitable

Discounting Factors

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

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

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

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

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

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

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

Discounted by a Factor in Stage B(ii)

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

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

Local Policy Context (Including Neighbourhood Plan): The site is located outside but immediately adjacent to the settlement boundary of Bembridge which is a RSC. Bembridge has an adopted neighbourhood plan. It sets out that new development should be confined to small scale proposals. In terms of housing these should be within the settlement boundary or immediately adjacent to it, schemes of 1-9 and not exceeding 0.5 hectares. Development in the wider rural area should be meeting an identified rural need or re-use of buildings. Specialist housing proposals should be reflective of the housing need survey and any local need development should have a Bembridge connection.

Mineral Resources: The western 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 Impacts

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

Landscape Character Area Key Factors: Part of the Bembridge Isle Historic Landscape Character Area. Now classeds as Bembridge Pasture Land, the key characteristics of which are:
 Ancient woodland, hedgerows and small copses
 Nature conservation value of wetlands, woodland and grassland areas
 Historic buildings throughout the area including the last standing windmill on the Isle of Wight
 Public access including the promoted Bembridge Trail

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Landscape Impact: 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 south-west. 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 defieny 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

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

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 general housing, mixed development (housing led)

Potential for a mix of uses: No

BEM001

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Loss_of_employment_site:	No
Potential for consideration 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

Trajectory 23/24 to 27/28: 80

Trajectory Plan Period: 80

Trajectory Post-Plan Period: 0

Constraints to delivery / number_of_landowners:

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

Infrastructure capacity:

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

Council_owned:

SHLAA Conclusion

Conclusion 2022: Deliverable allocation. The challenges for this site will be to successfully integrate it into the existing settlement with sustainable pedestrian connections, this ensuring the site's permeability and reducing car dependency; together with safe vehicular access points onto a surrounding rural network without unduly diminishing the surrounding rural character. An access for pedestrians to the north west would ensure a continual safe footway connection into Bembridge, while vehicle access to the north-west would also provide a similar direct route reducing the need to navigate the rural Mill Road. The east side is more problematic, blocked by existing residential curtilages - as a minimum a pedestrian route through an existing curtilage will need to be achieved to facilitate a direct walking route to the primary school, services and open spaces located due east of the site. Relying on the existing Mill Road for pedestrian access would be problematic since it is not only an indirect route, but raises safety concerns as it lacks pedestrian footways or scope to provide them. 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 surrounding ecological network and acknowledge the setting of the listed Bembridge Windmill. Allotment provision would also be beneficial in light of the shortfall identified in the evidence.

Status: Deliverable

BRA001

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

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

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

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

BRA001

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

Impact on Historic Environment 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 / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. The connects off-site 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 to priority habitats to the east. Therefore it represents a key point in the ecological network.

Biodiversity Net Gain Scope: Given the current heavily vegetated nature of the site it would be difficult to achieve a net gain on site alongside development.

Flood Risk

Flood Risk (including surface water):

Proximity to Key Services

Access to Public Transport: The site is located 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 - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle links: There are network of public rights of way within and adjacent to the town. There are no dedicated cycle paths in close proximity.

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

Access to open space recreation: Brading has a number of public open space choices including the Roman Villa and Brading Down. For quantitative standard analysis, Brading forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. In terms of accessibility standards, 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

Highway Access: The site can be accessed from The 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 Assessment

Available

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

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: No

Loss_of_employment_site: No, the site has been disused for some time

Potential for consideration as a Rural exception? This will need to be determined

Need for new open space and/or recreation: As per shortages identified.

Achievability Assessment

Achievable

Indicative yield: 4

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

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

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

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 Deliverable

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

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

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

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

Biodiversity Net Gain Scope: Urban site. Green roofs possibility.
House Sparrow (red list), Starling (red list), House Martin (Amber list) and Swift (amber list) boxes feasible. All four species have been recorded in the vicinity.

Flood Risk

Flood Risk (including surface water): The eastern half of the site is with flood zone 2 and 3.

Proximity to Key Services

Access to Public Transport: The site is located close to bus stops on Artic Road which is along the Cowes to Newport service that runs every 10 minutes

Access to Pedestrian Cycle links: The site is close to the footpath and cycle link to Newport.

Access to services and facilities: Cowes has a wide range of services and facilities

Access to open space recreation: The open space assessment identifies quatitive shortages of all type of open space in the West Medina area. There is an existing small scale children's play area adjacent to the site to the north, fulfilling access standard criteria. Arctic Park AGS is within walking distance to the west. The site is on the fringes of walking accesseibility to natural green space and allotments, but beyond the standard for outdoor sport. However, Allocation HA20 generally represents a preferable location to meet open space needs.

Highways Factors

Highway Access: Access is onto Thetis Road. There is visibility but the high walls may reduce pedestrian visibility. Also may be accessible via adjacent site COW001 to the east and south.

Availability Assessment Available

Availability: It is not clear if the site is immediately available but is likely within the next 5 years with a reasonable prospect of development taking place within 5 years and once commenced taking 2 years.

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: TBC

Loss_of_employment_site: The site is currently vacant (although formerly employment).

Potential for consideration as a Rural exception? No

Need for new open space and/or recreation: Contributions should be sought to meet identified deficits. Physical AGS and play provision should be sought at southern end of site COW001 (on or off site) to meet access deficits.

