

# Strategic Housing Land Availability Assessment (SHLAA)

## Report and Methodology 2022



## Contents

### Contents

1.0	Introduction .....	6
2.0	SHLAA Disclaimer .....	7
3.0	About Housing and Economic Land Availability Assessments .....	9
4.0	SHLAA Update 2022 .....	10
5.0	The SHLAA process and Assessment Criteria.....	11
5.1	Discounting Stage.....	11
5.2	Assessment of Suitability Stage .....	16
5.3	Suitability Themes.....	16
5.3.1	Location in relation to settlement. ....	16
5.3.2	Brownfield / Greenfield / Mix. ....	17
5.3.3	Area of Outstanding Natural Beauty.....	17
5.3.2	Impact on landscape/seascape character.....	19
5.3.3	Impact on Biodiversity .....	20
5.3.4	Impact on Historic Environment including archaeology.....	21
5.3.5	Highway access .....	21
5.3.6	Access to public transport.....	22
5.3.7	Pedestrian/cycle links .....	22
5.3.8	Access to services and facilities .....	22
5.3.9	Access to open space and recreation .....	22
5.3.10	Other Themes .....	23
5.4	Assessment – Availability.....	25
5.5	Assessment – Achievability.....	26
5.6	Definitions of Developability and Deliverability .....	27
6.	SHLAA Outcomes .....	28
7.	Conclusions .....	28

## Appendices

Appendix 1: Broad Locations

Appendix 2: Discounted Sites – Not Currently Suitable

Appendix 3: Sites that are Not Currently Suitable

Appendix 4: Sites that are Not Currently Developable

Appendix 5: Developable Sites

Appendix 6: Deliverable Sites

Appendix 7: Permissions



## 1.0 Introduction

1.1 The Island Plan Core Strategy (including Waste and Minerals) and Development Management Development Plan Document, was adopted in March 2012. The Isle of Wight Council is now proposing to replace the Island Plan Core Strategy, the proposed Area Action Plans, and the proposed Rural Area Plan with a single Island Planning Strategy. This strategy will be a key document in the delivery of the council's Regeneration Programme and Strategy.

1.2 To underpin the new Island Planning Strategy the council is required to have a robust evidence base. The housing and economic land availability assessments (HELAA) are studies that form part of this evidence base. They help identify potential sites that may be deliverable<sup>1</sup> and developable<sup>2</sup> for new housing and employment over a period that looks forward over the next 15 years (or the period of the Local Plan which is 2022-2037).

1.3 To address this requirement the council intends to comprehensively update its housing element of the HELAA known as the strategic housing land availability assessment (SHLAA).

1.4 The council's strategic housing land availability assessment (SHLAA) forms a crucial component of the evidence base for the proposed Island Planning Strategy. Its key purpose is to consider the suitability, availability, and achievability of sites for residential development, showing how the council is playing a key part in delivering housing to meet local requirements.

1.5 Paragraph 68 of the National Planning Policy Framework (NPPF) requires local planning authorities to undertake a SHLAA to have a clear understanding of the land available in their area. From this planning policies should identify a sufficient supply and mix of sites taking account of their availability, suitability, and likely viability.

1.6 The National Planning Practice Guidance sets out the purpose of the assessment and what should be included.

1.7 The Isle of Wight Council first published their SHLAA in 2012 and has updated it regularly since that time, most recently in 2018. In undertaking a new local plan, the Island Planning Strategy, the council has undertaken a comprehensive review of the SHLAA.

1.8 As made clear in the disclaimer below, it should be noted that the inclusion of sites in this assessment does not allocate them for housing development, grant planning permission nor imply that planning permission would be granted.

1.9 This 2022 SHLAA will form part of the evidence for the council's review of the Island Planning Strategy, updated 5-year land supply and the clearly set out sites that are potentially suitable for allocation.

## 2.0 SHLAA Disclaimer

2.1 The Strategic Housing Land Availability Assessment (SHLAA) is part of the evidence base of the Island Planning Strategy. **Policy decisions and allocations are made through the Island Planning Strategy**, not the SHLAA.

