

Strategic Housing Land Availability Assessment

November 2018

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Disclaimer

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.**

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 SHLAA has identified suggested yields for each site which have been included in the report. In arriving at these conclusions, officers have considered the context and location of the site as well as discussing potential yields with the SHLAA panel. 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.
3. 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 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 the course of 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 in order to identify any constraints **and should not rely on any part of the findings in the SHLAA to support an application.**
4. 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.

5. 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.**
6. 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.
7. 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.
8. 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.
9. The study has a base date of 30 November 2018, and 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.
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 seen as 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.

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.

1.0 Introduction

- 1.1 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 demonstrate availability of sites for residential development, showing how the council is playing a key part in delivering housing to meet local requirements.
- 1.2 Paragraph 67 of the National Planning Policy Framework July 2018, requires local planning authorities to undertake a SHLAA in order 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.
- 1.3 The National Planning Practice Guidance sets out the purpose of the assessment and what should be included.
- 1.4 The Isle of Wight Council first published their SHLAA in 2012 and has updated it regularly since that time. In undertaking a new local plan, the Island Planning Strategy, the council has undertaken a comprehensive review of the SHLAA. The council carried out a broad 'call for sites' during October-November 2017 and this and other work has formed the basis of the 2018 SHLAA.
- 1.5 As made clear in the disclaimer, 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.
- 1.6 This 2018 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 considered to be potentially suitable for allocation.

2.0 Overview of the SHLAA process

- 2.1 The SHLAA provides a 'snapshot' of the potential supply of deliverable and developable housing sites across the Island.
- 2.2 The 2018 SHLAA report is a comprehensive assessment of all sites that were submitted or resubmitted as part of the council's call for sites that was carried out during October to December 2017.
- 2.3 All sites put forward in this process have been assessed using the council's updated SHLAA methodology. This can be found on the council's website at www.iow.gov.uk/shlaa. The council's methodology builds on the National Planning Policy Guidance's SHLAA methodology and flowchart found in Appendix 2 of this document.
- 2.4 In terms of stages 1 and 2 set out in the flowchart, site/ broad location identification and assessment, these aspects are covered in the council's methodology as set out in 2.3 above.
- 2.5 All sites submitted were assessed and considered using the council's methodology. They were then assessed by a steering group of senior council planning officers before being reviewed by the SHLAA panel consisting of industry professionals and councillors.
- 2.6 On completion of the above process, the steering group then reviewed the sites to determine their deliverability.
- 2.7 To be regarded as **deliverable**¹, 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.
- 2.8 To be regarded as **developable**², 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.
- 2.9 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, for example, the location not being appropriate. In some instances however, it may be as a result of access issues or landscape concerns or similar that subject to more information or detail may be able to be overcome.
- 2.10 Sites determined as currently not suitable are considered not appropriate or suitable for development at this time. In these instances sites have not met the assessment criteria to be considered beyond Stage A and B of the council's SHLAA methodology. Sites discounted at Stage A or B are generally those that are wholly located within an environmental designation, high agricultural classification or flood risk area. In some instances sites have been discounted because the site or resultant area will not be capable of delivering 5 or more homes.

¹ Planning Practice Guidance: Housing and economic land availability assessment (September 2018) paragraph 036 and NPPF (July 2018) page 66.

² NPPF (July 2018) page 66.

3.0 SHLAA Outcomes

- 3.1 The aim of the SHLAA is to provide an assessment of each site’s ability to provide a sustainable location for housing.
- 3.2 This SHLAA has identified potential housing sites across the Island that together will help meet the objectively assessed housing requirement of 641 a year as identified in the Housing Needs Assessment.
- 3.3 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.
- 3.4 On completion of the SHLAA assessments and review by the steering group, the LPA has produced a table (Table 3, Appendix 1) showing the development potential of all deliverable and developable sites included in the SHLAA. This table sets out how much housing could potentially be provided and at what point in the future.
- 3.5 Table 1 below shows the overarching amount of development potential from the SHLAA sites per regeneration area.

Table 1 – Sites per regeneration area

Regeneration Area	Deliverable	Developable	Total
West Wight	163	397	560
West Medina	263	715	978
Newport	153	3455	3608
East Medina	123	246	369
Ryde	415	1252	1667
The Bay	288	551	839
Total	1405	6616	8021

- 3.6 The SHLAA has identified enough sites across the Island to deliver 8021 residential units. This number along with existing planning permissions, other sites being considered for allocation and broad locations for growth will meet the council’s objectively assessed housing requirement of 9615 units over the 15 year plan period.
- 3.7 Sites considered both **deliverable and/ or developable** across the Island can be found in Table 3 at Appendix 1.
- 3.8 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.

- 3.9 Any sites considered deliverable, subject to planning permission, should have units being completed within the first 5 years of the Island Planning Strategy or publication of this SHLAA.
- 3.10 Any sites considered developable could come forward earlier and the status should not be seen as restricting earlier delivery. The council will discuss timings at a pre-application stage.
- 3.11 Any sites that obtain planning permission should be delivered within a reasonable timeframe. The council does not expect to see sites being land banked or permissions being renewed. The council is looking at available tools to ensure delivery of sites with permission.
- 3.12 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.
- 3.13 As part of the process an assessment has been carried out as to whether sites will come forward as anticipated. Discussions with the SHLAA Panel, steering group officers and other council officers have been undertaken to determine a realistic trajectory. These discussions were based on a site by site basis and considered location, site size, number of units and any past performance of the site owner and/ or promoter.
- 3.14 Sites considered currently not developable can be found in Appendix 3.
- 3.15 Sites considered currently not suitable can be found in Appendix 4.
- 3.16 Within the SHLAA trajectory there are 82 sites which are classified as deliverable and 66 sites which are classified as developable. The total number of SHLAA sites assessed within this process was 378. There are 192 sites which are currently not developable and 38 which are currently not suitable.
- 3.17 The council has also updated its 5 year land supply and this can be found on the council's website [here](#).

4.0 Viability and suitable sites

- 4.1 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.
- 4.2 The council is also intending to allocate residential sites based on the SHLAA evidence in the Island Planning Strategy and the draft version will include those currently proposed. Any sites proposed for allocation are considered viable in the context of the site and the relevant policy requirements.
- 4.3 National Planning Policy Guidance on 'Viability and plan making' July 2018 sets out viability aspects in relation to landowners and sites (Paragraph: 013, reference ID: 10-013-20180724). It defines land value for any viability assessment.
- 4.4 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.

4.5 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.

5.0 Windfall allowance

5.1 In terms of Stage 3 of the National Planning Policy Guidance’s SHLAA methodology flowchart the council has included a windfall allowance.

5.2 Paragraph 70 of the National Planning Policy Framework (NPPF) July 2018 allows local authorities to make an allowance for windfall sites in their anticipated supply. Where this is the case there should be compelling evidence that they will provide a reliable source of supply. It goes on to say, any allowance must be realistic having regard to the SHLAA, historic windfall delivery and expected future trends.

5.3 Table 2 – Historic windfall completions

Year	Windfall completions	Total completions
2010/11	233 (51%)	455
2011/12	235 (56%)	418
2012/13	159 (38%)	409
2013/14	126 (30%)	410
2014/15	229 (57%)	396
2015/16	TBC	417
2016/17	238 (74%)	321

5.4 The draft Island Planning Strategy proposes a number of allocations across the Island. The site sizes of these allocations are varied from small to large and in the main propose five units or more, albeit there are likely to be a couple of smaller sites in certain locations. This will be the first time that land is allocated for residential use since the Unitary Development Plan (1996-2011) adopted in 2001.