Achievability Assessment Achievable

Indicative yield: 25

Trajectory 23/24 to 27/28: 0

Constraints to delivery / number_of_landowners:

It is unclear as to the number of landowners, no 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 Deliverable

COW002 Land to the rear of 84 Wyatts Lane, Northwood.

Key Details

Settlement: Settlement Tier: Parish: Site Area (2018 SHLAA_Ref_No:

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

Impact on Biodiversity:

COW002

Land to the rear of 84 Wyatts Lane, Northwood.

Biodiversity Net Gain Scope:

Net gain could be focused upon the southern tail and ancient woodland buffers. Enhanced ancient woodland buffer habitat complementing Western Woods Local ecological Network. GI on southern tail may have added benefit as an educational resource for the adjacent school. Barn Owl (schedule 1) and Starling (red list) box installation - two locally recorded species. Bat box installation. Pond to provide amphibian habitat and for bat feeding. Planting of priority flora species.

Flood Risk

Flood Risk (including surface water): No identified flood risk on site.

Proximity to Key Services

Access to Public Transport:

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

Access to Pedestrian Cycle links:

Wyatts Lane has a pedestrian footway along the east side.

Access to services and facilities:

Northwood has some facilities and Cowes further to the north has a range of services and facilities

Access to open space recreation:

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

Highways Factors

Highway Access: The site has access via narrow Lane onto Wyatts Lane. Access may require the adjacent bungalow or through the adjacent site and Harry Cheek Gardens

Availability Assessment

Available

Availability:

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

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for:

The site has been put forward for general housing

Potential for a mix of uses:

No

Loss_of_employment_site:

No

Potential for consideration as a Rural exception?

Potentially

Need for new open space and/or recreation:

Southern tail if left for green infrastructure/accessible natural greenspace could also have scope for allotment provision. Contributions should be sought to meet other identified deficits.

Achievability Assessment

Achievable

Indicative yield:

20

Constraints to delivery / number_of_landowners:

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

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Infrastructure capacity:

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

Trajectory Post-Plan Period:

Council_owned:

SHLAA Conclusion

Conclusion 2022: 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 beneficially serve as an educational resource for the adjacent primary school. The remaining developable northern section may achieve 20 (perhaps less if there was closer adherence to prevailing adjacent densities).

COW002

Land to the rear of 84 Wyatts Lane, Northwood.

Status

Deliverable

COW008 Former Somerton Reservoir, Newport Road, Cowes, PO31 7ER

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

COW008 Former Somerton Reservoir, Newport Road, Cowes, PO31 7ER

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 a former reservoir that does on occasion fill up and may have biodiversity interests. Deciduous woodland (priority habitat inventory) covers the east of the site. National and local priority butterfly species have been recorded in adjacent Northwood Cemetery (Silver-Washed Fritillary and Small Heath), as well as Sing Thrush (Red list).

Biodiversity Net Gain Scope: Biodiversity net gain required - Existing reservoir should be partially 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.

Flood Risk

Flood Risk (including surface water): Surface water risk identified but associated with existing features.

Proximity to Key Services

Access to Public Transport: The site is served by Route 1 Cowes to Newport.

Access to Pedestrian Cycle links: Public rights of way to north, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.

Access to services and facilities: Cowes is well served by local facilities

Access to open space recreation: The open space assessment identifies quative shortages of all type of open space in the West Medina area.The site is beyond the accessibility standard to most types of open space.

Highways Factors

Highway Access: The site is accessed off Newport Road. Pedestrian Crossing desirable.

Availability Assessment Available

Availability: The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 4-5 years.

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: No

Loss_of_employment_site: No

Potential for consideration as a Rural exception? No

Need for new open space and/or recreation: The site is beyond the accessibility standard to most types of open space and therefore allocation HA20 generally represents a preferable location to meet open space needs.Perfect location to meet OS deficits in line with IPS EV6. Children's play area and Amenity Green Space required (AGS preferable to Park&Garden givn proximity of cemetery).

Achievability Assessment Achievable

Indicative yield: Approx 50 if OS needs are met.

Trajectory 23/24 to 27/28: 146

Trajectory Plan Period: 146

Trajectory Post-Plan Period: 0

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

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

Council_owned:

SHLAA Conclusion

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 partially 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 Deliverable

COW010 Somerton Farm, Newport Road, Cowes

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment

Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

COW010 Somerton Farm, Newport Road, Cowes

Impact on Biodiversity:

The site is not located in an environmental designation but is adjacent to a number of SINC's and ancient woodlands to the south and north. Simmington Copse SINC is adjacent to the south and Cowes Cemetery and Woods Bottom Copse SINC is adjacent to the NE. Parts of the site are located within 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 through the site to the north. Biodiversity studies will be required. The site is also in a biodiversity opportunity area. Most of the site area (south, north and east) is part of the Local Ecological Network (Medina Estuary). National and local priority butterfly species have been recorded nearby (Silver-Washed Fritillary, Large Skipper and Small Heath).

Biodiversity Net Gain Scope:

Most of the site 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 areas. There appears to be scope for increased connectivity of tree lines and hedgerows within the site. This will aid one of the targets of the Medina Estuary BOA which is woodland management for mammals. Planting to support important butterfly species. There is also scope for SANG on adjacent land which was submitted at the same time.

Flood Risk

Flood Risk (including surface water): Flood zone 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 up to every 10 minutes
- Access to Pedestrian Cycle links: There is a 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 pavement on the site side.
- Access to services and facilities: Cowes to the north has a range of services and facilities, Northwood has some further facilities. There are several employment areas, and also a supermarket 200m north.