2.2 In relation to the information contained within this report, its appendices and any other report relating to the findings of the Isle of Wight Council's SHLAA, the council makes the following disclaimer, without prejudice:

1. The identification of potential housing sites, buildings, or areas in the SHLAA **does not state or imply that the council would necessarily grant planning permission for residential development**. Nor does identification in the SHLAA automatically qualify the site for allocation for residential or any other type of development. All planning applications will continue to be determined against the development plan and other relevant material considerations.
2. The conclusions in the SHLAA are based on information that was available at the time of the assessment. The council does not accept liability for any factual inaccuracies. Users of the assessment's findings should know that there may be additional constraints on some sites that were not identified at the time of the survey. Consequently, **planning applications will and must continue to be treated on their own merits** at the time of the planning application and not rely solely on the information contained in the SHLAA. Likewise, some of the identified constraints may have been removed since the information was compiled. Issues may also arise during a detailed planning application that were not identified at the time of the assessment. For example, the ground conditions of a site are not always fully known without intensive on-site investigations. Applicants will therefore have to carry out their own analysis of a site to identify any constraints **and should not rely on any part of the findings in the SHLAA to support an application**.
3. The inclusion of potential housing sites, buildings or areas in the assessment does not preclude them from being developed for any other purpose(s) subject to the usual planning considerations.
4. The boundaries that are attached to sites, buildings and areas are based on the information available at the time. The SHLAA does not limit any extension or contraction of these boundaries for the purposes of a planning application.
5. The exclusion of sites, buildings, or areas from the assessment (either because they never formed part of the SHLAA or because they have been discounted) does not preclude the

possibility of planning permission for residential development being granted on them. It is acknowledged that sites will continue to come forward, particularly those below the threshold of five units or 0.25ha (this threshold is explained in the SHLAA methodology). Their exclusion from this assessment does not preclude the possibility of residential development on those sites.

6. The findings are only a 'snapshot' of information held at the time the report was compiled. Therefore, some of the information contained in the assessment may be subject to change over time. The SHLAA will be updated regularly.
7. Economic conditions are susceptible to short- and long-term fluctuation, which can impact on the housing market. Consequently, the availability of sites and the delivery of housing are subject to short- and long-term variations in the economy and the housing market which it is not possible to accurately predict in this assessment. The SHLAA will be updated on a regular basis and the most accurate economic predictions will inform these updates.
8. The SHLAA has identified suggested yields for each site which have been included in the report. In arriving at these conclusions, the context and location of the site has been considered. The yields that have been identified in this report **do not mean that an exact or similar yield would necessarily be appropriate in a planning application**. Any application will continue to be assessed on its own merits, through the normal planning process.
9. The categorisation of sites in terms of when they may come forward is based on the views of officers and in discussion with the SHLAA panel during the preparation of the document. Circumstances or assumptions may change which could impact on a site's development. **The SHLAA does not prevent planning applications being submitted on any sites identified in or excluded from the report at any time. Owners may though wish to seek further planning advice through the council's pre-application service.**
10. If a site has been assessed as deliverable or developable there is an expectation that this site will come forward within the Island Planning Strategy period. Any sites considered developable could come forward earlier and the status should not be restricting earlier delivery. Pre-application advice is encouraged.
11. It is expected that any site assessed as deliverable or developable or appropriate for residential development will have a realistic land value to ensure delivery and viability.
12. Any sites that obtain planning permission should be delivered within a reasonable timeframe. The council does not expect to see sites being land banked.

2.3 Overall, sites identified in this report and its appendices have **no additional planning status** and inclusion in the SHLAA does not imply a presumption of, and should not be inferred to give, planning approval for residential development on any site.



### 3.0 About Housing and Economic Land Availability Assessments

3.1 Following updated Government guidance the SHLAA has become an assessment for both housing and economic sites and is now known as housing and economic land availability assessment (HELAA). This is an assessment of land in a specific area that is likely to be available and capable of development for new housing or employment within a certain timeframe. The period covered by HELAA is typically 15 years (or the period of the Local Plan), beginning from the following April.

3.2 The HELAA has two purposes, first, it identifies suitable sites with potential for housing and/or employment and second, it assesses the five-year supply of deliverable housing sites. This second aspect is a key requirement under national policy and enables the local authority to set out a housing trajectory for the plan period.

3.3 The assessment of sites for new housing and employment or the inclusion within the HELAA report does not indicate that the sites will be allocated within the Island Planning Strategy or be granted planning permission. The HELAA instead as stated forms part of the evidence base to inform plan-making. Any sites deemed suitable, available, and achievable by the HELAA process will still be subject to public consultation, sustainability appraisal and independent examination if they are taken forward through the Local Plan preparation process. However, the HELAA may be a material consideration in the determination of planning proposals.