5.5 Acknowledging this, the council has considered windfall sites in this context. It has examined smaller planning permissions resulting in additional net gain of one to four units over the calendar year of 2018. Given the draft Island Planning Strategy primarily proposes allocations of five plus, it is considered that the smaller sites will still come forward.

5.6 During the period of 1 January 2018 to 31 October 2018 139 units have been granted across the Island on smaller sites. Over 80% of those are formed of single and two units.

5.7 It is therefore considered that there is compelling evidence that demonstrates there are still going to be sites that deliver single units as well as those sites that deliver up to four.

- 5.8 That stated the council has taken a precautionary, but realistic and robust approach to potential windfall numbers and has included a figure of 100 windfall units a year across the Plan period.
- 6.0 Proposed trajectory of deliverable and developable sites.**
- 6.1 In line with Stage 4 of the National Planning Policy Guidance's SHLAA methodology flowchart the council has prepared a trajectory of deliverable and developable sites. These are set out Table 3 in Appendix 1.
- 6.2 The SHLAA trajectory is based on the proposed 15 year plan period of the draft Island Planning Strategy currently from 2019/20 to 2033/34. This is due to the lead in times for development and the timing of the publication of the 2018 SHLAA.
- 6.3 The draft Island Planning Strategy also proposes two areas of search/ broad locations for consideration of two new garden communities to facilitate delivery of sites acknowledging that these will be later in the plan period.
- 7.0 Conclusions**
- 7.1 The 2018 SHLAA has been a comprehensive process undertaken in conjunction with representatives of the development sector. It 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 objectively assessed housing requirement of 641 a year.
- 7.3 The 2018 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 under one of the four categories: Deliverable, Developable, Currently Not Developable and Currently Not Suitable.

Appendix 1 - Table 3 - Trajectory of deliverable and developable sites

SHLAA Ref	Address	Settlement	Regen Area	Indicative yield	Size	BF/GF	Status	18/19	19/20	20/21	21/22	22/23	23/24	24/25-28/29	29/30-33/34
IPS285	Land off Alum Bay New Road	Totland	West Wight	6	0.74	GF	Deliverable			6					
IPS403	Land to the rear of Lanes End	Totland	West Wight	10	0.26	BF	Deliverable					10			
IPS071	Heathfield Campsite, Heathfield Rd,	Freshwater	West Wight	90	3.5	GF	Deliverable		10	10	15	15	20	20	
IPS090	Land to the north west of Regina Road	Freshwater	West Wight	15	0.8	GF	Deliverable		5	5	5				
IPS010	Regina Field, Copse Lane,	Freshwater	West Wight	10	6.94	GF	Deliverable					5	5		
IPS195	East of Locksley Close & south of Camp Road	Freshwater	West Wight	8	1	GF	Deliverable					8			
IPS082A	Land and School buildings at Weston Primary School, Weston Road	Totland	West Wight	10	0.83	MIX	Developable						10		
IPS082B	School buildings at Weston Primary School, Weston Road	Totland	West Wight	Within IPS082A	N/A	MIX	Developable								
IPS192	Land to South of Clayton Road	Freshwater	West Wight	60	2.5	GF	Developable						15	45	
IPS009	School Ground, Copse Lane	Freshwater	West Wight	65	5.17	GF	Developable						5	60	
IPS007	Church Field, Copse Lane	Freshwater	West Wight	25	1.83	GF	Developable								25
IPS189	Land to the east of Football Club, Camp Road	Freshwater	West Wight	150	6	GF	Developable							60	90
IPS336	The Apple Farm, Newport Road	Freshwater	West Wight	10	2.68	GF	Developable						10		
IPS121	Bouldnor Mead, Yarmouth	Yarmouth	West Wight	22	4	GF	Deliverable								
IPS096	Land at Main Road, Wellow	Wellow	West Wight	15	1.7	GF	Deliverable			5	5	5			
IPS350	Buildings at Lee Farm,	Wellow	West Wight	10	0.6	BF	Deliverable					5	5		
IPS300A	Land fronting Thorley Street	Thorley	West Wight	15	1.3	GF	Deliverable					10	5		
IPS215	Manor Farm (West Field)	Wellow	West Wight	7	1.3	GF	Developable							7	
IPS400	Land at Warlands, Shalfleet	Shalfleet	West Wight	30	2.2	GF	Deliverable					15	15		
IPS322	Land at Elm Lane	Calbourne	West Wight	10	0.5	GF	Deliverable					10			
IPS057	Merlins Farm, Elm Lane	Calbourne	West Wight	10	1.16	GF	Deliverable				10				
IPS305	Land at Moor Lane	Brighstone	West Wight	2	0.25	GF	Deliverable								
IPS306	Land at Moor Lane	Brighstone	West Wight	4	0.3	GF	Deliverable			4					
								0	15	30	35	83	90	192	115

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IPS394	Medina Yard	Cowes	West Medina	535	0.15	BF	Deliverable				51	51	51	100	282
IPS042	Former Somerton Reservoir, Newport Road	Cowes	West Medina	146	1.85	BF	Deliverable					49	49	48	
IPS131	Land at Baring Road	Cowes	West Medina	10	0.5	GF	Deliverable				5	5			
IPS352	Land at 187 Baring Road	Cowes	West Medina	15	3.95	GF	Deliverable					5	10		
IPS038	The Bungalow and land, Baring Road	Cowes	West Medina	Within IPS352	0	GF	Deliverable								
IPS323	Somerton Farm, Newport Road	Cowes	West Medina	80	42.14	GF	Deliverable				30	30	20		
IPS367	Parklands Centre Park Road	Cowes	West Medina	7	0.2	BF	Deliverable					7			
IPS154	Land to west of Newport Road	Northwood	West Medina	10	2.1	GF	Deliverable					10			
IPS317	Land rear of Harry Cheek Gardens	Northwood	West Medina	34	2.09	GF	Deliverable					10	10	14	
IPS387	Kingswell Dairy Newport Road	Northwood	West Medina	66	3	GF	Deliverable					10	10	46	
IPS035	Green Gate Industrial Estate, Thetis Road	Cowes	West Medina	20	0.15	BF	Developable							20	
IPS199	Land rear of 84 Wyatts Lane,	Northwood	West Medina	40	5.44	GF	Developable							20	20
IPS337	Luton Farm (East of Wyatts Lane),	Northwood	West Medina	15	1.4	GF	Developable								15
								0	0	0	86	177	170	263	282
IPS053	117 Medina Avenue	Newport	Newport	12	0.4	BF	Deliverable				6	6			
IPS078	Test Centre site, 23 Medina Avenue	Newport	Newport	6	0.1	BF	Deliverable			6					
IPS126	Taylor Road, Carisbrooke	Newport	Newport	35	1.07	GF	Deliverable				10	10	5	10	
IPS161	Land between 156 and 162 Gunville Road	Newport	Newport	15	0.27	Mix	Deliverable				5	10			
IPS234	Land to rear of Gunville Road	Newport	Newport	20	2.44	GF	Deliverable				5	5	5	5	
IPS291	Land off Gunville Road (east)	Newport	Newport	40	1.82	GF	Deliverable				10	15	15		
IPS342	Land off Gunville Road, (west)	Newport	Newport	20	1.71	GF	Deliverable				10	10			
IPS270	Land at and adjacent to New Fairlee Farm,	Newport	Newport	15	0.99	GF	Deliverable					15			
IPS309	part OS Parcel 5627 off Pan Lane, east of St. Georges Way and directly south of Asda, Newport, Isle Of Wight	Newport	Newport	7	1.69	GF	Deliverable					7			
IPS324	Land at Landscape Lane	Newport	Newport	10	0.87	GF	Deliverable				10				
IPS094	Land off Alvington Road, Newport	Newport	Newport	5	3.3	GF	Deliverable			5					
IPS138b	Land on the south-west side of Buckbury Lane	Newport	Newport	2	1	GF	Deliverable		2						