Access to open space recreation: The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. Given the relative self containment of this allocation it currently 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 accessed off Newport Road and would benefit from two access points at the NW and SW of the site boundary.

Availability Assessment

Available

Availability: The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 - 10 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) and non-housing development. As well as part university, part golf course
- Potential for a mix of uses: This would need to be determined.
- Loss_of_employment_site: No
- Potential for consideration as a Rural exception? Not applicable
- Need for new open space and/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 natural greenspace and outdoor sport for the wider area.

Achievability Assessment

Achievable

- Indicative yield: 130 (ISP 2021 figure) Constraints to delivery / number_of_landowners: There is more than one landowner but there are no known covenants or legal issues.
- Trajectory 23/24 to 27/28: 80 Infrastructure capacity: The site has some utilities but may require extensions to be factored in
- Trajectory Plan Period: 130 Council_owned:
- Trajectory Post-Plan Period:

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

Deliverable

COW025 Parklands Centre Park Road Cowes

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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

Discounted by a Factor in Stage B

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

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

Impact on Biodiversity:

COW025 Parklands Centre Park Road Cowes

Biodiversity Net Gain Scope:

Flood Risk

Flood Risk (including surface water): No flood risk identified.

Proximity to Key Services

Access to Public Transport: There is a bus stop close by, this is served by 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

Access to Pedestrian Cycle links: There are network of public rights of way and cycle links to the wider area and the immediate roads have pavements.

Access to services and facilities: Cowes benefits from a wide range of services and facilities.

Access to open space recreation: The open space assessment identifies quatitive shortages of all type of open space in the West Medina area.

Highways Factors

Highway Access: The site has a current vehicular access onto Park Road.

Availability Assessment

Available

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

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: This would need to be determined.

Loss_of_employment_site: There is a current community use within the building. This will need to be relocated.

Potential for consideration as a Rural exception? Not applicable

Need for new open space and/or recreation:

Achievability Assessment

Achievable

Indicative yield: 6-7

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number_of_landowners:

There is one landowner and there are no known covenants or legal issues. Any tenancies in relation to the existing use will need to be determined.

Infrastructure capacity:

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

Council_owned:

Yes

SHLAA Conclusion

Conclusion 2022: Deliverable, subject to the requirements emerging planning policy (C14 Providing Social and Community Infrastructure) which may require provision of a suitable alternative facility. Given the existing use and residential character of the area, there are not other major issues, although any development will need to take account of the impact on neighbours and the TPO trees. The stone wall running down the road 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 unlikely with a whole sale redevelopment given the proximity and density of adjacent development. The retainment and conversion of the existing building to flats would provide a higher yield which may meet the SHLAA threshold.

Status: Deliverable

COW028 Somerton Farm (Parcel of Land to the NW) Newport Road, Cowes

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

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

Environmental Discounts Stage B Discounted by a Factor in Stage B

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

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

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

Impact on Biodiversity:

COW028 Somerton Farm (Parcel of Land to the NW) Newport Road, Cowes

There is scope for SANG to support any development that takes place on adjacent land.

Biodiversity Net Gain Scope: There is scope for SANG to support any development that takes place on adjacent land.

Flood Risk

Flood Risk (including surface water): Surface water flow path along south-east boundary.

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 up to every 10 minutes

Access to Pedestrian Cycle links: There is a 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 pavement on the site side.

Access to services and facilities: There are a number of facilities close by and Northwood has some further facilities and Cowes to the north has a range of services and facilities.

Access to open space recreation: The open space assessment identifies quatitive shortages of all type of open space in the West Medina area. The site is outside the walking access threshold of all open space types except accessible natural greenspace.

Highways Factors

Highway Access: The site is accessed off Newport Road

Availability Assessment Available

Availability: The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 - 10 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) and non-housing development. As well as part university, part golf course

Potential for a mix of uses: This would need to be determined.

Loss_of_employment_site: No

Potential for consideration as a Rural exception? Not applicable

Need for new open space and/or recreation: If it were to be considered for residential, opportunities to provide open space should be sought alongside adjacent housing allocation HA022.

Achievability Assessment Achievable

Indicative yield: 0

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 0

Trajectory Post-Plan Period:

Constraints to delivery / number_of_landowners:

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

Infrastructure capacity:

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

Council_owned:

SHLAA Conclusion

Conclusion 2022: A deliverable site. However, given the proximity to the adjacent Enterprise Way Business Park, it may be equally suited to employment.

Status: Deliverable

ECW003

Crossway, East Cowes, PO32 6HY

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment

Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

ECW003

Crossway, East Cowes, PO32 6HY

Impact on Biodiversity: There may be some biodiversity potential within the existing hedgerows. These could mostly be incorporated into any potential development. There are no TPOs on the site. It has been advised that an ecological walkover survey has been undertaken and a masterplan developed.

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 Services

Access to Public Transport: There are bus stops along the strategic road network, offering regular service to Newport and Ryde.

Access to Pedestrian Cycle links: There is a cycle path to the main road to the east of the site the (SRN)

Access to services and facilities: East Cowes has access to a number of services and facilities with the site being in close proximity to a school and employment.

Access to open space recreation: East Medina exhibits quantitative deficits of all types of open space, except natural greenspace.
Within walking threshold for allotments and outdoor sports, but beyond it for other types of open space including childrens and young people, amenity green space (except NW corner), parks, natural greenspace.
There is a multi use games area to the south as well as playing fields connected to the school.

