

Strategic Housing Land Availability Assessment (SHLAA)

April 2013 update

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1 Purpose

- 1.1 This document confirms the identification of land and sites put forward by their owners as potential development sites to deliver housing and is an update to the original SHLAA document that was published in October 2010. The original document sets out in full the approach taken to the assessment of sites and should be referred to in you have any queries on the assessment process.

This document does not allocate any site for housing.

- 1.2 Allocations will be made subject to further work undertaken as part of the Medina Valley Area Action Plan, Ryde Area Action Plan, Bay Area Action Plan and Delivery and Management Development Plan Document.
- 1.3 In addition no conclusion should be drawn from the inclusion or omission of sites from this assessment. The National Planning Policy Framework confirms that planning policies should promote sustainable development in rural areas, and that housing should be located where it will enhance or maintain the vitality of rural communities.
- 1.4 Therefore as part of the Delivery and Management Development Plan Document the Local Planning Authority will assess further sites located in the wider rural area to ensure that housing allocations support local services.
- 1.5 This document was last updated in January 2012. The purpose of this update is to:
- Provide a plan of new sites put forward by their land owners since January 2012.
 - Provide confirmation of SHLAA sites that have been reassessed as part of the SHLAA process and that will be included in the formal assessment of potential development sites that will take place as part of the Area Action Plan (AAP) and Delivery and Management Development Plan Document (DMDPD) processes.
 - Remove SHLAA sites which have received planning permission.
 - Remove those sites requested to be withdrawn either by the owners or agents.
 - Amend land ownership issues resulting in a site size change.
 - Ensure that the methodology for site assessment continues to be applied consistently across all sites.
 - Remove sites identified by the Island Plan Core Strategy Habitat Regulations Assessment as not suitable for development.
 - Amend flood risk areas to take into consideration new information received from Environment Agency.
 - Amend information to specifically identify cycle tracks, footpaths and bridleways.
 - Revise the SINC information to be consistent with current information held.
 - Amend Village Green and Common Land information.
 - Identify sites which overlap parish boundaries and include them in both parishes.
- 1.6 Each site has been appraised and has been categorised as either 'Deliverable', 'Developable' or 'Not Currently Developable' for housing development. The definitions for each are:
- **Deliverable** – These are sites that are available now, offering a suitable location for housing development with the reasonable prospect of being delivered within five years.
 - **Developable** – These sites offer a suitable location for development and offer a reasonable prospect that they will be available to be developed from years 6 to 10 and years 11 to 15 of the plan period.

- **Not Currently Developable** – It is not known when these sites could be developed for housing because they are subject to one or more constraints and it is unknown when they are likely to be overcome. These include physical constraints e.g. access and potential for flooding, ownership and location constraints.
- 1.7 **The categorisation of these sites is not confirmation that planning approval will be given on the site.**
- 1.8 The aim is to provide a strategic level assessment of each site's ability to be developed, which will be subject to further assessment by the Council.
- 1.9 This document forms the baseline evidence to support further assessment work and allows for further consideration of site options in the various development plan documents that the council will be producing.
- 1.10 The methodology for assessing sites is set out in the Strategic Housing Land Availability Assessment that forms part of the Island Plan Core Document Library and can be found at the following link www.iwight.com/shlaa as Appendix A - Methodology under the January 2012 update.
- 1.11 The SHLAA has identified potential housing sites against a requirement of 520 dwellings per annum from the Isle of Wight target of 8,320 dwellings between 2011 and 2027. Table 1 illustrates how the requirement for housing can be met through the Core Strategy plan period.

Table 1 – Potential Housing Supply		
	At adoption	April 2013
a) Total additional housing requirement as set out in Policy SP2 of the Core Strategy	5,120	5,120
b) SHLAA – Within settlement boundary of a KRA potential supply	1,782	1,282
c) SHLAA – Outside settlement boundary but within a KRA potential supply	15,426	16,546
d) SHLAA – Within settlement boundary of a SRA potential supply	136	153
e) SHLAA – Within settlement boundary of a RSC potential supply	107	107
f) SHLAA – Outside and immediately adjacent RSC or wider rural area	4,632	4,536
Total Potential Supply from sites put forward for assessment in the SHLAA	22,083	22,624
Over Supply [(b+c+d+e+f) – a]	16,963	17,504

Site Assessment Conclusions

- 1.12 Each site was appraised using the methodology criteria and once the additional site details were added to each site proforma a summary of the site issues and capacity for the site to accommodate development was concluded. These conclusions determined whether the site was considered Deliverable, Developable or Not Currently Developable.

Deliverable sites:

- Sites in this category are predominantly located within the Key Regeneration Areas. This strongly aligns with the Core Strategy document to focus development within the Key Regeneration Areas, in particular policies SP1 and SP2, Spatial Strategy and Housing Provision.
- The majority of the sites have an existing access with few sites requiring a small amount of investment to develop and most have no obvious physical constraints identifying these sites as suitable for development.
- A significant proportion of sites are located within the settlement boundary with good access to jobs, services and facilities.
- The majority of the sites have one owner or with multiple owners subject to a coordinated purchase/approach by a single developer, identifying these sites as available for development.
- Many of the sites are in areas which have seen high changes in house prices over the last few years and subsequently these areas have seen a drop in affordability of market housing which is linked to housing need, identifying these sites as achievable for development.

Developable sites:

- A significant proportion of these sites are location within the Key and Smaller Regeneration Areas and Rural Service Centres. This aligns with the Core Strategy document which focuses development within these locations.
- The majority of the sites have either an existing access or are accessible but require investment. There are a small number of sites not accessible at present but have the potential for access and most have no obvious physical constraints identifying these sites as suitable for development.
- Most of the sites have one owner or with multiple owners subject to a coordinated purchase/approach by a single developer with a smaller proportion identified as having two or three owners identifying these sites as available for development.
- Some of the sites are in areas which have seen high changes in house prices over the last few years and subsequently these areas have seen a drop in affordability of market housing, linked to housing need, identifying these sites as achievable for development.