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IPS228	Land between Buckbury Lane and Long Lane	Newport	Newport	6	2.17	GF	Deliverable				6						
IPS229	Land to south west of Buckbury Lane	Newport	Newport	As per permission	1.15	Gf	Deliverable										
IPS382	Land adjacent to Carrisbrooke College	Newport	Newport	75	3.7	Mix	Developable									75	
IPS233	Land east of Gunville Road and west of playing fields	Newport	Newport	30	3.34	GF	Developable							15	15		
IPS200	Land at Acorn Farm	Newport	Newport	100	4.88	GF	Developable									100	
IPS390	Land at Horsebridge Hill	Newport	Newport	275	27.67	GF	Developable									175	100
IPS231	Land west of Sylvan Drive	Newport	Newport	200	6.5	GF	Developable									200	
IPS307*	Land at Noke Common	Newport	Newport	150	7	Mix	Developable							15	135		
IPS357*	Land at Noke Common	Newport	Newport	Within IPS307	0.46	Mix	Developable										
IPS358*	Land at Noke Common	Newport	Newport	30	8.5	Mix	Developable							15	15		
IPS383	Former Library HQ, Land Adjacent St Mary's Hospital	Newport	Newport	50	1.07	GF	Developable							25	25		
IPS386	Land off Broadwood Lane	Newport	Newport	150	6.41	GF	Developable							20	130		
IPS406	Former HMP Camphill Site	Newport	Newport	1200	99.82	BF/GF	Developable									300	900
IPS359	Land at New Fairlee Farm	Newport	Newport	700	34.85	GF	Developable									270	500
IPS005	The Paddock, Mews Lane	Newport	Newport	50	1.8	GF	Developable							20	30		
IPS310	Land at Hunters Way (1)	Newport	Newport	15	3.75	GF	Developable							15			
IPS311	Land at Hunters Way (2)	Newport	Newport	15	1.19	GF	Developable							15			
IPS346	Land off Staplers Road & Mayfield Drive	Newport	Newport	15	1.53	GF	Developable							15			
IPS066	Barton School Site, Green Street	Newport	Newport	25	0.74	BF	Developable							25			
IPS371	Newport Harbour	Newport	Newport	250	1.9	BF	Developable									100	150
IPS376	Land at Fairlee Road, Hillside	Newport	Newport	15	0.21	BF	Developable									15	
								0	2	11	62	78	205	1600	1650		
IPS290	Land at Crossway	East Cowes	East Medina	75	4.75	GF	Deliverable			20	20	20	15				
IPS153	Folly works	East Cowes	East Medina	99	14.53	Mix	Developable						33	66			
IPS075a	Cheeks Farm, Merstone Lane	Merstone	East Medina	5	0.6	BF	Deliverable				5						

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IPS162	Merstone Valley Nurseries	Merstone	East Medina	15	1.33	GF	Deliverable					15			
IPS248	Land at Main Road	Arreton	East Medina	As per permission	2.33	GF	Deliverable								
IPS338	Land adjacent to the south of Cherrywood View	Arreton	East Medina	10	2.49	GF	Deliverable				5	5			
IPS041	Former industrial building and land on the east side of Main Road, Rookley,	Rookley	East Medina	As per permission	2.8	GF	Deliverable								
IPS030	Highwood Nursery, Main Road	Rookley	East Medina	7	1.2	GF	Developable						7		
IPS349	Land to east of at Rookley Green	Rookley	East Medina	25	10.81	GF	Developable							25	
IPS286	Site of former Southview Cottages, Niton Road	Rookley	East Medina	5	0.29	GF	Developable							5	
IPS157	Land between The Spinney & The Linhay	Wootton	East Medina	5	0.5	GF	Deliverable			5					
IPS098	Palmer's Farm Brooks Copse Road	Wootton	East Medina	40	13.7	GF	Deliverable			10	10	10	10		
IPS312	Reynards Cattery, Palmer's Road	Wootton	East Medina	8	0.31	BF	Deliverable			8					
IPS318	Land adjoining Lushington Hill & Hunters Way, Wootton	Wootton	East Medina	75	15.5	GF	Developable							15	60
								0	0	33	40	50	65	121	60
IPS130	Land to the west of Upton Road,	Ryde	Ryde	80	2.9	GF	Deliverable			20	20	20	20		
IPS150	Westridge Cross Dairy and land to the north of Bullen Road, Ryde	Ryde	Ryde	395	33	GF	Deliverable				25	25	25	320	
IPS086	Land between Grasmere Avenue & Thornton Close	Ryde	Ryde	80	3.39	GF	Deliverable				25	25	25	5	
IPS295	Land at Puckpool Hill	Ryde	Ryde	25	3	GF	Deliverable				25				
IPS021	Land to the rear of 34 High Street, Oakfield	Ryde	Ryde	10	0.17	GF	Developable						10		
IPS034	Old Hosiden Besson Site, Binstead Road	Ryde	Ryde	15	0.64	BF	Developable							15	
IPS055	6-8 George Street,	Ryde	Ryde	10	0.09	BF	Developable							10	
IPS080	St Thomas Street Car Park, Ryde	Ryde	Ryde	20	0.45	BF	Developable							20	
IPS105	Land Adjoining Puckpool Hill	Ryde	Ryde	25	1.8	GF	Developable								25
IPS249	Land at Binstead,	Ryde	Ryde	45	9	GF	Developable						10	35	
IPS271	Land off Quarry Road,	Ryde	Ryde	50	1.68	GF	Developable						10	40	
IPS076	Ryde Youth Centre, 97 High Street Ryde	Ryde	Ryde	7	0.08	BF	Developable							7	
IPS169	Land at Rosemary Lane, Ryde	Ryde	Ryde	15	0.81	GF	Developable							15	

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IPS184	Land east of Hillway Road and south of Steyne Road,	Bembridge	Ryde	80	4.9	GF	Deliverable		15	15	15	15	20		
IPS183	Land north of Mill Road and east of High Street	Bembridge	Ryde	100	6.14	GF	Developable						15	85	
IPS102	Land Near Brading Roman Villa / Land off Morton Road	Brading	Ryde	15	2.24	GF	Deliverable					15			
IPS213	Wrax Farm, New Road,	Brading	Ryde	20	1	GF	Deliverable				10	10			
IPS145A	Land north of Quay Lane,	Brading	Ryde	25	2.73	GF	Developable						10	15	
IPS319	The Builder's Yard, Yarbridge,	Brading	Ryde	5	0.48	GF	Developable						5		
IPS072	Car sales area on the east side of the Main RoadPO33 4DR	Havenstreet	Ryde	10	0.3	BF	Deliverable				5	5			
IPS060	Coppid Hall Farm, Main Road,	Havenstreet	Ryde	25	2	GF	Developable						15	10	
IPS125	Land at Seagrove Farm Road	N & Seaview	Ryde	13	1.95	GF	Deliverable					5	8		
IPS104	Land off Solent View Road Seaview	N & Seaview	Ryde	12	0.95	GF	Deliverable					5	7		
IPS127	Land west of Eddington Road	N & Seaview	Ryde	40	3.9	GF	Deliverable			10	15	15			
IPS281	Gibb Well Field, off Seaview Lane	N & Seaview	Ryde	15	1.87	GF	Deliverable				15				
IPS027	Former Flamingo Park, Oakhill Road,	N & Seaview	Ryde	15	6.3	Mix	Developable						15		
IPS331	Guildford Park Caravan Site	St Helens	Ryde	50	1.9	Mix	Deliverable				15	15	20		
IPS347	Fakenham Farm,	St Helens	Ryde	50	5.51	Mix	Deliverable				15	15	20		
								0	15	45	185	170	235	577	25
IPS065	Learning Centre, Berry Hill,	Sandown	The Bay	30	1.4	BF	Deliverable					30			
IPS074	23 Carter Street, Sandown,	Sandown	The Bay	12	0.19	BF	Deliverable				12				
IPS077	Former Sandham Middle School Site	Sandown	The Bay	84	2.29	BF	Deliverable					30	30	24	
IPS081	Sandown Town Hall, Grafton Street,	Sandown	The Bay	14	0.15	BF	Deliverable				7	7			
IPS177	Chester Lodge Hotel, 7 Beachfield Road,	Sandown	The Bay	5	0.8	BF	Deliverable					5			
IPS217	Land adjacent Perowne Way	Sandown	The Bay	65	6.84	GF	Deliverable					10	15	40	
IPS135	Land north of Perowne Way and west of Brook Close, Sandown, Isle of Wight.	Sandown	The Bay	60	3	GF	Deliverable					5	15	40	
IPS025	Winchester House, Sandown Road	Sandown	The Bay	20	0.76	BF	Developable							20	
IPS068	Former SPA Hotel, Shanklin Esplanade	Shanklin	The Bay	50	0.6	BF	Deliverable					25	25		