3.4 The council has also undertaken an Employment Land Study (2022 update) to establish and understand the employment needs of the council. This study identifies/supports the allocation of land for employment purposes. It is considered that this study is robust and will form the economic part of the HELAA process.

3.5 The council has therefore concentrated on the housing part of the HELAA, referred to in this document as the SHLAA.

## 4.0 SHLAA Update 2022

4.1 The Council's website has continued to allow for the submission of sites, providing an application form to do so. In addition, agents and owners were contacted in late 2021 requesting any updates.

4.2 The previous SHLAA assessment methodology has been reviewed and amended to ensure it remains robust and fit for purpose.

4.3 All sites will be assessed or reassessed as appropriate using the updated methodology to determine their suitability, achievability, and deliverability.

## 5.0 The SHLAA process and Assessment Criteria

5.01 The SHLAA provides a 'snapshot' of the suitability of potential housing sites across the Island, as well as the potential supply of developable and deliverable housing sites.

5.02 All sites put forward in this process have been assessed using the council's updated SHLAA methodology.

### 5.1 Discounting Stage

5.1.1 There is a pre-test of suitability via discounting to assess whether sites meet the assessment criteria to be considered in detail. Sites that are not suitable following the initial discounting stage are listed at Appendix 1. The discounting stages and criteria are as follows

**Table 1 – Explanation of Discounting Stages**

Discounting Stage	Criteria
<p><b>Stage A(i) – Environmental Designations with Buffers</b></p> <p>Any site located in one or more of the following designations will be discounted at Stage A. That is, if the site is wholly located within one of the following designations it will automatically be discounted from the SHLAA process. This is because it is not considered to be in accordance with the purpose of the designation. This is considered an automatic and exclusionary criterion.</p> <p>All sites to the right, except for Ancient Woodlands, will be subject to a 5m buffer. This 5m buffer will be applied from the boundary of the designation. Ancient Woodlands will have a 15m buffer in line with Natural England advice. These buffers are incorporated to ensure protection and continued integrity of the designation. This is considered an automatic and exclusionary criterion.</p> <p>As such any site that wholly falls within the 5m or 15m buffers will be discounted from the SHLAA process.</p>	<ul style="list-style-type: none"> <li>• Ramsar</li> <li>• Special Protection Area (SPA)</li> <li>• Special Area of Conservation (SAC)</li> <li>• Regionally Important Geological and Geomorphological Site (RIGG)</li> <li>• Site of Special Scientific Interest (SSSI)</li> <li>• National Nature Reserve (NNR)</li> <li>• Local Nature Reserve (LNR)</li> <li>• Sites of Importance for Nature Conservation (SINC)</li> <li>• Local Nature Reserve (LNR)</li> <li>• Ancient Woodlands</li> <li>• Ancient Monument</li> <li>• Marine Conservation Area</li> </ul>
<p><b>Stage A(ii) – Environmental Designations without Buffers</b></p> <p>Any site located wholly in one of the designations set out to the right will automatically be discounted from the SHLAA process. This is because it is not considered to be in accordance with the purpose of the designation. This is considered an automatic and exclusionary criterion.</p> <p><i>Open and Local Green Space</i></p> <p>Open space is an important resource and facilitates healthy communities. Where a site is located within or on public open space or local green space the site will be discounted at Stage A as an absolute constraint on development and is considered an automatic and exclusionary criterion. For</p>	<ul style="list-style-type: none"> <li>• Heritage Coast</li> <li>• Historic Park or Garden</li> <li>• Publicly accessible open space</li> <li>• Local Green Space</li> <li>• Land safeguarded as biodiversity mitigation</li> </ul>

<p>the purposes of the assessment, public open space is considered as space that is readily accessible to any members of the public without the need for payment or membership. This includes, for example villages greens and locally important open space.</p>	
<p><b>Stage B(I) – Other constraints</b>  <i>Approach to flooding</i>          The National Planning Policy Framework (NPPF) sets out that development in areas of flood risk should be avoided by directing development away from areas of highest risk. It further sets out that where development is necessary it should be safe without increasing flood risk elsewhere. As with local plans, the SHLAA will apply a sequential risk-based approach to considering the location of development.          In the first instance any site that is located in Flood Zone 1 (areas with a low probability of river or sea flooding) will move to the next stage for further assessment providing it passes Stage A and the rest of Stage B.          Sites wholly located within Flood Zones 2 or 3 will be discounted at Stage B as an absolute constraint on development and is considered an automatic and exclusionary criterion. This is because any development located within this area would not be in accordance with the sequential approach.          Where a site incorporates parts of Flood Zones 2 or 3, the areas at risk of flooding will be discounted from the assessment and the resultant area will move to the next stage.          This general approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. Application of the Sequential and Exceptions Tests will help ensure that development can be safely and sustainably delivered, and developers do not waste their time promoting proposals which are inappropriate on flood risk grounds. 4.26 The flood zones as defined by the Environment Agency and by the Strategic Flood</p>	<p>Flood Zones 2 and 3          Grade 1 Agricultural Land          Grade 2 Agricultural Land          Site or subsequent site area too small to deliver 5 dwellings</p>