Not Currently Developable sites:

- As Policy SP2 confirms that, for the rural areas, development will take place at the Rural Service Centres and the wider rural area, sites located outside the settlement boundaries of the RSCs have been reassessed. This may mean that they are classed as either Deliverable or Developable when previously they were classed as Not Currently Developable. This change means that more sites will be assessed as part of the Delivery and Management DPD.
- Sites although accessible predominantly require investment to develop, with some sites not accessible at present and others affected by severe access limitation which would require land take before sites are suitable for development.

- A significant proportion of these sites are in multiple ownership and therefore are not as available for development as sites in single ownership or with multiple owners subject to a coordinated purchase/approach by a single developer.

Annex 1 – New Sites by Parish

East Cowes

Site Reference Number	Site Address	Ward	SHLAA Category
LDF571	Land off Saunders Way	Whippingham & Osborne	Deliverable

Godshill

Site Reference Number	Site Address	Ward	SHLAA Category
LDF564	Land adjoining Scotland Farm and Tresslewood Care Village, Scotland Corner	Godshill & Wroxall	Developable

Gurnard

Site Reference Number	Site Address	Ward	SHLAA Category
LDF561	Land at 76 Place Road (former Readers site), Cowes	Cowes West & Gurnard	Deliverable

Nettlestone & Seaview

Site Reference Number	Site Address	Ward	SHLAA Category
LDF573	Land adjacent Priory Drive	Nettlestone & Seaview	Not Currently Developable

Newport

Site Reference Number	Site Address	Ward	SHLAA Category
LDF560	Land north of Carisbrooke Priory, Whitcombe Road	Newport South	Developable
LDF567	Land at and adjacent to 314 and 316 Gunville Road	Carisbrooke	Deliverable

Ryde

Site Reference Number	Site Address	Ward	SHLAA Category
LDF565	Land adjacent to "Hideaway", Playstreet Lane	Havenstreet, Ashley & Haylands	Deliverable

Site Reference Number	Site Address	Ward	SHLAA Category
LDF572	Land adjacent Trotters Riding Stables, Ashey Road	Havenstreet, Ashey & Haylands	Deliverable

Ventnor

Site Reference Number	Site Address	Ward	SHLAA Category
LDF566	Land to the south and west of Rew Valley Sports Centre, Rew Lane	Ventnor West	Deliverable

Wootton Bridge

Site Reference Number	Site Address	Ward	SHLAA Category
LDF574 (incorporates LDF568)	Land to east of Station Road and adjacent Packsfield Lane North	Wootton Bridge	Developable

Annex 2 – Amended Sites by Parish

Arreton

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF091	Land at Redway Farm, Merstone	Arreton & Newchurch	Developable	Not Currently Developable
LDF118	Land at Birchmore Lane, Blackwater	Arreton & Newchurch	Removed	Not Currently Developable
LDF133	Land at Leigh Thomas, Blackwater Road, Newport	Arreton & Newchurch	Removed	Not Currently Developable
LDF147	Cheeks Farm, Merstone Lane, Merstone	Arreton & Newchurch	Removed	Developable

Brading

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF015b	Land at St Helens	Brading, St Helens & Bembridge	Removed	Not Currently Developable
LDF176	Carpenters Farm	Brading, St Helens & Bembridge	Removed	Not Currently Developable
LDF183	Rowborough Farm, Beaper Shute	Brading, St Helens & Bembridge	Removed	Developable
LDF309	Marsh Farm, Carpenters Road	Brading, St Helens & Bembridge	Removed	Developable
LDF392b	Land between Vicarage Lane & Quay Lane (2)	Brading, St Helens & Bembridge	Removed	Not Currently Developable
LDF402	Land adjacent Football Ground at Vicarage Lane	Brading, St Helens & Bembridge	Removed	Not Currently Developable
LDF460	Barnsley Farm, Bullen Road, Ryde	Nettlestone & Seaview/ Brading, St Helens & Bembridge	Deliverable	Developable

Calbourne

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF058	Land at Colemans Lane, Porchfield	West Wight	Removed	Not Currently Developable
LDF437	Durrants Farm, Colemans Lane	West Wight	Removed	Not Currently Developable

Chale

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF080b	Land to rear of Place Farm, Chale Street	Chale, Niton & Whitwell	Developable	Not Currently Developable

Cowes

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF331	Medina Yard	Cowes Medina	Removed	Deliverable

East Cowes

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF078a	Land at GKN, Kingston	Whippingham & Osborne	Removed	Deliverable

Fishbourne

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF064	Land at Elenors Grove	Binstead & Fishbourne	Removed	Not Currently Developable

Freshwater

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF134	Land off Afton Road	Freshwater South	Removed	Developable
LDF148	Mountfield Park, Norton Green	Freshwater North	Removed	Not Currently Developable

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF364	Land north west of Golden Hill Fort	Freshwater North	Removed	Not Currently Developable

Gatcombe

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF196	Hill Farm	Central Wight	Removed	Not Currently Developable

Gurnard

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF554	Land at Rolls Hill, Northwood	Cowes West & Gurnard	Removed	Not Currently Developable
LDF557	Land at Comforts Farm, Pallance Road, Northwood	Cowes West & Gurnard	Removed	Developable

Havenstreet & Ashe

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF006b	Coppid Hall Farm	Havenstreet, Ashe & Haylands	Deliverable	Not Currently Developable
LDF216	Land at Sans Souci, Main Road	Havenstreet, Ashe & Haylands	Deliverable	Developable
LDF406	Land at Leopards Farm, Speeds Lane	Havenstreet, Ashe & Haylands	Developable	Not Currently Developable