Isle of Wight SHLAA 2018

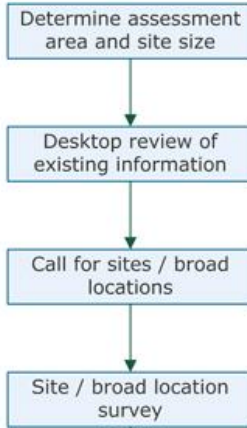
IPS160	The Bayhouse Hotel, 8 Chine Avenue,	Shanklin	The Bay	14	1.3	BF	Deliverable					14			
IPS225	Holme Farm, Church Road	Shanklin	The Bay	7	0.9	GF	Deliverable					7			
IPS247	Land opposite Holme Farm,	Shanklin	The Bay	3	0.5	GF	Deliverable					3			
IPS373	Shanklin Esplanade Car Park	Shanklin	The Bay	50	0.21	BF	Developable							50	
IPS393	Fairfield Lodge, Priory Road,	Shanklin	The Bay	10	0.16	GF	Developable						10		
IPS368	Land off Chestnut Drive/Willow Close	Ventnor	The Bay	10	0.38	GF	Deliverable				5	5			
IPS067	Depot site at Lowtherville Road,	Ventnor	The Bay	15	0.7	BF	Developable							15	
IPS079	Ventnor Youth Club, Victoria Street	Ventnor	The Bay	15	0.03	BF	Developable						15		
IPS091	Land to the east of Ventnor Road	Apse Heath	The Bay	16	0.5	GF	Deliverable				8	8			
IPS283	31 Ventnor Road	Apse Heath	The Bay	12	0.75	BF	Deliverable			6	6				
IPS237	Land adjoining Scotland Farm and Tresslewood	Godshill	The Bay	30	1.88	GF	Deliverable					20	10		
IPS043	Land at Moor Farm	Godshill	The Bay	45	6.4	GF	Developable							10	35
IPS340	Land at Deacons Nursery	Godshill	The Bay	50	6.5	GF	Developable						10	40	
IPS220	Land at Lower Bramstone Farm	Chale	The Bay	10	7.57	GF	Deliverable					5	5		
IPS137	Land at Lower Bramstone Farm	Chale	The Bay	10	1.5	GF	Deliverable			5	5				
IPS222	Land at Tithe Barn Farm	Chale	The Bay	5	TBC	Mix	Developable						5		
IPS250	Popes Farm, High Street	Newchurch	The Bay	15	1.56	GF	Deliverable				5	10			
IPS226	Westmeanth , Land at White Dymes, Main Road,	Newchurch	The Bay	10	1.35	GF	Developable						5	5	
IPS197	Land off Chatfiled Road	Niton	The Bay	25	1.7	GF	Deliverable				10	15			
IPS114	Land off Chatfeild Road (East), Niton	Niton	The Bay	25	4.5	GF	Developable						5	20	
IPS263	Land off Chatfeild Road & Allotment Road	Niton	The Bay	5	0.5	GF	Developable						5		
IPS198	Land at eastern end of Allotment Road	Niton	The Bay	6	0.3	GF	Developable						6		
IPS117	Land rear of High Street	Whitwell	The Bay	20	5.76	GF	Deliverable				10	10			
IPS115	Land East of Alverstone Road,	Winford	The Bay	50	4.9	GF	Developable						10	40	
IPS019	Castle Works and former bacon factory, Castle Road	Wroxall	The Bay	10	0.39	BF	Developable							5	5
IPS051	Land adjacent to Castleworks	Wroxall	The Bay	5	0.22	BF	Developable							5	
IPS073	Former Worsley Inn, High Street	Wroxall	The Bay	6	0.31	BF	Developable							6	

Isle of Wight SHLAA **2018**

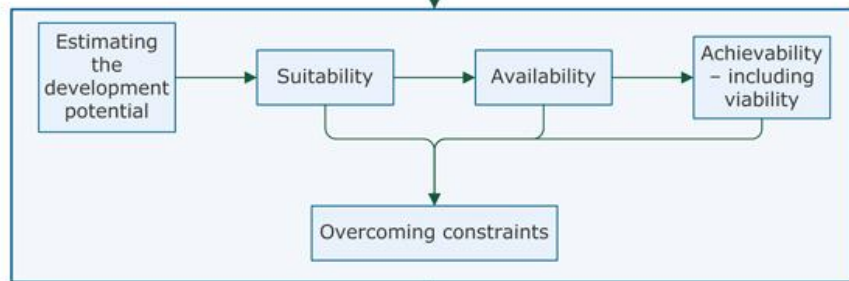
IPS297	Land at St John's Road,	Wroxall	The Bay	20	3.71	GF	Developable						10	10	
								0	0	11	68	209	187	324	40

Appendix 2 - The National Planning Policy Guidance's SHLAA methodology flowchart

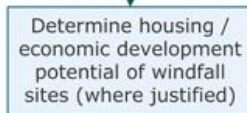
Stage 1 - Site / broad location identification



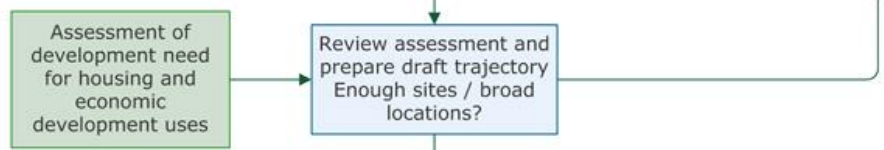
Stage 2 - Site / broad location assessment



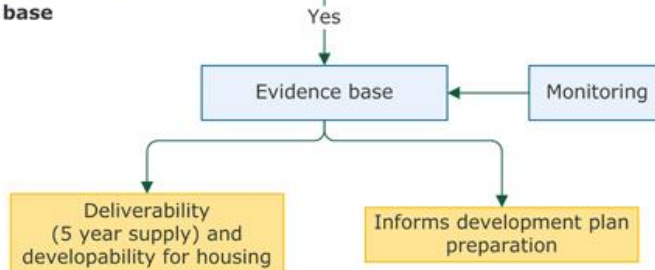
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Appendix 3 – Sites considered Currently Not Developable