Highways Factors

Highway Access: The site is located along the strategic road network. There is a footpath to Beatrice Avenue. Access could be achieved along the main road. This though would need some hedgerow removal. Equally the site could be accessed from Beatrice Avenue and could have more than one access.

Availability Assessment

Available

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

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for: It has been put forward for housing

Potential for a mix of uses: This will need to be determined.

Loss_of_employment_site: No

Potential for consideration as a Rural exception? No

Need for new open space and/or recreation: Given density of housing in this part of East Cowes, sufficient 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.

Achievability Assessment

Achievable

Indicative yield: 125 - higher density seems feasible at this site.

Trajectory 23/24 to 27/28: 75

Constraints to delivery / number_of_landowners:

There is one landowner and there are no known covenants. The land is leased to local farmers. May need to consider possible contamination aspects.

Trajectory Plan Period: 125

Infrastructure capacity:

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

Trajectory Post-Plan Period: 0

Council_owned:

SHLAA Conclusion

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, sufficient 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

Deliverable

FRE001

Heathfield Campsite, Heathfield Rd, Freshwater, PO40 9SH

Key Details

Settlement: Freshwater Settlement Tier: 2 Parish: Freshwater Site Area (3.5 2018 SHLAA_Ref_No: IPS071 2nd Reg18 ISP Housing Allocation Ref: HA006

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

Location in relation to Settlement Boundary 2018: The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary.

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

Site Description: The site is a large camping site located in Freshwater and accessed from Heathfield Road. The site is fairly level and areas are separated by hedges and trees. There is also a meadow within the site. It is within a wider area containing scattered suburban low density residential.

Suitability Assessment Suitable

Discounting Factors

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

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

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

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

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

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

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

Discounted by a Factor in Stage B(ii)

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

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

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

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

Landscape Impacts

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

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

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 Impact: 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 sensitivity 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 Monument '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.

Biodiversity Net Gain Scope: Meadow habitat enhancement and connectivity. Enhanced connectivity of tree belts and hedgerows. Records of Common 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 sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Golden Hill Fort and recreation area is just to the east. Within walking distance access threshold of accessible natural greenspace, but beyond it for other types of open space.

Highways Factors

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

Availability Assessment

Available

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

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: No

Loss_of_employment_site: The camp site facility will be lost, although it is no longer operational.

Potential for consideration as a Rural exception? No

FRE001

Heathfield Campsite, Heathfield Rd, Freshwater, PO40 9SH

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.

Achievability Assessment

Achievable

Indicative yield: 70

Constraints to delivery / number_of_landowners:

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

Trajectory 23/24 to 27/28: 70

Trajectory Plan Period: 70

Infrastructure capacity:

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

Trajectory Post-Plan Period: 0

Council_owned:

SHLAA Conclusion

Conclusion 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.

Status: Deliverable

FRE024 Land and School buildings at Weston Primary School, Weston Road, Totland Bay, PO39 0HA

Key Details

Settlement: Freshwater (Totland) Settlement Tier: 2 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 2 - 2021): Located within Settlement Boundary

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

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

Site Description: The site is a former school site with a Victorian/Edwardian style building and other buildings associated with it. The playing fields and a car park are located to the rear of the buildings, these are at a higher level and can be accessed separately from the school building.

Suitability Assessment Suitable

Discounting Factors

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

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

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

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

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

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

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

Discounted by a Factor in Stage B(ii)

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

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

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

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

Landscape Impacts

Impact upon and relationship to the AONB: The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal. Consideration will need to be given to neighbouring properties and any impact on them in terms of overlooking.

Landscape Character Area Key Factors: Settlement area.

Landscape Impact: Not relevant in the urban context of this site.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: 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. Historic building recording will be required prior to changes. As the building is a characterful building every effort should be made for it to be retained. There are no listed buildings close by.

Biodiversity / Ecological Impacts

FRE024 Land and School buildings at Weston Primary School, Weston Road, Totland Bay, PO39 0HA

Impact on Biodiversity: The 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 opposite 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 studies may be required.

Biodiversity 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 water):

Proximity to Key Services

Access to Public Transport: There is a bus stop close by this is along Route 7 Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle links: Whilst there are no public rights of 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 in line with it being a smaller regeneration area.

Access to open space recreation: West Wight exhibits surpluses of all open space types except Parks & Gardens and Allotments. The site is within the walking threshold for amenity greenspace (Turvills Field) and natural greenspace.

Highways Factors

Highway Access: To the west of the site there is an existing car park and access. Vehicular access is problematic on the eastern side as there is a change in levels between the site and the highway.

Availability Assessment Available

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

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: This would need to be determined

Loss_of_employment_site: The site is a former school

Potential for consideration as a Rural exception? Not applicable

Need for new open space and/or recreation: 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 school playing fields should also be retained.

Achievability Assessment Achievable

Indicative yield: 10

Trajectory 23/24 to 27/28: 0

Constraints to delivery / number_of_landowners:

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

Deliverable

GOD001

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

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment

Suitable

Discounting Factors

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

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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

Discounted by a Factor in Stage B

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

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.

Local Policy Context (Including Neighbourhood Plan): The site is located outside but immediately adjacent to the settlement boundary of Godshill which is a RSC. Godshill Parish SPD (2015) sets out the need to demonstrate local need and/ or contribute to delivering wider community aspirations and preference for sites at Deacons Nursery, Scotland Farm, Minsley area.