Nettlestone & Seaview

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF090 (incorporates LDF113)	Land at the Meadows, Priory Drive	Nettlestone & Seaview	Developable	Not Currently Developable
LDF097	Gibb Well Field, off Seaview Lane	Nettlestone & Seaview	Developable	Not Currently Developable

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF218	Land west of Nettlestone and south of Nettlestone Hill	Nettlestone & Seaview	Developable	Not Currently Developable
LDF280b	Land at Eddington Road	Nettlestone & Seaview	Developable	Not Currently Developable
LDF435	Land off the north western side of Seaview Lane	Nettlestone & Seaview	Developable	Not Currently Developable
LDF452	Land adjacent Priory Bay Hotel	Nettlestone & Seaview	Developable	Not Currently Developable
LDF460	Barnsley Farm, Bullen Road, Ryde	Nettlestone & Seaview/ Brading, St Helens & Bembridge	Deliverable	Developable
LDF470	Land rear of The Copse, Eddington Road, Seaview	Nettlestone & Seaview	Removed	Developable

Newchurch

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF084	Land off Newport Road, Apse Heath	Arreton & Newchurch	Developable	Not Currently Developable
LDF296	31 Ventnor Road, Apse Heath	Arreton & Newchurch	Developable	Not Currently Developable
LDF312	Land to rear of Laurels, High Street	Arreton & Newchurch	Developable	Not Currently Developable
LDF421	Land adjacent Winford Road	Arreton & Newchurch	Removed	Developable

Newport

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF071	Land to south west of Little Kitbridge	Parkhurst	Deliverable	Developable
LDF133	Land at Leigh Thomas, Blackwater Road	Arreton & Newchurch	Removed	Not Currently Developable
LDF193	Little Whitcombe Farm, Carisbrooke	Newport South	Removed	Not Currently Developable
LDF195	Plaish Farm, Bowcombe	Carisbrooke	Removed	Developable

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF377a	Old Marl Pit, Watergate Road	Newport South	Deliverable	Developable
LDF418	Thompson House, Sandy Lane	Newport South	Removed	Not Currently Developable
LDF503	Land west of Gunville	Carisbrooke	Removed	Not Currently Developable
LDF536 [incorporates LDF405 (tourism)]	Riverside Paddock, Dodnor Lane	Parkhurst	Deliverable	Not Currently Developable

Niton & Whitwell

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF101	Land off Ventnor Road, Whitwell	Chale, Niton & Whitwell	Developable	Not Currently Developable
LDF155	Land off Slay Lane, Whitwell	Chale, Niton & Whitwell	Developable	Not Currently Developable
LDF177	Field Plot, Kingates Lane, Whitwell	Chale, Niton & Whitwell	Removed	Not Currently Developable
LDF354	Land west of Bannock Road, Whitwell	Chale, Niton & Whitwell	Developable	Not Currently Developable
LDF396	The Coach House, Nettlecombe Lane, Whitwell	Chale, Niton & Whitwell	Developable	Not Currently Developable
LDF527	Land south of Meadow Way & Ludbrook Way & rear of St Michaels, High Street, Whitwell	Chale, Niton & Whitwell	Developable	Not Currently Developable
LDF545	Land at Water Acre, High Street, Whitwell	Chale, Niton & Whitwell	Developable	Not Currently Developable

Northwood

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF445	Hillisgate Riding Stables, Noke Common Road, Newport	Cowes South & Northwood	Removed	Developable
LDF556	Land at Hillis Gate Road	Cowes South & Northwood	Removed	Not Currently Developable

Ryde

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF221	Land at Rosemary Vineyard & Sharon Orchard, Asheys Road	Havenstreet, Asheys & Haylands	Incorporated	Deliverable
LDF371	Rosemary Vineyard, Sharon Orchard & Trotters Riding School, Smallbrook Lane	Havenstreet, Asheys & Haylands	Incorporated	Deliverable

Sandown

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF422	Land to north of Culver Way and accessed from Yaverland Road	Sandown North	Removed	Not Currently Developable

Shalfleet

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF014	Land west of Shalfleet	West Wight	Developable	Not Currently Developable
LDF060a	Land at Shalcombe & Chessell, Newport Road, Chessell	West Wight	Removed	Not Currently Developable
LDF060b	Manor Farm, Top Road	West Wight	Developable	Not Currently Developable
LDF160	Land at Coopers Lane and Main Road	West Wight	Developable	Not Currently Developable
LDF161a	Land fronting Thorley Street	West Wight	Developable	Not Currently Developable
LDF217	Land north of Main Road	West Wight	Developable	Not Currently Developable
LDF462 (incorporates LDF239)	Land adjacent & accessed off Bouldnor Mead, adjacent playing fields, Yarmouth	West Wight	Removed	Not Currently Developable

Shanklin

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF202	Holme Farm, Church Road	Shanklin South	Removed	Developable
LDF294	Land opposite Holme Farm, Church Road	Shanklin South	Removed	Not Currently Developable
LDF425	Underground Former Water Reservoir, Church Road	Shanklin South	Removed	Not Currently Developable

St Helens

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF015a	Land at St Helens	Brading, St Helens & Bembridge	Removed	Not Currently Developable
LDF015b	Land at St Helens	Brading, St Helens & Bembridge	Removed	Not Currently Developable
LDF077	Land off Carpenters Road	Brading, St Helens & Bembridge	Removed	Not Currently Developable

Totland

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF238	Land adjacent Fort Warden Road	Totland	Developable	Not Currently Developable
WW04	Land rear of Strang Hall, Uplands Road	Totland	Developable	Not Currently Developable