SHLAA Reference Number	Site Address	Parish	Regeneration Area	Site Area	Status
IPS001	Langbridge Business Centre, Newchurch	Newchurch	The Bay	2.2	Currently not developable
IPS002	Park Farm, Park Road, Wootton Bridge	Wootton Bridge	East Medina (Newport)	15	Currently not developable
IPS003	Windmill Farm, Upton Cross, Ryde	Havenstreet and Ashe	Ryde	3.43	Currently not developable
IPS004	Oakdene Nurseries, Packsfield Lane, Wootton	Wootton Bridge	East Medina (Newport)	0	Currently not developable
IPS006	New field, Copse Lane, Freshwater	Freshwater	West Wight	0.8	Currently not developable
IPS008	Charlie Bown, Freshwater	Freshwater	West Wight	1.69	Currently not developable
IPS011	Land on the East Side of Uplands Road, Totland Bay	Totland	West Wight	0.24	Currently not developable
IPS012	Land rear of Quintons, Southford Lane, Whitwell	Niton and Whitwell	The Bay	1.59	Currently not developable
IPS013	Land to rear of 394-402 North Fairlee Road, Newport	Newport	East Medina (Newport)	0.33	Currently not developable
IPS014	80 Church Road, Wootton Bridge	Wootton Bridge	East Medina (Newport)	0.5	Currently not developable
IPS015	The Crest, Blythe Shute, Chale	Chale	The Bay	0.16	Currently not developable
IPS016	Land opposite Hillside, Buckbury Lane, Newport	Newport	East Medina (Newport)	0.6	Currently not developable
IPS018	Spouts Field , Niton	Niton and Whitwell	The Bay	0	Currently not developable
IPS020	1)Station Ground/Allotments, Nettlecombe Lane 2) Stenbury Mead, Nettlecombe Lane 3) Corner Field, Nettlecombe Lane	Niton and Whitwell	The Bay	8.5	Currently not developable
IPS022	Mountfield, Norton Green, Freshwater	Freshwater	West Wight	1.07	Currently not developable
IPS023	Bullen Mead, Bullen Road, Ryde	Nettlestone and Seaview	Ryde	0.69	Currently not developable
IPS029	339 Newport Road, Cowes	Northwood	West Medina (Newport)	0.27	Currently not developable
IPS032	Dean Farm, Whitwell Road, Whitwell	Niton and Whitwell	The Bay	0.7	Currently not developable
IPS033	The Plough & Barleycorn, 4 North Road, Shanklin	Shanklin	The Bay	0.07	Currently not developable

IPS036	Bowcombe Business Park, Bowcombe Road, Newport	Newport	West Medina (Newport)	0.8	Currently not developable
IPS037	Brookfield, Yafford, Newport	Shorwell	West Wight	1.29	Currently not developable
IPS039	Dukes Farm, Rew Street, Gurnard	Gurnard	West Medina (Newport)	0.7	Currently not developable
IPS044	Macketts Farm, Macketts Lane, Hale Common	Arreton	East Medina (Newport)	1	Currently not developable
IPS045	East Afton Farm Buildings (to the east of East Afton Farm) and cottages to the west of East Afton Farm, including: Pyewipe, 1&2 East Afton Farm Cottages and Ashwood	Freshwater	West Wight	3.8	Currently not developable
IPS049	Old Park Hotel, Old Park Road St Lawrence	Ventnor	The Bay	0	Currently not developable
IPS054	9/11 George Street, Ryde	Ryde	Ryde	0.03	Currently not developable
IPS056	Buildings at Dodnor Farm, Dodnor Lane, Newport	Newport	West Medina (Newport)	0.66	Currently not developable
IPS058	Hale Manor Farm, Hale Common	Arreton	East Medina (Newport)	0.83	Currently not developable
IPS061	Walpan Farm, Military Road, Chale, Ventnor	Chale	The Bay	1.25	Currently not developable
IPS062	Kenneth House, Eddington Road, Nettlestone,	Nettlestone and Seaview	Ryde	11.5	Currently not developable
IPS063	Land at Priory Drive, Seaview	Nettlestone and Seaview	Ryde	1	Currently not developable
IPS064	Land at Seven Sisters Road, Ventnor	Ventnor	The Bay	1.7	Currently not developable
IPS070	Land at Sandown Airport, Scotchells Brook Lane, Newport Road, Sandown	Newchurch	The Bay	1.2	Currently not developable
IPS084	Beaper Farm, Brading Road, Ryde	Brading	Ryde	30	Currently not developable
IPS085a	Land at Reynolds and Reed, Binstead	Havenstreet and Ashe	Ryde	4	Currently not developable
IPS085b	Land adjacent to Reynolds and Reed, Binstead	Havenstreet and Ashe	Ryde	3.5	Currently not developable
IPS087	Agricultural Showground, Cowes	Newport	West Medina (Newport)	1.83	Currently not developable
IPS088	Land at rear of Fowlsdown Farm Canteen Road, Whiteley Bank	Newchurch	The Bay	1.1	Currently not developable
IPS089	Land at Main Road, adjacent to Chapel Cottage, Chillerton	Gatcombe	West Wight	0.29	Currently not developable

IPS092	Land off Newport Road, Apse Heath (to the east of Kiandra)	Newchurch	The Bay	1.29	Currently not developable
IPS093	Land off Alvington Manor View, Newport	Newport	West Medina (Newport)	1.47	Currently not developable
IPS095	Land at Merstone and Arreton: between Blackwater Hollow and Merstone Lane; to the west of Blackwater Hollow and to the north of Blackwater Road; including Merstone Manor Farm, Chapel Lane, Merstone, Isle of Wight, PO30 3BZ	Arreton	East Medina (Newport)	365.69	Currently not developable
IPS097	Land at the junction of Old East Cowes and Whippingham Road, Whippingham, also known as Heritage Hollow	Whippingham	East Medina (Newport)	2	Currently not developable
IPS099	Land off Place Road and Cockleton Lane, Cowes,	Gurnard	West Medina (Newport)		Currently not developable
IPS100	Land to the north western side of Seaview Lane, Seaview	Nettlestone and Seaview	Ryde	4.94	Currently not developable
IPS103	Ryde House, Ryde House Drive, Binstead Road Ryde	Ryde	Ryde	2	Currently not developable
IPS106	Land Adjoining Ash Lane Gunville, Newport	Newport	West Medina (Newport)	6.92	Currently not developable
IPS107	Land at Blackwater (to the West of Mole Country Stores) Newport	Arreton	East Medina (Newport)	3.3	Currently not developable
IPS109	Land to the West and South of 71 Lushington Hill, Wootton	Wootton Bridge	East Medina (Newport)	1.4	Currently not developable
IPS110	Land between Fort Warden and Hurst point View Totland	Totland	West Wight	4.89	Currently not developable
IPS111	Werrar Farm, Werrar Lane ,Newport	Newport	West Medina (Newport)	110.3	Currently not developable
IPS112	Land off Stroud Road, at rear of Co-op shop, Freshwater.	Freshwater	West Wight	1	Currently not developable
IPS116	Land behind Numbers 33 to 47, Watergate Road, Newport	Newport	West Medina (Newport)	0.3	Currently not developable
IPS118	Land at Merstone Lane, Merstone	Arreton	East Medina (Newport)	0.9	Currently not developable
IPS119	Ashey Vineyard, Ashey Road, Ryde	Ryde	Ryde	4.4	Currently not developable
IPS120	Land to the rear of the Wishing Well Public House Easting 461950, northing 91127	Nettlestone and Seaview	Ryde	1.1	Currently not developable
IPS122	Cockleton Farm, Place Road Tuttons Hill, Cowes	Gurnard	West Medina (Newport)	9.9	Currently not developable
IPS123	Land at Porchfield	Calbourne	West Wight	9	Currently not developable