Mineral Resources: The west section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Landscape Impacts

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

Landscape Character Area Key Factors: Mostly Urban, western fringes are Character Area AF5: Scotland and Bridgecort Arable
Key Characteristics
 Strong rural character
 Open arable fields
 Hedgerows mark field boundaries many of which are historic in character with some also containing hedgerow trees
 A cultivated landscape that changes with the seasons
The condition of the features of this character area is judged to be good and the character is judged to be moderate.

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 northern field is pasture, together with some scrub in the south-east corner. The site feels semi-enclosed by development - dense development on the north and 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 sensitivity is limited by its relationship with the existing built form. The landscape value and sensitivity are low-medium, so there is considered 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 complementary 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 northern 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 is 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

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 may be required.

Availability Assessment

Available

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

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: No

Loss_of_employment_site: No

Potential for consideration as a Rural exception? Not applicable

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

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 point at south-east requires careful consideration and possible road realignment/highways works but should be readily resolvable. Pedestrian access points at NE point, SW point and eastern edge need to be scouted connecting to public rights of way network 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: Deliverable.

LAK001

Learning Centre, Berry Hill, Lake

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

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

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

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

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

LAK001

Learning Centre, Berry Hill, 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 the 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 water):

No FZ2 or FZ3 on site, although there is a stream value and associated FZ2/3 off site 120m to the north and north-west. There is a small patch of surface water risk centrally on site.

Proximity to Key Services

Access to Public Transport:

The school is located close to Route 3. Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde. This service runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes.

Access to Pedestrian Cycle links:

A public footpath on the south boundary connects to a network of public rights of way within the area. There are no dedicated cycle paths in close proximity.

Access to services and facilities:

There are a number of services and facilities in close proximity

Access to open space recreation:

The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. The site is within the walking accessibility threshold for children and young people, parks and gardens, and allotments.

Highways Factors

Highway Access:

The site can be accessed from Berry Hill. The junction to the main road is on a bend and has restricted visibility when turning into the site. Junction improvements may be required.

Availability Assessment

Available

Availability:

The site is not immediately available for development. Likely to be available in years 6-10.

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for:

The site has been put forward for general housing.

Potential for a mix of uses:

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 served for open space but may benefit from green buffers and a small amenity open space.

Achievability Assessment

Achievable

Indicative yield:

30

Trajectory 23/24 to 27/28:

0

Constraints to delivery / number_of_landowners:

There is one landowner and there are no known covenants or legal issues. 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 benefit from enhanced tree planting at boundaries. Junction works 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

NET010

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

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment

Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

NET010

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

Landscape Impact: It is outside a settlement boundary and assumes quite a prominent position in the 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 separated 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 building 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 its 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-site 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.

Access to open space recreation: Nettlestone sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitative shortages of amenity greenspace and parks and gardens and a small deficiency in allotment space. There is a small village green area just outside the site at the southern tip. The site only falls within 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

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

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: No

Loss_of_employment_site: No

Potential for consideration as a Rural exception? 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/south across the NET010 and NET011 sites - as an alternative to negotiating the surrounding highways.

Achievability Assessment

Achievable

NET010

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

Indicative yield:

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number_of_landowners:

It is unclear as to the number of landowners, no known covenants or legal issues have been raised.

Infrastructure capacity:

The site is adjacent to other properties which appear to benefit from connections to utility services

Council_owned:

SHLAA Conclusion

Conclusion 2022: Partially deliverable. The site forms a key part of the Strategic Gap between Nettlestone and Ryde. The west side not suitable due to impact on heritage and neighbouring amenities, particularly The Old Manor House grade II listed building.
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. It should also include the southern tip which is less suited to residential due to the presence of highways on both east and west as well as it's contribution to the setting of the settlement and village green. 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/south across the NET010 and NET011 sites - as an alternative to negotiating the surrounding highways.
The form of any residential element of the site is governed by the layout of adjacent poermission P/00496/18, but may approximatly be capable of 10 dwellings in the north-east corner of NET010.

Status

NEW001

Newport Harbour, Newport

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

NEW001

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. There 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 likely 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: There 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 space recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is within the walking access threshold for children's & young persons provision, allotments, accessible 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 of uses: 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

Indicative yield: 250

Trajectory 23/24 to 27/28: 60

Trajectory Plan Period: 474

Constraints to delivery / number_of_landowners:

There is one landowner and there are no known covenants or legal issues. It is understood that there may be a main sewer that will need consideration

Infrastructure capacity:

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

NEW001

Newport Harbour, Newport

Trajectory Post-Plan Period:

Council_owned:

SHLAA Conclusion

Conclusion 2022: Deliverable for a mix of uses. Cross reference should be made to emerging Newport Harbour SPD.

Status

Deliverable

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment

Suitable

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

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

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

Approximately 3.0ha of the site is located in an ancient woodland and SINC and has been discounted from the following assessment.

The remainder of 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

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts (Stage 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 B

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

Environmental Discounts Stage B

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

Discounted by a Factor in Stage B(ii)

Environmental Discounts Stage B(ii):

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

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

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 conducive to bat species, reptiles, 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 Skipper, 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 prioritise multifunctional wetland habitats prioritising 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 minutes

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 quantitative 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 AssessmentAvailable

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 of uses: Given the size of the site it is anticipated that the site, if appropriate, would be 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 AssessmentAchievable

NEW002**Former HMP Camphill Site, Newport**Indicative yield: Trajectory 23/24 to 27/28:

Constraints to delivery / number_of_landowners:

Trajectory Plan Period:

Infrastructure capacity:

Trajectory Post-Plan Period:

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 prioritise multifunctional wetland habitats for the same reason, prioritising 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 current 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 conducive to bat species, reptiles, 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:

NEW007

Land off Broadwood Lane, Newport

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

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

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

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

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

Impact on Biodiversity:

NEW007

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 the site is on highest 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 quite short gardens. A pond serving as multifunctional SuDs could be placed at 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.