Ventnor

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF151	Land between Fishers & Inglewood Park, St Lawrence	Ventnor West	Removed	Not Currently Developable
LDF517	Land known as 'Rewbank', east side of Newport Road	Ventnor West	Removed	Not Currently Developable

Whippingham

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF351	Folly Works, Folly Lane	Whippingham	Not Currently Developable	Deliverable

Wootton Bridge

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF423	Woodside Bay Holiday Village, New Road	Wootton Bridge	Removed	Not Currently Developable
LDF471 (incorporates LDF121 & LDF390)	29 & 31 Lushington Hill	Wootton Bridge	Removed	Not Currently Developable
LDF537	Land at Palmers Road	Wootton Bridge	Developable	Not Currently Developable

Wroxall

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF122	Land off Clarence Road	Godshill & Wroxall	Removed	Not Currently Developable
LDF207	Land at Stenbury Down Cottage & 1 Sandpit Cottage, Whiteley Bank	Godshill & Wroxall	Removed	Not Currently Developable
LDF517	Land known as 'Rewbank', east side of Newport Road, Ventnor	Ventnor West	Removed	Not Currently Developable

Yarmouth

Site Reference Number	Site Address	Ward	Previous SHLAA Category	New SHLAA Category
LDF161a	Land fronting Thorley Street	West Wight	Developable	Not Currently Developable
LDF161b	Land fronting Thorley Street	West Wight	Developable	Not Currently Developable

Annex 3 – Sites Carried Forward from the Previous SHLAA Update by Parish

Arreton

Site Reference Number	Site Address	Ward	SHLAA Category
LDF082	Land rear of Hazely Combe	Arreton & Newchurch	Developable
LDF091	Land at Redway Farm, Merstone	Arreton & Newchurch	Not Currently Developable
LDF117	Land at Main Road	Arreton & Newchurch	Developable
LDF157	Merstone Valley Nurseries, Merstone Lane, Merstone	Arreton & Newchurch	Developable

Brading

Site Reference Number	Site Address	Ward	SHLAA Category
LDF054 (incorporates LDF007, LDF156, LDF464 & overlaps with LDF221)	Land to west of Westridge known as Pennyfeathers	Ryde East/ Brading, St Helens & Bembridge/ Havenstreet, Ashey & Haylands	Deliverable

Brighstone

Site Reference Number	Site Address	Ward	SHLAA Category
LDF042	Land between Upper Lane and Main Road	Central Wight	Developable
LDF197	Land adjacent Main Road	Central Wight	Not Currently Developable
LDF198	Berry Barn, New Road	Central Wight	Developable

Calbourne

Site Reference Number	Site Address	Ward	SHLAA Category
LDF029	Land off Elm Lane	West Wight	Not Currently Developable
LDF230	Land at Elm Lane	West Wight	Not Currently Developable

Site Reference Number	Site Address	Ward	SHLAA Category
LDF346	Merlins Farm, Elm Lane	West Wight	Not Currently Developable

Chale

Site Reference Number	Site Address	Ward	SHLAA Category
LDF080a	Land at Lower Bramstone Farm, Newport Road, Chale Green	Chale, Niton & Whitwell	Developable
LDF080c	Land at Tithe Barn Farm, adjacent Newport Road	Chale, Niton & Whitwell	Developable
LDF313 (incorporates LDF192)	Land between Southview Cottages and Rose Lodge, Chale Green	Chale, Niton & Whitwell	Developable

East Cowes

Site Reference Number	Site Address	Ward	SHLAA Category
LDF095	Waverley Park Holiday Park	East Cowes	Deliverable
LDF264	Land off Whippingham Road and Crossways Road	East Cowes	Deliverable

Fishbourne

Site Reference Number	Site Address	Ward	SHLAA Category
LDF018a	Land at Bourne Cottage, 9 Fishbourne Lane	Binstead & Fishbourne	Not Currently Developable
WF55	Ranalagh Drive	Binstead & Fishbourne	Developable

Godshill

Site Reference Number	Site Address	Ward	SHLAA Category
LDF049	Land at Deacons Nursery	Godshill & Wroxall	Developable
LDF061	Land at Munsley Farm	Godshill & Wroxall	Developable
LDF223	The Glebe, land off Church Hill	Godshill & Wroxall	Developable
LDF450 (incorporates LDF224)	Land south and west of Godshill, off Whitwell Road	Godshill & Wroxall	Developable

Havenstreet & Ashey

Site Reference Number	Site Address	Ward	SHLAA Category
LDF006a	Coppid Hall Farm	Havenstreet, Ashey & Haylands	Developable
LDF100	Land at Binstead	Binstead & Fishbourne/ Havenstreet, Ashey & Haylands	Deliverable
LDF240	Land at Millhouse Farm, Upton Road, Ryde	Havenstreet, Ashey & Haylands	Deliverable
LDF398	Brickfields Equestrian Centre, Binstead	Havenstreet, Ashey & Haylands	Deliverable

Lake

Site Reference Number	Site Address	Ward	SHLAA Category
LDF068a	Land at Black Pan Farm/Scotchells Brook	Lake North	Developable
LDF068b	Land adjoining Lake Common Road and Lake Common	Lake North	Deliverable
LDF096	Land west of Whitecross Lane	Lake South	Deliverable
LDF229	Spithead Business Centre	Lake South	Deliverable
LDF293	Merrie Gardens	Lake South	Deliverable
LDF500	Broadlea Primary School	Lake North	Deliverable