Risk Assessment (SFRA) for the area provide the basis for applying the Tests (i.e., Flood Zones 2 & 3 and the SFRA for the 2115 scenario).

There may be exceptions where sites located in Flood Zones 2 and 3 are considered appropriate for further investigation. These sites are likely to be on brownfield land, located in regeneration areas, in the heart of town centres with a pre-existing history of development where there is potential for undertaking works that will incorporate flood prevention measures that have wider sustainability and environmental benefits beyond the site. Such sites will be considered on a site-by-site basis.

Discounting at Stage B enables further investigation and appropriate tests to be carried out where there are not enough appropriate sites in Flood Zones 1 and 2. Where there are no reasonably available sites in Flood Zone 1, we will consider reasonably available sites<sup>11</sup> in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required.

Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites<sup>12</sup> in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, considering the flood risk vulnerability of land uses and applying the Exception Test as appropriate.

This part of the assessment process may require consideration of a more detailed Level 2 SFRA, and this will be determined in partnership with the Environment Agency.

### *Agricultural Classification*

Grade 1 excellent quality and Grade 2 very good quality agricultural land is considered an exclusionary criterion due to the little amount of available 1 and 2 Grade land on the Island.

Furthermore, it is considered that as these areas have little or no limitations in agricultural terms they should be safeguarded unless there are no alternative options. Consequently, any sites within Grade 1 or 2 will be initially discounted at Stage B. If there are no suitable alternative sites and a need is recognised, then such sites may be reviewed.

<p>Minimum site yield</p> <p>Where it is clear, from a site visit and taking account the character and or density of the nearby area, that a site is too small to accommodate 5 dwellings then the site will be discounted from the SHLAA process at this stage. This does not preclude the site coming forward through the standard planning application way and could still help deliver housing as a windfall site.</p>	
<p><b>Discounting – Stage B(ii) – Other constraints</b></p> <p>A further stage was added in the 2022 SHLAA</p>	<ul style="list-style-type: none"> <li>• Located outside the Settlement boundary with no meaningful relationship to it'</li> <li>• Coastal Change Management Areas</li> <li>• Zones of Ground Instability Management</li> </ul>

## 5.2 Assessment of Suitability Stage

5.2.1 In addition to those sites that are ‘discounted’ in the above stage. Other more nuanced sites may pass the initial discounting hurdles, but still ultimately be considered ‘not currently suitable’ following a more detailed assessment.

5.2.2 To be regarded as **suitable**, a site must provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. Constraints include relevant information, such as:

- national policy;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- potential impacts including the effect upon landscapes including landscape features, nature, and heritage conservation.

5.2.3 Sites determined as currently not suitable are considered not appropriate or suitable for development at this time.

## 5.3 Suitability Themes

5.3.01 As part of the Suitability assessment, each site will be assessed against a series of themes that will establish whether the site is suitable for development.

5.3.02 The site assessment themes were developed by considering planning policy objectives and sustainability strands contained within the Development Plan. Each of the following themes will be considered for each site:

### 5.3.1 Location in relation to settlement.

#### *Elements to consider*

5.3.1.1 Is the site located within, outside but immediately adjacent, or outside the settlement boundary? If outside the settlement boundary is the site close to other built development? Consider context/continuity.

#### *Rationale*

5.3.1.2 Each site will be considered in terms of proximity to the existing settlement boundary to guide development inside the settlement boundary and focus development on locations where there are better opportunities to access jobs, public transport, local shops, services, and facilities. This is in line with the principles of the council’s policy objectives to encourage sustainable patterns of development.