IPS128	Land to North of 7 Hollis Drive Brighstone	Brighstone	West Wight	1.3	Currently not developable
IPS132	Ex Council Depot, Victoria Crescent, Ryde	Ryde	Ryde	0.28	Currently not developable
IPS134	Land adjacent to 358 Fairlee Road, Newport	Newport	East Medina (Newport)	0.4	Currently not developable
IPS136	Land on south-east side of Fairlee Road immediately south-west of No. 316 Fairlee Road, Newport	Newport	East Medina (Newport)	1	Currently not developable
IPS139	Fields to the north-west of Mountbatten Drive, Newport (East of Gunville Road). Land Registry numbers are IW29257, IW51225 and IW51523.	Newport	West Medina (Newport)	8.5	Currently not developable
IPS141	Land at the rear of GKN Aerospace Osborne Works fronting Beatrice Avenue East Cowes/Whippingham	Whippingham	East Medina (Newport)	3.2	Currently not developable
IPS142	Land to North of Arreton Primary School	Arreton	East Medina (Newport)	1.51	Currently not developable
IPS143	Land rear of the Old Rectory, off Pitts Lane, Binstead, Ryde	Ryde	Ryde	0.8	Currently not developable
IPS144	Land adjacent Football Ground, Vicarage Lane, Brading	Brading	Ryde	0.15	Currently not developable
IPS145b	Land Between east of Railway & Quay Lane, Brading	Brading	Ryde	3.94	Currently not developable
IPS147	Land to east of Chale Street and north of Upper House Lane	Chale	The Bay	5.29	Currently not developable
IPS148	Land to west of Luccombe Road, Shanklin	Shanklin	The Bay	5.9	Currently not developable
IPS149	Land to west of St Mildreds Church, off Beatrice Avenue	Whippingham	East Medina (Newport)	10.8	Currently not developable
IPS155	Land to rear of Laurels, High Street, Newchurch	Newchurch	The Bay	0.21	Currently not developable
IPS156	Land at and adjacent to The Wheatsheaf Inn, High Street, Brading	Brading	Ryde	0.32	Currently not developable
IPS158	Land to the north of Kemming Road, Whitwell, Ventnor, Isle of Wight, PO38 2QU (formerly part of Strathwell Park)	Niton and Whitwell	The Bay	0.8	Currently not developable
IPS159	Land at 233 Fairlee Road, Newport	Newport	East Medina (Newport)	0.31	Currently not developable
IPS163	Chawton Farm, Chawton Lane, Cowes	Northwood	West Medina (Newport)	70	Currently not developable
IPS164	Lily Grove, Main Road, Brighstone	Brighstone	West Wight	1.13	Currently not developable
IPS165	Land north of Carisbrooke Priory, Whitcombe Road, Newport	Newport	West Medina (Newport)	1	Currently not developable

IPS166	Land at Rolls Hill Gurnard Po31 8ND	Gurnard	West Medina (Newport)	1.02	Currently not developable
IPS167	Land at Hillis Gate Road, Northwood	Northwood	West Medina (Newport)	4.5	Currently not developable
IPS168	GREAT PAN FARM PAN LANE ,NEWPORT	Newport	East Medina (Newport)	1.2	Currently not developable
IPS171	Land adjacent 99 Station Road, Wootton	Wootton Bridge	East Medina (Newport)	0.16	Currently not developable
IPS172	Land rear of 139, 141 and 143 Staplers Road	Newport	East Medina (Newport)	0.5	Currently not developable
IPS173	Norman Court (1-6) Quarry View, Newport	Newport	West Medina (Newport)	0.35	Currently not developable
IPS174	Site of former Briddlesford Farm Cottages, Littletown Lane, Wootton	Havenstreet and Ashe	East Medina (Newport)	0.31	Currently not developable
IPS175	Farm Lane Cottage (Buttercup Barn), Farm Lane, off Palmers Road, Wootton Bridge	Wootton Bridge	East Medina (Newport)	0.31	Currently not developable
IPS176	Isle of Wight Pet Centre, Watergate Road Newport	Newport	West Medina (Newport)	2.1	Currently not developable
IPS178	Buildings and Land at Carpenters Farm, Carpenters Road, St Helens, Isle of Wight	Brading	Ryde	0.7	Currently not developable
IPS179	Land at Kite Hill Farm, Firestone Copse Road, Kite Hill	Fishbourne	East Medina (Newport)	0.24	Currently not developable
IPS180a	Land at Woodfords Dairy (1), Pondcast Lane, Havenstreet	Havenstreet and Ashe	Ryde	0.2	Currently not developable
IPS180b	Land to south east of Pondcast Lane, Havenstreet	Havenstreet and Ashe	Ryde	2.78	Currently not developable
IPS180c	Land to southeast at Pondcast Lane, Havenstreet	Havenstreet and Ashe	Ryde	1.35	Currently not developable
IPS181	Brambles Farm, Brambles Lane, Freshwater	Freshwater	West Wight	2.5	Currently not developable
IPS182	Land at Littletown Lane, Wootton	Havenstreet and Ashe	East Medina (Newport)	0.4	Currently not developable
IPS186	Land to the north east of Newport, off Fairlee Road.	Newport	East Medina (Newport)	1.2	Currently not developable
IPS187	Land to the east of Station Road and adjacent to Packsfield Lane, Wootton.	Wootton Bridge	East Medina (Newport)	1.83	Currently not developable
IPS188	Land off Carpenters Road, St Helens	St Helens	Ryde	0.7	Currently not developable
IPS190	Land at Westwood, Brocks Copse Road, Wootton, IoW	Wootton Bridge	East Medina (Newport)	2.69	Currently not developable
IPS191	Land at Pallance Road, Cowes	Northwood	West Medina (Newport)	1.02	Currently not developable

IPS193	Land between Court Road and Spinfish Lane, Freshwater (Land Area 2 on plan).	Freshwater	West Wight	7.7	Currently not developable
IPS194	Land between Spinfish Lane & Locksley Close/ Queens Road, Freshwater (Area 3 on plan).	Freshwater	West Wight	3	Currently not developable
IPS196	Land at Puckwell Farm, adjacent to Niton Primary School, Niton.	Niton and Whitwell	The Bay	0.3	Currently not developable
IPS201	Land at The Meadows, Priory Drive Seaview	Nettlestone and Seaview	Ryde	0.7	Currently not developable
IPS203	Land at Haylands Manor, Corbett Road, Ryde	Ryde	Ryde	2.09	Currently not developable
IPS204	12 Wyatts Lane, Northwood	Northwood	West Medina (Newport)	0.19	Currently not developable
IPS205	Land rear of 37 Pallance Road, Northwood	Northwood	West Medina (Newport)	0.19	Currently not developable
IPS206	Land south of Dodnor Farm, Dodnor Lane, Newport	Newport	West Medina (Newport)	2.9	Currently not developable
IPS207	Land on south west side of West Lane, Brading.	Brading	Ryde	0.9	Currently not developable
IPS208	Land to south & west of Lower Calbourne Mill, Newbridge	Shalfleet	West Wight	0.88	Currently not developable
IPS209	Stockbridge Nuttery, Land off Slay Lane, Whitwell	Niton and Whitwell	The Bay	0.64	Currently not developable
IPS210	Land at St Helens, St Helens	St Helens	Ryde	6.8	Currently not developable
IPS211	Land south of Attrills Lane, St Helens	St Helens	Ryde	21.36	Currently not developable
IPS214	Marchwood, Lushington Hill, Wootton	Wootton Bridge	East Medina (Newport)	0.46	Currently not developable
IPS216	Manor Farm (East Field), Wellow Top Road, Wellow, Yarmouth	Shalfleet	West Wight	14.4	Currently not developable
IPS218	Land to north of Culver Way and accessed from Yaverland Road, Sandown	Sandown	The Bay	8.26	Currently not developable
IPS219	Land adjacent to Dodnor Farm, Dodnor Lane, Newport	Newport	West Medina (Newport)	7.49	Currently not developable
IPS221	Land to rear of Place Farm, Chale Street, Chale	Chale	The Bay		Currently not developable
IPS223	Land at Upper House Lane, Chale	Chale	The Bay	0.3	Currently not developable
IPS224	Budbridge nursery Budbridge Lane Merstone	Arreton	East Medina (Newport)	0.48	Currently not developable
IPS227	Land to the south and west of Rew Valley Sports Centre, Rew Lane, Ventnor	Ventnor	The Bay	7.59	Currently not developable