Nettlestone & Seaview

Site Reference Number	Site Address	Ward	SHLAA Category
LDF370	Land at Puckpool Hill, Ryde	Nettlestone & Seaview	Deliverable
LDF372 (incorporates LDF356)	Harcourt Sands, Puckpool Hill, Ryde	Nettlestone & Seaview	Deliverable
LDF397	Land at Bullen Road, Ryde	Nettlestone & Seaview	Deliverable
LDF550	The Yard, Bullen Road, Ryde	Ryde East/ Nettlestone & Seaview	Deliverable

Newchurch

Site Reference Number	Site Address	Ward	SHLAA Category
LDF083	Land off Ventnor Road, Apse Heath	Arreton & Newchurch	Developable
LDF141	Greentiles Nursery, Winford Road	Arreton & Newchurch	Not Currently Developable
LDF477 (incorporates LDF182)	Popes Farm, High Street	Arreton & Newchurch	Developable
LDF549 (incorporates LDF098)	Land at White Dymes, Main Road	Arreton & Newchurch	Developable

Newport

Site Reference Number	Site Address	Ward	SHLAA Category
LDF001a	Dodnor Farm, Dodnor Lane	Parkhurst	Deliverable
LDF001c	Dodnor Farm, Dodnor Lane	Parkhurst	Deliverable
LDF020	Land between Buckbury Lane and Long Lane	Newport East	Deliverable
LDF028	Land adjacent Bank Cottage, Dodnor Lane	Parkhurst	Deliverable
LDF046	Clover Cottage, Stag Lane	Parkhurst	Deliverable
LDF051	Land off Gunville Road	Carisbrooke	Deliverable
LDF065	West of Gunville House	Carisbrooke	Deliverable
LDF072	Land off Gunville Road	Parkhurst	Deliverable
LDF085 (overlaps with LDF395)	Land at Little Kitbridge	Parkhurst/ Newport West/ Newport Central	Deliverable
LDF103 [incorporates LDF067, LDF126 (partial), LDF394 & LDF541]	Horsebridge Hill	Parkhurst	Deliverable
LDF124 (incorporates LDF384)	Land at Staplers Heath, off Staplers Road	Newport North	Deliverable
LDF125	Land at Burnt House Lane & Pan Lane	Newport East	Deliverable
LDF127a	Land at Hunters Way, off Staplers Road	Newport North	Developable
LDF127b	Land at Hunters Way, off Staplers Road	Newport North	Deliverable

Site Reference Number	Site Address	Ward	SHLAA Category
LDF132 (incorporates LDF053)	Land off Staplers Road & Mayfield Drive	Newport North	Deliverable
LDF136 (overlaps with LDF415)	Land to the north east of Newport	Newport North	Deliverable
LDF154	Pan Down	Newport East	Developable
LDF173	Land to south west of Buckbury Lane	Newport East	Deliverable
LDF205	Land adjacent 80 Watergate Road	Newport South	Deliverable
LDF219	St Georges Park, St Georges Way	Newport East	Deliverable
LDF241	Land opposite Carisbrooke High School	Newport West	Deliverable
LDF266	Newport Quay – east	Newport North	Deliverable
LDF301	Land east of Gunville Road	Newport West/ Carisbrooke	Deliverable
LDF316	Land east of Gunville Road	Newport West/ Carisbrooke	Deliverable
LDF330	Land at New Fairlee Farm	Newport North	Deliverable
LDF332	Land to the west of HMP Parkhurst	Parkhurst	Deliverable
LDF333	Land to the north of Parkhurst Prison	Parkhurst	Deliverable
LDF334	Quarry View, Camp Hill	Parkhurst	Deliverable
LDF335	Land rear of 8-11 Miller Close, north of Lonsdale Avenue	Parkhurst	Deliverable
LDF336	Land rear of Albany View	Parkhurst	Deliverable
LDF337	Land rear of 24-43 Rooke Street, west of Miller Close	Parkhurst	Deliverable
LDF338	Holly Grange, Postern Road, Camp Hill	Parkhurst	Deliverable
LDF339	Land west of Medina Way opposite St Mary's Hospital	Parkhurst	Deliverable
LDF342	Land north of Nicholson Street, adjacent 23 Rooke Street	Parkhurst	Deliverable
LDF348	Carisbrooke Retail Park, Taylor Road	Newport West	Deliverable
LDF353	Land to west of Broadwood Lane, Gunville	Carisbrooke	Deliverable
LDF355 (incorporates LDF258a)	Medina Meats and land adjacent, Little London	Newport Central	Deliverable
LDF357	Little Fairlee Farm	Newport North	Deliverable
LDF358	Land to rear of Gunville Road	Newport West	Deliverable
LDF365	Land to rear of 155a-183a Staplers Road	Newport North	Deliverable
LDF374	Riverview Stables, 82 Watergate Road	Newport South	Deliverable

Site Reference Number	Site Address	Ward	SHLAA Category
LDF391 (overlaps with LDF439 and incorporates NZ)	Land at Worsley Road	Parkhurst/ Newport Central	Deliverable
LDF395 (overlaps with LDF085)	Land west of Sylvan Drive	Newport Central/ Newport West	Deliverable
LDF415 (overlaps with LDF136)	Land to the south of Fairlee Sewerage Plant, Fairlee Road	Newport North	Deliverable
LDF432 (incorporates LDF034)	Land south of 45 Noke Common	Parkhurst	Deliverable
LDF492	Hunnyhill Primary School	Parkhurst	Deliverable
LDF520	Prices Garage, Pan Lane	Newport East	Not Currently Developable
LDF521	Isle of Wight Pet Centre, Watergate Road	Newport South	Not Currently Developable
LDF532	Land at 69a to 87 Gunville Road	Carisbrooke	Deliverable
LDF542	Land at Ash Lane	Carisbrooke	Deliverable
N11	Moreys, 81-117 Medina Avenue	Newport East	Deliverable
N16	Moreys site, Trafalgar Road	Newport South	Deliverable
N32	Prison land, Parkhurst Road	Parkhurst	Deliverable
N41	15-17 St James Street	Newport Central	Deliverable