5.3.1.3 Sustainability and proximity to services should be a factor in assessing SHLAA site suitability. This is justified by the HELAA Guidance<sup>1</sup> which states ‘When considering constraints, plan-makers may wish to consider the information collected as part of the initial site survey, as well as other relevant information, such as: national policy.

5.3.1.4 National policy in the form of the NPPF places much weight in the value of ‘accessible places’. Two paragraphs in particular stand out:

5.3.1.5 Para 73b – ‘ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;’

5.3.1.6 Para84d – ‘the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.’

### 5.3.2 Brownfield / Greenfield / Mix.

#### *Elements to consider*

5.3.1.1 Is the site brownfield/previously developed land (PDL), part PDL, or wholly Greenfield?

#### *Rationale*

5.3.1.2 Whether a site is considered PDL will be determined by the recognised definition as set out in the National Planning Policy Framework<sup>13</sup> and verified by a site visit.

### 5.3.3 Area of Outstanding Natural Beauty

5.3.3.1 The purpose of the Area of Outstanding Natural Beauty (AONB) designation is to conserve and enhance the natural beauty of the area. The National Planning Policy Framework (NPPF)<sup>8</sup> recognises this level of protection and sets out that great weight should be given to conserving the landscape and scenic beauty.

5.3.1.2 The National Planning Policy Framework (NPPF) sets out national policy in England, and Paragraph 172 states that “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.” It goes on to set out that “Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.”

5.3.1.3 The Isle of Wight is well known for the quality of its environment, with its landscapes and coastlines enjoying a high level of special designation and protection. Over 50% of the Island is designated as an AONB and 28 miles of coastline is designated as Heritage Coast.

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<sup>1</sup> [Housing and economic land availability assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/544212/Housing_and_economic_land_availability_assessment_-_GOV.UK.pdf)

5.3.1.4 The Isle of Wight AONB, however, has not been included as an exclusionary environmental designation in the SHLAA methodology. This is because the Isle of Wight AONB covers approximately 50% of the Island's surface area. Therefore, there would be a significant number of sites within and adjacent to rural service centres and villages which would automatically be excluded from the SHLAA process.

5.3.1.5 The council recognises that there will be a need for housing across the Island and that some development may be acceptable in certain places and could help meet identified local needs within the AONB. However, the council also appreciates that there is no presumption in favour of sustainable development within the AONB. Therefore, any development in this area will need to be carefully considered to ensure the ongoing protection of the AONB and purpose of the designation.

5.3.1.6 In relation to the SHLAA methodology, any site that is located within the AONB (providing it meets Stage A and B tests) will be assessed on overall suitability. This will include an initial officer assessment on potential impacts on the AONB based on location, site topography, visual impacts, and character of the area.

5.3.1.7 The council recognises that the impact on the designation may require further testing at any application/allocation stage. This will be discussed with the AONB officers.

5.3.1.8 Matters of AONB 'Setting' are an important factor to not overlook. AONB settings are a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. This principle is also picked up in the Isle of Wight AONB Management Plan. Section 3.9 states that *'Isle of Wight AONB cannot be considered in isolation from the rest of the Isle of Wight. The very fact that the AONB consists of five distinct parcels of designated landscape spread out across the whole of the Island means that there is a strong interrelationship between the AONB and the non-designated areas. This interrelationship is: visual, in respect of views to and from the AONB (its setting) often including non-designated countryside or settlements; economic, in terms of the draw of the AONB for tourism and as a setting for other rural and land-based industries; and social, in that it provides recreational space for many larger communities immediately adjacent to the area. This proximity to the most populated areas of the Island means that the AONB is easily accessed, having the ability to play a positive part in the health and wellbeing of the whole local community and contribute to the wider Isle of Wight economy.'*

5.3.1.9 Linked to the Area of Outstanding Natural Beauty and tranquillity is Dark skies. NPPF paragraph 185 is relevant here

*c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.*

5.3.1.10 The council supports the creation of a dark skies park in the south west of the Island. Development proposals will be supported within the proposed dark skies park where they have demonstrated that all reasonable and proportionate opportunities to reduce light pollution have been explored and incorporated. Development proposals that include roof glazing and large expanses of glazing will not be supported, unless through appropriate design the impacts can be mitigated. If external lighting cannot be avoided the colour temperature of lighting should not exceed 2700K.

### 5.3.2 Impact on landscape/seascape character

*Elements to consider*

5.3.2.1 The process has involved Identifying the key features from the East wight and West Wight Landscape Assessments in each Character Area.