Access to Pedestrian Cycle links: 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 are no direct cycle links paths close by.

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

space recreation:

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

The site is outside the accessibility walking threshold of all 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

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 Moody 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.

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: 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 Gunville, 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 on the more centrally located site NEW081 to the East.

Achievability Assessment

Achievable



Indicative yield: 150

Trajectory 23/24 to 27/28:

0

Constraints to delivery / number_of_landowners:

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

NEW007

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 the site 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 of Noke Common, Newport

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment

Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

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 Ecological 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 vicinity 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 is a bus stop in close proximity on Horsebridge Hill and is along Route 1 - 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 space recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. 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 of uses: 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? 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 quantitative or access need, accessible natural greenspace will be an important component of the site nonetheless alongside biodiversity net gain and landscaping.

Achievability Assessment

Achievable

Indicative yield: 100

Trajectory 23/24 to 27/28:

10

Constraints to delivery / number_of_landowners:

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

NEW009

Land South of Noke Common, Newport

Trajectory Plan Period:

Infrastructure capacity:

The site has some utilities but extensions would need to be factored in.

Trajectory Post-Plan Period:

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 should be 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 reasonable density on this adjacent sections of this site, though care will need 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 vicinity 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 Sylvan Drive, Newport

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

NEW011

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 enhancement 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.

Access to Pedestrian Cycle links: 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 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 quantitative 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

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

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: This would need to be clarified.

Potential for a mix of uses: No

Loss_of_employment_site: No

Potential for consideration as a Rural exception? No

Need for new open space and/or recreation: Amenity 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

Achievable

Indicative yield: 225

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 225

Constraints to delivery / number_of_landowners:

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

Infrastructure capacity:

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

NEW011

Land north of Sylvan Drive, Newport

benefit from connections to utility services.

Trajectory Post-Plan Period:

Council_owned:

SHLAA Conclusion

Conclusion 2022: Deliverable. There are at least four 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. 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. Formerly a deer lawn within Parkhurst Forest. Field pattern has heritage significance and should be retained. Early consultation with IWCAHES recommended. A band of flood zone 2/3 stretches along the north boundary alongside the Gunville Stream 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 the integrity of the ecological network. There is potentially scope for SANG to support any development to mitigate impacts upon the Special Protection Area.

Status

Deliverable

NEW012

Acorn Farm, Horsebridge Hill, Newport

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

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

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

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

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

NEW012

Acorn Farm, Horsebridge Hill, Newport

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 northern 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:

BNG scope is focused on the eastern sections within the Medina Estuary Local Ecological Network. Scope for wild flower meadow, wetland habitat. Potential for green roofs to limit landscape impact, as well as act as SuDs to benefit biodiversity. Dwellings would benefit from boxes for House Sparrow and Starling (Red list) which have been recorded in the area. Planting should benefit important local butterfly species (White Admiral, Large Skipper, Grizzled Skipper, Orange Tip). Bat boxes on buildings would also be beneficial - as several species have been identified locally.

Flood Risk

Flood Risk (including surface water):

No risks identified on main body of site. Surface water flow risks associated with streams to east and south boundaries amidst vegetation.

Proximity to Key Services

Access to Public Transport:

There is a bus stop in close proximity and is along Route 1 - 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:

Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public footways and paths to the local road network.

Access to services and facilities:

Newport has a full range of services and facilities

Access to open space recreation:

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

Highways Factors

Highway Access:

The site is accessed via Horsebridge Hill, however any development would require an upgrading to the existing highway entrance. The strategic road network is located along Horsebridge Hill. 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.

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 and mixed development (housing led)

Potential for a mix of uses:

Has potential for some mixed use

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:

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

Achievability Assessment

Achievable

Indicative yield:

150

Trajectory 23/24 to 27/28:

150

Constraints to delivery / number_of_landowners:

Landowners have committed to the principle of 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

NEW012

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 natural greenspace alongside biodiversity net gain and green infrastructure.

Status

Deliverable

NEW081

Land East of Gunville

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

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

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

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

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

Discounted by a Factor in Stage B(ii)

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

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

Local Policy Context (Including Neighbourhood Plan):

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

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

NEW081

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. Aterinary 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 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

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

Availability:

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:

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?

No

Need for new open space and/or recreation:

This site offers an good opportunity to provide much needed open space for Gunville 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

Indicative yield:

175

Trajectory 23/24 to 27/28:

0

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:

175

Infrastructure capacity:

Given the location of the site it is considered that suitable connections can be made.

Trajectory Post-Plan Period:

0

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 Gunville 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 Gunville 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 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 Timber Yard, Trafalgar Road

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

Impact on Biodiversity:

NEW083

Land at Moreys Timber Yard, Trafalgar Road

Biodiversity Net Gain Scope:

Urban tree planting. Green roof potential.

Boxes for red/amber list species favouring urban habitats - House Sparrow, Starling, Swift and House Martin, all of which have ben recorded in the area.