Niton & Whitwell

Site Reference Number	Site Address	Ward	SHLAA Category
LDF040c	Land off Chatfeild Road, Niton	Chale, Niton & Whitwell	Developable
LDF040e	Land off Chatfeild Road, Niton	Chale, Niton & Whitwell	Developable
LDF059	Ladyacre Farm, Pan Lane, Niton	Chale, Niton & Whitwell	Developable
LDF299	Land south of Kemming Road, Whitwell	Chale, Niton & Whitwell	Not Currently Developable
LDF424	Niton Manor Farm, Blackgang Road, Niton	Chale, Niton & Whitwell	Developable

Northwood

Site Reference Number	Site Address	Ward	SHLAA Category
LDF050	Land at Pallance Road	Cowes South & Northwood	Deliverable
LDF150 (incorporates LDF076)	Land rear of Harry Cheek Gardens	Cowes South & Northwood	Deliverable
LDF234 (overlaps with LDF467)	Somerton Farm	Cowes South & Northwood	Deliverable
LDF277a	Medham Farm	Cowes South & Northwood	Deliverable
LDF277b	Medham Farm	Cowes South & Northwood	Deliverable
LDF308	Land rear of 84 Wyatts Lane	Cowes South & Northwood	Deliverable
LDF323	Chawton Farm, Chawton Lane	Cowes South & Northwood	Deliverable
LDF526	Land to west of Newport Road	Cowes South & Northwood	Deliverable
LDF538	Land at Kingswell Dairy, to east of Coronation Avenue	Cowes South & Northwood	Developable
LDF539	Land at Kingswell Dairy, to east of Newport Road	Cowes South & Northwood	Deliverable
LDF540	Land at Kingswell Dairy, to west of Newport Road	Cowes South & Northwood	Deliverable

Rookley

Site Reference Number	Site Address	Ward	SHLAA Category
LDF171	Rookley Industrial Estate	Central Wight	Deliverable
LDF442	Land at Rookley Green on east side of Niton Road	Central Wight	Developable

Ryde

Site Reference Number	Site Address	Ward	SHLAA Category
LDF002	Land off Quarry Road	Ryde South/ Havenstreet, Ashe & Haylands	Deliverable
LDF036	Land rear of Bettsworth Lodge, Lower Bettsworth Road	Havenstreet, Ashe & Haylands	Deliverable
LDF038	Stone Cottage, Pitts Lane, Binstead	Binstead & Fishbourne	Deliverable

Site Reference Number	Site Address	Ward	SHLAA Category
LDF054 (incorporates LDF007, LDF156, LDF464 & overlaps with LDF221)	Land to west of Westridge known as Pennyfeathers	Ryde East/ Brading, St Helens & Bembridge/ Havenstreet, Ashe y & Haylands	Deliverable
LDF087	Land at Rosemary Lane	Havenstreet, Ashe y & Haylands	Deliverable
LDF100	Land at Binstead	Binstead & Fishbourne/ Havenstreet, Ashe y & Haylands	Deliverable
LDF129	Land at Haylands Manor, Corbett Road	Havenstreet, Ashe y & Haylands	Developable
LDF158	Land at Upton Road	Havenstreet, Ashe y & Haylands	Deliverable
LDF172	100 Ashe y Road	Havenstreet, Ashe y & Haylands	Deliverable
LDF220	Land north of Bullen Road and east of Marlborough Road	Ryde East	Deliverable
LDF225	Appley Manor Hotel, Appley Road	Ryde East	Deliverable
LDF240	Land at Millhouse Farm, Upton Road	Havenstreet, Ashe y & Haylands	Deliverable
LDF372 (incorporates LDF356)	Harcourt Sands, Puckpool Hill, Ryde	Nettlestone & Seaview	Deliverable
LDF375	Land between Grasmere Avenue & Thornton Close	Ryde East	Deliverable
LDF403 (overlaps with LDF461)	Land rear of the Old Rectory, off Pitts Lane, Binstead	Binstead & Fishbourne	Deliverable
LDF428	Land at Haylands Farm, Salters Road	Havenstreet, Ashe y & Haylands	Deliverable
LDF433	Clark Masts Systems Ltd, 18-20 Ringwood Road, Binstead	Ryde West	Deliverable
LDF461 (incorporates LDF399 and overlaps with LDF403)	Paddock Chase & Rectory Cottage, Pitts Lane, Binstead	Binstead & Fishbourne	Deliverable
LDF463	Busy Bee Garden Centre, Brading Road	Ryde East	Deliverable
LDF481	Swanmore Middle School, Bettesworth Road	Havenstreet, Ashe y & Haylands	Deliverable
LDF515	Land south of Quarr Hill and west of Newnham Lane	Binstead & Fishbourne	Deliverable

Site Reference Number	Site Address	Ward	SHLAA Category
LDF522 (incorporates LDF008)	36 Newnham Road, Binstead	Binstead & Fishbourne	Deliverable
LDF543 [incorporates LDF326 (infrastructure) and LDF544]	Land at Ryde Golf Course and Ryde House, Binstead Road	Ryde North West	Deliverable
LDF550	The Yard, Bullen Road	Ryde East/ Nettlestone & Seaview	Deliverable
LDF552	Rosemary Copse Farm (formerly known as the Piggeries), Smallbrook Lane	Havenstreet, Ashe & Haylands	Deliverable
NE03	62/70 Hillrise Avenue	Ryde West	Deliverable
NE79	Land rear of Spencer Road	Ryde North West	Deliverable