5.3.2.2 Following this an assessment of landscape sensitivity and value has been made, in consideration of the following criteria.

Landscape Sensitivity Factors	Landscape Value Factors
Inherent landscape quality (intactness and condition).	Landscape designations
Ecological sensitivity.	Ecological and other designations (e.g., heritage, flood zone, etc)
Inconsistency with existing settlement form/pattern.	Local distinctiveness
Contribution to separation between settlements.	Any historic/cultural/literary associations
Contribution to the setting of surrounding landscape/settlement.	Contribution to setting of 'outstanding assets'
Views (Visual sensitivity).	Recreation and public access/locally valued spaces
Potential for mitigation.	Perceptual aspects (e.g., scenic quality, tranquillity, and remoteness)

*Rationale*

5.3.2.3 Sites outside the AONB will also be considered in terms of potential landscape impact and account will be taken of the bullet points above.

5.3.2.4 The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally designated landscapes but also the wider countryside.

5.3.2.5 Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.

### 5.3.3 Impact on Biodiversity

#### *Elements to consider*

5.3.3.1 Elements considered include proximity and relationship to the following:

- Ramsar
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- Marine Conservation Zone (MCZ)
- National Nature Reserve
- Local Nature Reserve
- Country Parks
- Site of Importance for Nature Conservation (SINC)
- Regionally Important Geological and Geomorphological Site (RIGG)
- Local Ecological Network
- Priority Habitats – UK BAP Section 41 of the Natural Environment and Rural Communities Act
- Ancient woodland
- Hedges
- Rivers, streams, and waterways
- Tree Preservation Areas
- Other trees, shrubs, and habitats
- Protected Species
- SANG potential

#### *Rationale*

5.3.3.2 The Isle of Wight has a wealth of designations and biodiversity assets across the island that need to be protected/conserved and where possible enhanced. Furthermore, as there are fewer introduced species there are more stable populations of native animals that need consideration. The NPPF<sup>14</sup> sets out that local planning authorities should plan for biodiversity at a landscape scale and should minimise impacts on biodiversity.

#### *Biodiversity Net Gain*

5.3.3.3 For sites that are considered suitable, the SHLAA has given an initial consideration of the scope and potential biodiversity net gains that could be achieved. These will need to be further considered as part of specialist surveys alongside planning applications. Net gains can affect layouts and hence site development capacities.

### 5.3.4 Impact on Historic Environment including archaeology

#### *Elements to consider*

#### 5.3.4.1 Is the site within:

- The grounds of a listed building or immediately adjacent to one?
- Or adjacent to a: Scheduled Ancient Monument?
- Historic Park or Garden?
- Conservation area?
- Will any development impact on the setting of a heritage feature?
- Does the site have any impacts on archaeological assets?

#### *Rationale*

5.3.4.2 The Island's Historic Landscapes are all around us and contain the sites, settlements, fields, lanes and roads, houses and landscapes which survive from every period of our human past. The NPPF<sup>15</sup> sets out that consideration should be given to heritage assets and their conservation and that any potential development should make a positive contribution to the local character and distinctiveness.

5.3.4.3 Deliverable/ developable sites will also be checked by the Archaeology Service to ascertain any potential impacts on the Island's archaeology. Depending on timings of the archaeology assessment may affect the final overall suitability of a site.

### 5.3.5 Highway access

#### *Elements to consider*

5.3.5.1 Is the site close to the main road network, does it have road frontage, potential for visibility splays? Is there a clear right of access to the site? Does it require additional land to gain access to the road? Is the road leading to the site sufficient width, narrow, unmade? Are there any right of access issues, for example does the access incorporate a public right of way? Does the highway have pedestrian footways or scope to create them, and are they of sufficient width?

#### *Rationale*

5.3.5.2 Sites with poor accessibility may simply not be possible to develop, or the necessary impacts on local character may be too great. Or they can simply increase the cost of highway infrastructure required to develop the site and thus the likelihood of development diminishes. Sites with good accessibility require little or no highway infrastructure to develop and can be developed over the plan period.

5.3.5.3 The following criteria will facilitate an understanding of how close a site is to certain services and how sustainable it might be as a result.

### 5.3.6 Access to public transport

#### *Elements to consider*

5.3.6.1 Is the site close to a bus stop or other public transport mode? Is it walkable and is there a footpath? Does the public transport service operate on a regular basis? Is there a structure for inclement weather? Is it located in an area that would encourage use of the bus as opposed to the car?