Flood Risk

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

Proximity to Key Services

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

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

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

Access to open space recreation:

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

Highways Factors

Highway Access: Direct access onto Trafalgar Road. Terrace Road and Albert Street 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 Assessment

Available

Availability:

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for:

Potential for a mix of uses:

Loss_of_employment_site:

Yes.

Potential for consideration as a Rural exception?

N/a

Need for new open space and/or recreation:

Need for the site to provide some amenity open space to address the current deficit.

Achievability Assessment

Achievable

Indicative yield: 100

Trajectory 23/24 to 27/28:

0

Trajectory Plan Period:

100

Trajectory Post-Plan Period:

0

Constraints to delivery / number_of_landowners:

Infrastructure capacity:

Council_owned:

SHLAA Conclusion

Conclusion 2022: Deliverable. Urban site. Higher storey flatted development may be suitable on south-west side, and/or at frontages. Other boundaries and sections adjacent to existing housing will need to be sensitively designed to respect amenities 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.

Status

Deliverable

RYD001

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

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment

Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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 dwellings:

Discounted by a Factor in Stage B

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

Biodiversity / Ecological Impacts

RYD001

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

Impact on Biodiversity:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. The site has an area TPO - TPO/1949/1 which covers a larger area than just the site. The trees within the site make a positive contribution to the area and will need to be taken into account and include appropriate buffers. As such further studies are likely to be required. Nonetheless the tree's 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 reflect this, subject to commercial negotiation.

Biodiversity Net Gain Scope:

House Sparrow and Starling (Red list) boxes. Multi-functional SuDs - ponds, wetland habitat to benefit amphibians, etc.

Flood Risk

Flood Risk (including surface water):

Small area of surface water risk on access road. Off-site to east is a river with associated flood risk zones 2/3 - which directly abuts site but doesn't impact upon it.

Proximity to Key Services

Access to Public Transport:

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

Access to Pedestrian Cycle links:

There is a public right of way close by (R112). The roads in the area have pavements and the wider area has cycle links.

Access to services and facilities:

Ryde has a full range of services and facilities

Access to open space recreation:

Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. In terms of accessibility, the site is within the walking threshold of most types of open space (except allotments).

Highways Factors

Highway Access:

The site can access the main road. It is single width with limited space to park or turn except at the far end. Highway works likely to be necessary to bring to an acceptable standard to cater for the development.

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 years

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

Put forward for:

The site has been put forward for general housing.

Potential for a mix of uses:

No

Loss_of_employment_site:

No

Potential for consideration as a Rural exception?

No

Need for new open space and/or recreation:

The site is not of the scale or shape which lends itself to on-site provision, and in any event is in an area that generally meets most open space standards.

Achievability Assessment

Achievable

Indicative yield:

20 - Based on indicative layout reflecting surrounding density

Trajectory 23/24 to 27/28:

20

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.

Trajectory Plan Period:

20

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

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 reflect this, subject to commercial negotiation. The estimated yield is based on a layout that would reflect the pattern, layout and density of surrounding development.

Status

Deliverable

SAN003

Former Sandham Middle School Site, Perowne Way, Sandown.

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability Assessment

Suitable

Discounting Factors

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

A small section of the site is located in FZ 2 and 3 and this has been removed from the assessment below. The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

Heritage Impacts

Impact on Historic Environment and Heritage Assets:

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 boundary, 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 at 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.

Access to Pedestrian Cycle links: 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 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 quality deficits of allotments and a small deficit of children's and young people's provision, but surpluses of other open space typologies. 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 west. The site is within the accessibility walking threshold for children and young people, amenity greenspace, parks & gardens, outdoor sports facilities and natural and semi-natural greenspace.

Highways Factors

Highway Access: The site can be accessed 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

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

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

Potential for a mix of uses: To be confirmed

Loss_of_employment_site: No

Potential for consideration as a Rural exception? No

Need for new open space and/or recreation: The only need, demonstrated 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: 84

Trajectory 23/24 to 27/28: 84

Constraints to delivery / number_of_landowners:

There is one landowner and there are no known 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 is no longer in use. DoE aspects may need to be considered.

Trajectory Plan Period: 60

Infrastructure capacity:

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

SAN003

Former Sandham Middle School Site, Perowne Way, Sandown.

Trajectory Post-Plan Period:

Council_owned:

SHLAA Conclusion

Conclusion 2022: Deliverable. Opportunity to also provide allotments, for which the evidence suggests a need. These could potentially be provided on northern sections of the site and provide an additional buffer to the surrounding rural areas. Ecological buffer to the priority habitat wet woodland to the north would be advantageous, interspersed with wetland habitats serving a multifunctional role as SuDS in this area of surface water flood risk. It should be noted that the yield of 84 was based on schemes drawn up for an extra care flatted development on the site. A more standard housing development would result in a reduced yield.

Status

Deliverable

SHK001

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

Key Details

Settlement: The Bay (Shanklin) Settlement Tier: 1 Parish: Shanklin Site Area (0.76 2018 SHLAA_Ref_No: IPS025 2nd Reg18 ISP Housing Allocation Ref: HA077

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

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

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

Site Description: The site is a YMCA facility that also incorporates a nursery, day camps and respite centre. 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

Discounting Factors

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

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

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

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

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

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

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

Discounted by a Factor in Stage B(ii)

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

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

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

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

Landscape Impacts

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

Landscape Character Area Key Factors: Settlement area

Landscape Impact: Given the location of the site, close to other housing and development any impact on landscape character will be reduced. The site is though located on a cliff top and any development should take account of views into the site from the sea.