Sandown

Site Reference Number	Site Address	Ward	SHLAA Category
LDF009	Land at Morton Brook	Sandown South	Developable
LDF190c	Land adjacent Yaverland Road	Sandown North	Developable
LDF201	Land adjacent Perowne Way	Sandown South	Developable
LDF547	Belgrave Hotel and Royal Cliff Apartments, Beachfield Road	Sandown South	Deliverable

Shalfleet

Site Reference Number	Site Address	Ward	SHLAA Category
LDF162	Land south of Wellow Top Road, Wellow	West Wight	Not Currently Developable
LDF436	Land to south and west of Lower Calbourne Mill, Newbridge	West Wight	Not Currently Developable

Shanklin

Site Reference Number	Site Address	Ward	SHLAA Category
LDF024a	Land at Upper Chine	Shanklin South	Developable
LDF024b	Land at Upper Chine	Shanklin South	Developable
LDF131	Land to south west of Westhill Road	Shanklin South	Deliverable
LDF203	Land adjacent Church Road	Shanklin South	Developable
LDF269	Former Spa Hotel site, Esplanade	Shanklin South	Deliverable

Site Reference Number	Site Address	Ward	SHLAA Category
LDF449	Land to rear of 96 & 98 & adjacent 94d Victoria Avenue	Shanklin South	Deliverable

St Helens

Site Reference Number	Site Address	Ward	SHLAA Category
LDF109	Guildford Park Caravan Site	St Helens	Not Currently Developable
LDF135	Stonewood Campsite, Field Lane	St Helens	Not Currently Developable
LDF186	Fakenham Farm, Eddington Road	St Helens	Developable
LDF278	Land off St Michaels Road	St Helens	Developable

Totland

Site Reference Number	Site Address	Ward	SHLAA Category
LDF037	Land off Alum Bay New Road	Totland	Developable
LDF123 (incorporates LDF048)	Land at Hawkridge, Uplands Road	Totland	Developable
WW10	Land rear of Strang Hall, Uplands Road	Totland	Deliverable

Ventnor

Site Reference Number	Site Address	Ward	SHLAA Category
LDF228	Steephill Down Road	Ventnor West	Deliverable
LDF485	St Margarets Primary School	Ventnor West	Deliverable
LDF566	Land to the south and west of Rew Valley Sports Centre	Ventnor West	Deliverable
SE105	Ventnor Industrial Estate, off Mitchell Avenue	Ventnor East/ Ventnor West	Deliverable

Wootton Bridge

Site Reference Number	Site Address	Ward	SHLAA Category
LDF003	Land between The Spinney & The Linhay, Park Road	Wootton Bridge	Developable
LDF108	Land at Reynards Kennels, Farm Lane	Wootton Bridge	Developable

Site Reference Number	Site Address	Ward	SHLAA Category
LDF166	Land adjoining Lushington Hill & Hunters Way	Wootton Bridge	Developable
LDF328 (overlaps with LDF369)	Land between Lushington Hill and Gravel Pit Road	Wootton Bridge	Developable
LDF369 (overlaps with LDF324)	Land adjacent Long Meadow, Gravel Pit Road	Wootton Bridge	Developable
LDF393 [overlaps with LDF324 (minerals site)]	Land adjacent 79 Palmers Road	Wootton Bridge	Developable
LDF535	Westwood House, Brocks Copse Road	Wootton Bridge	Deliverable
LDF568	Land off Packsfield Lane North	Wootton Bridge	Developable
WF12	Land to rear of Harwoods Garage	Wootton Bridge	Deliverable
WF13	Land to rear of Station Road	Wootton Bridge	Deliverable

Wroxall

Site Reference Number	Site Address	Ward	SHLAA Category
LDF189	Baycroft Farm, West Street	Godshill & Wroxall	Not Currently Developable
LDF427	Land at St John's Road	Godshill & Wroxall	Developable

Annex 4 – Sites Located Within Parishes Producing Neighbourhood Plans

LDF Ref	Site Address	Parish	PDL	Use Request	Site Area (ha)	Resultant Area (ha)	Developable Area (ha)
LDF041	Land at Forelands Field Road	Bembridge	No	Development Envelope Change	0.90	0.90	0.60
LDF088a	Land east of Mill Road and south of High Street	Bembridge	No	Mixed Use	6.14	6.14	2.86
LDF088b	Land east of Hillway Road and south of Steyne Road	Bembridge	No	Mixed Use	4.93	4.91	2.29
LDF489	Bembridge Primary School	Bembridge	Yes	Housing	0.69	0.68	0.45
LDF015b	Land at St Helens	St Helens/ Brading	No	Housing	21.36	21.35	14.22
LDF054 (incorporates LDF007, LDF156, LDF464 & overlaps with LDF221)	Land to west of Westridge known as Pennyfeathers, Ryde	Ryde/ Brading	No	Housing	51.25	47.84	31.86
LDF176	Carpenters Farm, St Helens	Brading	Mixed	Housing	1.01	0.73	0.49
LDF183	Rowborough Farm, Beaper Shute	Brading	No	Housing	20.66	12	8
LDF204	Land adjacent Morton Old Road	Brading	No	Housing	2.33	2.33	1.55
LDF206	Land south west of West Lane	Brading	No	Housing	0.90	0.90	0.60
LDF309	Marsh Farm, Carpenters Road	Brading	No	Housing	67.94	11.94	7.95
LDF392a	Land between Vicarage Lane & Quay Lane (1)	Brading	No	Housing	2.73	2.73	1.82
LDF392b	Land between Vicarage Lane & Quay Lane (2)	Brading	No	Housing	3.90	1.94	1.29