#### *Rationale*

5.3.6.2 Sites located close to a bus stop can give residents realistic alternatives to the car. This though to an extent will be determined by the frequency of the bus and the ability to walk to the bus stop.

### 5.3.7 Pedestrian/cycle links

#### *Elements to consider*

5.3.7.1 Is the site located close to a recognised public right of way, cycleway, or footpath? Is there a pavement or footpath to the road for safe public access?

#### *Rationale*

5.3.7.2 Sites located close to pedestrian or cycle links can facilitate and encourage realistic alternatives to the car making the site more sustainable.

### 5.3.8 Access to services and facilities

#### *Elements to consider*

5.3.8.1 Is the site located close to facilities such as shops, schools, and other community facilities? Is the site well related to services facilities or well-placed so that the use of walking and cycling can be maximised?

#### *Rationale*

5.3.8.2 Sites located close to community services will help sustain those services and may reduce the pressures on services elsewhere whilst at the same time reducing the need to travel by private car.

### 5.3.9 Access to open space and recreation

#### *Elements to consider*

5.3.9.1 Is the site located close to open space, play space or other recreation facilities? The open space typologies considered as part of this exercise are:

- Amenity Green Space

- Children’s and Young person’s provision
- Parks and Gardens
- Allotments
- Outdoor Sport
- Accessible Natural or Semi-Natural Greenspace

5.3.9.2 Access to open space is considered both in terms of quantitative and access standards by typology, as set out in the Council’s evidence base.

#### *Rationale*

5.3.9.3 Access to a range of open space types is a component in sustainability and liveability. Sites located close to open space and recreation areas can reduce the need to travel.

### 5.3.10 Other Themes

5.3.10.1 The following themes will facilitate a wider understanding of other aspects that may affect a site’s overall suitability.

#### Air Quality sensitivities

5.3.10.2 Is the site in an air quality management area, are there any known air quality issues in the area, or is there potential for issues to arise as a result of additional development?

#### Minerals Resources

5.3.10.3 Is the site a mineral safeguarding area or in a known mineral area? Can the mineral be safeguarded or be extracted beforehand?

#### Agricultural land classification

5.3.10.4 What is the agricultural land classification for the site? This relates to sites not in Grade 1 or 2 as these are considered elsewhere.

#### Loss of employment site

5.3.10.5 Will development result in the loss of an employment site, is it a safeguarded employment site or is the potential for redevelopment/mix of uses?

#### Potential for mixed use

5.3.10.6 Does the site have potential for a mix of uses? If so likely uses?

#### Constraints to delivery

5.3.10.7 What are the potential constraints to delivery, for example;

✦ Is there more than one landowner, if so, how many, are all in agreement on availability?

✦ Is the site subject to any covenants/ lease terms?

Infrastructure requirements/ capacity

5.3.10.8 Is the site connected to any services/ utilities? Is it adjacent to sites that are connected to services/ utilities? What is the likely infrastructure required? Will this impact the potential site yield?

Compatibility

5.3.10.9 If residential development is provided in this location, is it compatible with existing uses? Are there neighbouring uses that may impact or be impacted by residential development? If there any pylons/telegraph poles within the site are these in a location that may affect layout or yield? Will there need to be a buffer to other uses or areas?

Planning history

5.3.10.10 Is there anything in the planning history that affects potential for development, has it previously been allocated, declined permission, if so for what reasons?

5.3.10.11 Only recent planning history will be looked at, that is from March 2012, when the last Core Strategy was adopted.

Policy Context

5.3.10.12 Overarching policy consideration including, is it affected by an adopted neighbourhood plan or supplementary planning document.



## 5.4 Assessment – Availability

5.4.1 Once the suitability of a site was established, the availability of the site was further assessed. Generally, a site is considered available, for development when, on the best information available there is confidence that there are no legal or ownership problems, such as multiple ownership, ransom strips, tenancies, or operational requirements of the landowners.

5.4.2 Availability will also consider the following aspects:

- Information contained within the pro-forma
- Whether the site is immediately available for development
- Whether the site is available for other uses
- Whether the site is available as a rural exception site
- If the site contains a property, could this be included, sub divided, converted

5.4.3 For the purposes of SHLAA the pro-forma and local knowledge will determine the basis on availability initially. Should there be any concern with regards to any aspects on the potential for availability further clarification may be sought.

5.4.4 A site can be considered **available** for development, when, on the best information available (confirmed by the call for sites and information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.