IPS230	Land east of Gunville Road	Newport	West Medina (Newport)	3.58	Currently not developable
IPS239	Land south and west of Godshill, off Whitwell Road, Godshill	Godshill	The Bay	11.29	Currently not developable
IPS241	Land off Gasworks Lane, Yarmouth	Freshwater	West Wight	0.66	Currently not developable
IPS243	Whitelane Farm, Bowcombe Road, Newport	Newport	West Wight	0.43	Currently not developable
IPS244	Hill Farm, Gatcombe, Newport	Gatcombe	West Medina (Newport)	0.5	Currently not developable
IPS246	Land to south west of Westhill Road, Shanklin	Shanklin	The Bay	0.7	Currently not developable
IPS252	Land adjacent Trotters Riding Stables, Ashey Road, Ryde	Ryde	Ryde	20.69	Currently not developable
IPS253	Land to south of Fernhill, Wootton	Wootton Bridge	East Medina (Newport)	0.27	Currently not developable
IPS254	Land at Coppid Hall Farm, Havenstreet	Havenstreet and Ashey	Ryde	1.1	Currently not developable
IPS255	Land south of Coppid Hall Farm, Havenstreet	Havenstreet and Ashey	Ryde	3.68	Currently not developable
IPS256	Land off Forest Road, Newport	Newport	West Medina (Newport)	42.5	Currently not developable
IPS264	Former Water Reservoir Church Road Shanklin	Shanklin	The Bay	0.6	Currently not developable
IPS265	Old Marl Pit & land adjacent, Watergate Road, Newport PO30 1XP (Riverview Stables, 82 Watergate Road)	Newport	West Medina (Newport)	3.55	Currently not developable
IPS266	Land at Chessell Cross, Chessell, Yarmouth	Shalfleet	West Wight	23	Currently not developable
IPS269	Land North of Vicarage Lane, Brading PO36 OAR	Brading	Ryde	0.43	Currently not developable
IPS272	Land at Comforts Farm, Pallance Road, Northwood	Gurnard	West Medina (Newport)	1.85	Currently not developable
IPS273	Buildings at Cheverton Quarry, Shorwell	Shorwell	West Wight	0.8	Currently not developable
IPS274	Land at Cheverton Gravel Pit, Shorwell	Brighstone	West Wight	4.8	Currently not developable
IPS275	Land at Cheverton Chalk Quarry, Shorwell	Shorwell	West Wight	8	Currently not developable
IPS276	Land and buildings at Cheverton Chalk Quarry (2), Shorwell	Shorwell	West Wight	11.2	Currently not developable
IPS278	Land adjacent 80 Watergate Road, Newport	Newport	West Medina (Newport)	0.6	Currently not developable

IPS280	Land north of Brambles, Rew Street, Gurnard	Gurnard	West Medina (Newport)	1.81	Currently not developable
IPS282	Land West of Nettlestone and South of Nettlestone Hill	Nettlestone and Seaview	Ryde	6.9	Currently not developable
IPS284	Land adjacent to Church Road, Shanklin	Shanklin	The Bay	4.9	Currently not developable
IPS287	Land at Palmers Road, Wootton	Wootton Bridge	East Medina (Newport)	2.37	Currently not developable
IPS289	Land adjacent to Bank Cottage, Dodnor Lane, Newport	Newport	West Medina (Newport)	1.3	Currently not developable
IPS292	Land at Black Pan Farm/Scotchells Brook, Lake	Lake	The Bay		Currently not developable
IPS294	Little Fairlee Farm, Newport	Newport	East Medina (Newport)	28.6	Currently not developable
IPS296	Land off Packsfield Lane North Wootton	Wootton Bridge	East Medina (Newport)	0.7	Currently not developable
IPS299	Land fronting Thorley Street (1), Thorley	Yarmouth	West Wight	2.2	Currently not developable
IPS300b	Land fronting Thorley Street (large site), Thorley	Yarmouth	West Wight	3.2	Currently not developable
IPS301	Land south of Wellow Top Road	Shalfleet	West Wight	1.98	Currently not developable
IPS303	Merrie Gardens and Black Pan off Newport Road, Sandown	Lake	The Bay	10	Currently not developable
IPS304	Land at Worsley Road, Newport	Newport	West Medina (Newport)	6.7	Currently not developable
IPS308	Land known as 'Seaview Meadows', on the south side of Priory Drive/Gully Road, Seaview.	Nettlestone and Seaview	Ryde	2.68	Currently not developable
IPS313	The Coach House, Nettlecombe Lane	Niton and Whitwell	The Bay	0.69	Currently not developable
IPS314	Land off Clarence Road, Wroxall	Wroxall	The Bay	1.07	Currently not developable
IPS315	Medham Farm, Medham Farm Lane, Northwood	Northwood	West Medina (Newport)	3.2	Currently not developable
IPS316	Medham Farm, Medham Farm Lane (2), Northwood	Northwood	West Medina (Newport)	1.22	Currently not developable
IPS320	Land known as 'Rewbank', east side of Newport Road, Lowetherville	Ventnor	The Bay	5	Currently not developable
IPS325	Land at Staplers Heath, off Staplers Road, Newport	Newport	East Medina (Newport)	4.94	Currently not developable
IPS326	Land adjacent to "Hideaway", Playstreet Lane, Ryde	Ryde	Ryde	3.24	Currently not developable