LDF Ref	Site Address	Parish	PDL	Use Request	Site Area (ha)	Resultant Area (ha)	Developable Area (ha)
LDF402	Land adjacent Football Ground at Vicarage Lane	Brading	No	Housing	0.73	0.73	0.49
LDF460	Barnsley Farm, Bullen Road, Ryde	Nettlestone & Seaview/ Brading	No	Mixed Use	17.74	14.93	11.94
LDF056	Land to east of Football Club, Camp Road	Freshwater	No	Housing	6.04	6.04	4.02
LDF057	Land to south of Clayton Road	Freshwater	No	Housing	2.53	2.53	1.68
LDF102	Heathfield Meadows	Freshwater	No	Housing	0.97	0.97	0.65
LDF110	Land between Court Road and Spinfish Lane	Freshwater	No	Housing	7.76	7.76	5.17
LDF111	Land between Spinfish Lane & Locksley Close, Queens Road	Freshwater	No	Housing	2.98	2.98	1.98
LDF112	East of Locksley Close & south of Camp Road/Queens Road	Freshwater	No	Housing	0.98	0.98	0.65
LDF134	Land off Afton Road	Freshwater	No	Housing	3.13	1.04	0.69
LDF140	Land north of Bedbury Lane	Freshwater	No	Housing	1.41	1.40	0.93
LDF148	Mountfield Park, Norton Green	Freshwater	No	Housing	1.11	1.08	0.72
LDF208 (incorporates LDF120)	Land adjacent Meadows, Colwell Road	Freshwater	No	Housing	1.28	1.28	0.84
LDF222 (incorporates LDF107)	Land west of Regina Road	Freshwater	No	Housing	6.92	6.90	4.60
LDF349	Land at Birch Close	Freshwater	No	Housing	1.65	1.65	1.10
LDF364	Land north west of Golden Hill Fort	Freshwater	Mixed	Housing	2.92	1.85	1.23
LDF387	Land at Crumwell, Church Place	Freshwater	No	Housing	1.86	1.76	1.17

LDF Ref	Site Address	Parish	PDL	Use Request	Site Area (ha)	Resultant Area (ha)	Developable Area (ha)
LDF487	West Wight Middle School	Freshwater	Yes	Housing	1.58	1.44	0.96
LDF506	All Saints Primary School	Freshwater	Yes	Housing	0.66	0.66	0.44
LDF063	Land to rear of Oaklands Lodge, Worsley Road	Gurnard	No	Housing	0.86	0.86	0.55
LDF184	Part of Dottens Farm, Woodvale Road	Gurnard	No	Housing	0.85	0.85	0.57
LDF235	Land at Gurnard Farm, Cockleton Lane	Gurnard	No	Housing	7.19	5.89	3.92
LDF381 (incorporates LDF455)	Land at Place Road, Cowes	Gurnard	No	Housing	6.89	6.89	4.59
LDF382 (incorporates LDF456)	Land rear of The Glen, Worsley Road	Gurnard	No	Housing	1.25	1.25	0.83
LDF383	Land at Baring Road and Tuttons Hill	Gurnard	No	Housing	7.80	7.80	5.19
LDF554	Land at Rolls Hill, Northwood	Gurnard	No	Housing	0.73	0.73	0.49
LDF557	Land at Comforts Farm, Northwood	Gurnard	No	Housing	1.85	1.83	1.22

Annex 5 – Sites Now Withdrawn

Site Reference Number	Site Address	Reason
LDF066	Land south of Whitepit Lane, Newport	Agent no longer acting for client
LDF104	Merrie Gardens, Lake	Site being built out
LDF244	St Georges School, Watergate Road, Newport	Site still being used as a school
LDF281	Medina Centre, Treeside & Medina House, School Lane, Newport	Site still being used as a school
LDF414	Sunnycrest Nursery site, Wacklands Lane, Newchurch	Site due to become an extension to adjacent caravan park
LDF508	Love Lane Primary School, Cowes	Site still being used as a school
LDF513	Summerfields Primary School, Atkinson Drive, Newport	Site still being used as a school
LDF514	Barton Primary School, Barton Road/Royal Exchange, Newport	Site still being used as a school
RA17	Winford Waste and land adjacent Cupressus Avenue, Winford	Site being built out
U6	Mill Bay Inn, Esplanade, Ventnor	Site being built out

Annex 6 – Sites Now Removed

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area (ha)	Resultant Area (ha)	Developable Area (ha)
C13	Cambridge Road	East Cowes	No	Housing	0.79	0.70	0.47
C22	Nursery Gardens	East Cowes	No	Housing	0.57	0.57	0.38
C30	Mayfield Road	East Cowes	No	Housing	0.56	0.56	0.37
C31	Oakfield Road	East Cowes	No	Housing	0.69	0.69	0.46
C164	Wyatts Lane	Northwood	No	Housing	0.53	0.53	0.35
LDF558	Bucklers View, Worsley Road	Gurnard	No	Housing	0.09	0.07	0.05
LDF559	Land to the rear of 9-11 Alfred Street	East Cowes	No	Housing	0.04	0.04	0.03
LDF562	Land at Westbrook Yard, Main Road	Ningwood	Mixed	Housing	1.65	0	0
LDF563	1 Brookfield Gardens	Ryde	Mixed	Housing	0.06	0.06	0.04
LDF569 (overlaps with U15)	Land at and adjacent to The Wheatsheaf Inn, High Street	Brading	Mixed	Housing	0.32	0.26	0.17
LDF570	Land rear of 37 Pallance Road	Northwood	No	Housing	0.19	0.19	0.13
N43	Post Office Counters, High Street	Newport	Yes	Housing	1.10	1.10	0.73
N66	Land rear of 17-33 Staplers Road	Newport	No	Housing	1.02	1.02	0.68
N191	Southern Vectis, Nelson Road	Newport	Yes	Housing	0.64	0.64	0.43