## 5.5 Assessment – Achievability

5.5.0 A site is considered **achievable** for development where there is a reasonable prospect that the development will be developed on the site at a particular point in time. This is essentially a judgement about the economic [viability of a site](#), and the capacity of the developer to complete and let or sell the development over a certain period.

### 5.5.1 *Aspects of achievability*

- Overall suitability, availability, and achievability
- Any factors that may affect the potential of the site coming forward including costs on development, market factors and any delivery factors.
- Is the site developable / deliverable in the Plan timeframe?

### 5.5.2 *Capacity Testing*

5.5.2.1 In determining the potential yield of a site, the following factors will be considered:

- Information included within the pro-forma
- The density of the surrounding area
- The character of the surrounding area
- The proximity to the settlement boundary
- The infrastructure that may be required. This will be especially relevant to larger sites and may include the need for facilities, open space, internal roads, etc.
- Where there are more sensitive and larger sites some initial concept plans may be undertaken to determine potential yields.

### 5.5.3 *Build out rates*

5.5.3.1 Build out rates for sites will vary depending on the nature and size of site including what is the likely yield given access and other requirements and constraints. The council will consider that sites can be delivered at a rate of 40-50 dwellings per annum but will be guided to an extent by market factors and any relevant information.

## 5.6 Definitions of Developability and Deliverability

5.6.01 To be regarded as **developable**<sup>2</sup>, sites must be suitable and have a realistic prospect of being available and being developed at the point envisaged. In this instance at some point in years 6-15 of the Island Planning Strategy.

5.6.02 In terms of **currently not developable**, sites with this status are considered to have a constraint that is currently not able to be overcome. In most instances the constraint is fundamental at this time. It may include the fact that the landowners have not expressed a willingness to develop, multiple ownerships, viability, or reliance on another site coming forward first

5.6.03 To be regarded as **deliverable**<sup>3</sup>, sites must be available now, be suitable and have a realistic prospect of some or all units being completed within the next 5 years from now.

### 5.1 *Viability and suitable sites*

5.1.1 For sites to be considered deliverable and developable, a judgement on economic viability has to be undertaken. It is considered that all deliverable and developable sites are viable.

5.1.2 The council is also intending to allocate residential sites based on the SHLAA evidence in the Island Planning Strategy. Any sites proposed for allocation are considered viable in the context of the site and the relevant policy requirements.

5.1.3 The council therefore expects landowners to have a realistic expectation in regards to the value of their land and does not anticipate that landowners will expect more than is set out in the relevant government guidance or where sites become unviable for development.

5.1.4 It is therefore anticipated that those buying and selling land will take account of the relevant policy requirements set out in the council's local plan (adopted or emerging) when valuing and/ or buying land.

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<sup>2</sup> NPPF (July 2018) page 66.

<sup>3</sup> Planning Practice Guidance: Housing and economic land availability assessment (September 2018) paragraph 036 and NPPF (July 2018) page 66.

## 6. SHLAA Outcomes

- 6.1 The aim of the SHLAA is to provide an assessment of each site's ability to provide a sustainable location for housing
- 6.2 This SHLAA has identified potential housing sites across the Island that together will help meet the objectively assessed housing requirement as identified in the Island Planning Strategy.
- 6.3 It also provides the baseline evidence to support additional assessment work and allows for further consideration of site options and allocations in the upcoming Island Planning Strategy.
- 6.4 If sites that are considered deliverable and/ or developable do not come forward in the timelines set out or within the Island Planning Strategy Period they may not be considered as deliverable/ developable in subsequent SHLAA reviews.
- 6.5 The council has also updated its 5-year land supply, and this can be found on the council's website [here](#).

## 7. Conclusions

- 7.1 The 2022 SHLAA has been a comprehensive process undertaken and has identified a number of sites that are deliverable and developable over the course of the next 15 years.
- 7.2 These sites will help meet the council's housing requirement as set out in the Island Planning Strategy.
- 7.3 The 2022 SHLAA is an evidence-based document that has helped inform the proposed residential allocations in the consultation draft Island Planning Strategy.
- 7.4 The full site assessments can be found on the council's website [www.iow.gov.uk/shlaa](http://www.iow.gov.uk/shlaa) under one of the four categories: Deliverable, Developable, Currently Not Developable and Currently Not Suitable. The permissions and windfall trajectory are published separately as part of the Council's in Appendix 4 of the Council's emerging IPS and evidence base [here](#).