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 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, particularly on the north side. It is also adjacent to a SINC (Lake Cliffs South), which is also S41 priority habitat (Maritime Cliff & Slope).

SHK001

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

Biodiversity Net Gain Scope: Scope for enhancements to S41 priority habitat (Maritime Cliff & Slope), green roofs.

Flood Risk

Flood Risk (including surface water): Small area of surface water flood risk to south of site.

Proximity to Key Services

Access to Public Transport: The site is located in close proximity to a bus stop. This is along Route 3 Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde. The service runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle links: There are a number of public footpaths located immediately adjacent to the site. The wider area has cycle links to Newport.

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

Access to open space recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. The site is within the walking accessibility catchments of amenity greenspace, natural and semi-natural greenspace, outdoor sports.

Highways Factors

Highway Access: The site is located along the strategic road network. It will require a new access or use of the adjacent land.

Availability Assessment

Available

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

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: Potential depending on mix

Loss_of_employment_site: The YMCA has advised that it is committed to delivering the services and any services there would be relocated.

Potential for consideration as a Rural exception? No

Need for new open space and/or recreation: A notable access deficit is children's play. If the semi-circular amenity greenspace south of the site were to be included it may offer scope for provision.

Achievability Assessment

Achievable

Indicative yield: 20

Trajectory 23/24 to 27/28: 0

Constraints to delivery / number_of_landowners:

There is one landowner. There is a strip of unregistered land to the north of the site and access may be through 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 Period: 20

Infrastructure capacity:

The site is fully serviced with electricity, gas and water.

Trajectory Post-Plan Period: 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 Esplanade

Key Details

Settlement: The Bay (Shanklin) Settlement Tier: 1 Parish: Shanklin Site Area (0.38 2018 SHLAA_Ref_No: IPS068 2nd Reg18 ISP Housing Allocation Ref: HA084

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

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

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

Site Description: The site is a car park to the front and an empty and disused hotel to the rear. The site is accessed on the seafront road and has views out to sea. The east of the site is set against and at the bottom of a cliff and the public elevator (tourist attraction) to the top is to the north at the rear.

Suitability Assessment

Suitable

Discounting Factors

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

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

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

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

Discounted by a Factor in Stage A (No Buffer)

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

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

Discounted by a Factor in Stage B

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

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

Discounted by a Factor in Stage B(ii)

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

Character and Compatibility of the Surrounding Area: The site is in a tourism area, residential is compatible, more so as a complimentary use on upper storeys.

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

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

Landscape Impacts

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

Landscape Character Area Key Factors: Settlement area

Landscape Impact: Given the location of the site, close to other development and against the cliff any impact on landscape character will be reduced. Should the site be suitable, design should take account of views into the site from the sea.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: 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.

Biodiversity / Ecological Impacts

SHK003

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 the site 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 in 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: 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

Availability: 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 of uses: 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 opportunities are plentiful and the site does not readily lend itself to the open space types in deficit in the vicinity.

Achievability Assessment

Achievable

Indicative yield: 50

Trajectory 23/24 to 27/28: 50

Trajectory Plan Period: 50

Trajectory Post-Plan Period: 0

Constraints to delivery / number_of_landowners:

There is one landowner and there are no known covenants or legal issues. Car parking at the site can be reworked.

Infrastructure capacity:

The site had connections to utilities historically and there is no reason to think they couldn't again.

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

SHK003

Former SPA Hotel, Shanklin Esplanade

Key Details

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

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

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

Site Description:

Suitability AssessmentSuitable **Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

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

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

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

Environmental Discounts (Stage A No buffer):

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

 Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts_Stage B

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

 Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

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

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Part of the Northern Lowlands Historic Landscape Character Area and now Northern Clay Pasture land which has the following Key Characteristics:

- Hedgerows, hedgerow trees and copses
- Ancient woodland
- Rolling pastoral landscape on heavier clay soils
- Historic farmsteads dispersed throughout the area
- Historic buildings and designed landscape in the coastal area in the north close to Springvale
- Grassland areas

The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area.

Landscape Impact:

WBR022

Land between The Spinney & The Linhay, Park Road

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 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 Woods). The site 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 Gain Scope: Reinforced tree/hedge connection along boundaries. Pond creation. Green roof.

Flood Risk

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

Proximity to Key Services

Access to Public Transport: There is a bus stop within walking distance to the main road. This is Route 9 - Newport | Fairlee/Staplers | Wootton | Binstead | Ryde and runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to Pedestrian Cycle links: There is a public right of way and a cycle link to the north along the old dismantled railway.

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

Access to open space recreation: Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future. There is limited public open space provision nearby but good links to the wider countryside the site falls outside the walking access threshold of all open space types except accessible natural greenspace.

Highways Factors

Highway Access: The site can be accessed from Park Road.

Availability Assessment

Available

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

Availability_Timeframe:

Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: No

Loss_of_employment_site: No

Potential for consideration as a Rural exception? No

Need for new open space and/or recreation: Difficult to achieve given size of site and non-central location.

Achievability Assessment

Achievable

Indicative yield: 5

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number_of_landowners:

Infrastructure capacity:

Council_owned:

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

The site is immediately adjacent to other properties which appear to benefit from connections to utility services

SHLAA Conclusion

WBR022

Land between The Spinney & The Linhay, Park Road

Conclusion 2022: Deliverable. Although remote from the services and core of Wootton Bridge, the site is essentially an infill plot that sits sandwiched between existing residential development so further 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