IPS328	Land off Carpenters Road, St Helens	St Helens	Ryde	4.2	Currently not developable
IPS329	Ladyacre Farm, Pan Lane, Niton	Niton and Whitwell	The Bay	3.9	Currently not developable
IPS330	Land east of Stone Cottage, Pitts Lane, Binstead	Ryde	Ryde	1.51	Currently not developable
IPS332	Part Waytes Court Farm, Broadlane, Brighstone (Site 1)	Brighstone	West Wight	0.36	Currently not developable
IPS333	Part Waytes Court Farm, Broadlane, Brighstone (Site 2)	Brighstone	West Wight	0.436	Currently not developable
IPS334	Land adjacent to Long Lane Farmhouse, Long Lane, Newport	Newport	East Medina (Newport)		Currently not developable
IPS335	Long Lane Farm, Long Lane, Newport	Newport	East Medina (Newport)		Currently not developable
IPS339	123 Victoria Grove, East Cowes	East Cowes	East Medina (Newport)	0.09	Currently not developable
IPS345	Northwood Business Park, 290 Newport Road, Cowes	Northwood	West Medina (Newport)	0.8	Currently not developable
IPS348	Lindfield Stables, Calthorpe Road, Ryde	Nettlestone and Seaview	Ryde	0.6	Currently not developable
IPS351	Land at Brambles Farm, Brambles Lane, Freshwater	Freshwater	West Wight	1.1	Currently not developable
IPS353	Copse Lane Barn, Freshwater	Freshwater	West Wight	0.2	Currently not developable
IPS354	Hill Farm, Hill Lane, Norton Green, Freshwater	Freshwater	West Wight	0.2	Currently not developable
IPS355	Barnsfield Stables, Wilmington Lane, Thorley	Yarmouth	West Wight	0.25	Currently not developable
IPS360	Northwood Camp 490 Newport Road Cowes,	Newport	West Medina (Newport)	5.89	Currently not developable
IPS361	Farm area at Aldermoor Farm, Upton Road, Ryde,	Ryde	Ryde	0.08	Currently not developable
IPS362	Land at Aldermoor Farm, Upton Road, Ryde	Ryde	Ryde	6.87	Currently not developable
IPS370	St Martins Road Car Park, Wroxall	Wroxall	The Bay	0.13	Currently not developable
IPS374	Pier View Car Park, Seaview	Nettlestone and Seaview	Ryde	0.17	Currently not developable
IPS379	Thompson House, Sandy Lane, Newport.	Newport	West Medina (Newport)	0.96	Currently not developable
IPS388	Land south of Kemming Road Whitwell	Niton and Whitwell	The Bay	1.56	Currently not developable

IPS389	Heathfield Meadows, Freshwater	Freshwater	West Wight	0.9	Currently not developable
IPS391	Durrants Farm, Colemans Lane, Porchfield	Calbourne	West Wight	39	Currently not developable
IPS397	Bettesworth Lodge, Lower Bettesworth Road, Ryde	Ryde	Ryde	0.5	Currently not developable
IPS398	Land adjacent to Greenwood Villas, Greenwood Lane Brading	Brading	Ryde		Currently not developable
IPS399	Land behind 87 Gunville Road, Newport	Newport	West Medina (Newport)	1.02	Currently not developable
IPS404	Island Harbour, Mill Lane, Fairlee Road, Newport	Whippingham	East Medina (Newport)	10	Currently not developable
IPS407	Land at Buckbury Farm, Buckbury Lane, Newport	Newport	East Medina (Newport)	0.37	Currently not developable
IPS408	Land adjacent to Winchester House, Lake	Shanklin	The Bay	0.259	Currently not developable
IPS409	Cheverton Copse Holiday Park, Scotchells Brook, Sandown	Sandown	The Bay		Currently not developable

Appendix 4 – Sites considered Currently Not Suitable

SHLAA Reference Number	Site Address	Parish	Regeneration Area	Site Area	Status
IPS024	7 Green Street, Newport	Newport	East Medina (Newport)	0.03	Currently not suitable
IPS026	Lower Yard Farm, Newport Road, Godshill	Godshill	The Bay	0.3	Currently not suitable
IPS028	Fort Mews, Sandown	Sandown	The Bay	0.12	Currently not suitable
IPS031	The Barn, Cothey Butts, Fishbourne	Fishbourne	Ryde	0.07	Currently not suitable
IPS040	Westbrook Yard, Main Road, Ningwood, Shalfleet	Shalfleet	West Wight	0.9	Currently not suitable
IPS050	Land to the rear Albert Cottage Hotel, East Cowes	East Cowes	East Medina (Newport)	0.3	Currently not suitable
IPS059	The Hollands, Hale Common, Arreton	Arreton	East Medina (Newport)	3.9	Currently not suitable
IPS075b	Land behind Cheeks Farm, Merstone, Newport	Arreton	East Medina (Newport)		Currently not suitable
IPS083	Buildings at Lower Rowborough, Beaper Shute, Brading	Brading	Ryde	0.22	Currently not suitable
IPS101	Land Adjacent to Rose Cottage, Hale Common, Newport	Arreton	The Bay	0.05	Currently not suitable
IPS108	Land at Shalfleet Manor Farm, Shalfleet Manor Shalfleet	Shalfleet	West Wight	0.8	Currently not suitable
IPS113	Bungalow and land rear of 31 St Johns Wood Road Ryde	Ryde	Ryde	1.39	Currently not suitable
IPS124	Land to South of Forest Road	Newport	West Medina (Newport)	3.76	Currently not suitable
IPS129	Land to the South of Forest Road (2)	Newport	West Medina (Newport)	1.3	Currently not suitable
IPS133	Land at Morton Common, east of Morton Road, Brading, Sandown	Brading	The Bay	1.14	Currently not suitable
IPS138a	Land on the south-west side of Buckbury Lane and north-east of the new Pan Meadows development, Newport.	Newport	East Medina (Newport)	1.4	Currently not suitable
IPS140	Former Sewage Works on land adjoining Kingston Copse being part of GKN Aerospace Osborne Works East Cowes/Whippingham	East Cowes	East Medina (Newport)	1.3	Currently not suitable
IPS146	Land Between Vicarage Lane & Quay Lane Brading	Brading	Ryde	0.14	Currently not suitable

IPS170	Land between St Martins & Dundas West, Afton Down, Freshwater	Freshwater	West Wight	0.2	Currently not suitable
IPS185	5 Warren Point, Medham Farm, Cowes	Northwood	West Medina (Newport)	0.15	Currently not suitable
IPS202	Edvale, The Shute, Newchurch	Newchurch	The Bay	0.06	Currently not suitable
IPS212	Land rear of The Copse, Eddington Road, Seaview	Nettlestone and Seaview	Ryde	0.56	Currently not suitable
IPS240	Land at Bartletts Green Farm, Brading Road, Ryde	Ryde	Ryde	1.37	Currently not suitable
IPS245	Land adjacent 29 Church Road, Shanklin	Shanklin	The Bay	0.02	Currently not suitable
IPS257	Adjacent New Road (1), Brighstone	Brighstone	West Wight	0.07	Currently not suitable
IPS258	Adjacent New Road (2), Brighstone	Brighstone	West Wight	0.7	Currently not suitable
IPS277	Land at 6 Northview Harbors lake Lane, Newchurch	Newchurch	The Bay	0.4	Currently not suitable
IPS279	Sommerville, (next to 'Moorfield') Blackwater Road, Newport	Arreton	East Medina (Newport)	0.93	Currently not suitable
IPS293	Land formerly part of Pear Tree Farm, Canteen Rd, Whiteley bank	Newchurch	The Bay	0.08	Currently not suitable
IPS302	Culver Parade, Sandown	Sandown	The Bay	5.69	Currently not suitable
IPS321	Woodlands, Quarr Road, Binstead, Ryde	Ryde	Ryde	0.21	Currently not suitable
IPS327	Land adjacent Greystones, Upper Green Road, St Helens	St Helens	Ryde	0.06	Currently not suitable
IPS343	1 Brookfield Gardens, Ryde	Ryde	Ryde	0.06	Currently not suitable
IPS344	Land adjacent Heytesbury Farm, Worsley Road. Newport	Newport	West Medina (Newport)	6.81	Currently not suitable
IPS356	Havenstreet Recreation Ground, Havenstreet	Havenstreet and Ashey	Ryde	1.3	Currently not suitable
IPS369	Land at Vectis Playing Field, Newport	Newport	West Medina (Newport)	3.2	Currently not suitable
IPS372	Extension to Shanklin Cemetery	Lake	The Bay	1.49	Currently not suitable
IPS378	Land off Jeals Lane, Sandown	Sandown	The Bay	0.49	Currently not suitable