APPENDIX 5: DEVELOPABLE SITES

COW020

Land rear of Harry Cheek Gardens, Northwood

Key Deta	ails									
Settlement:	Cowes	Settlement Tier: 1		Parish: Northwood	Site Area (1.1	2018 SHLAA_Ref_No: IPS317	2nd Reg18 ISP Housing Allocation Ref: HA026			
Relationship	to Settlement Bounda	ary (IPS Reg 18 part 2 - 2	021):	Located within Settlement Boundary						
Location in r	elation to Settlement	Boundary 2018:		The site is located outs	ide but immediately adjacen	t to the current settlement boundary which is	along the east boundary			
Brownfield o	rownfield or Greenfield: Greenfield			Brownfield Register (If	applicable):					
Site	The site is the corne	er of an an open field bou	unded by hec	lges interspersed with trees and is	s slopes from the east to the	west.				
Description:										
Planning History:	* P/01262/16 (28) 0 * Outline for resider		iccess to road	d and footpath network, land adja	cent Harry Cheek Gardens ar	d rear of 31 to 61 Pallance Road, Cowes, (TC	P/32897/P/01262/16).			
Suitabilit	ty Assessment		Suitable	✓						
Discounting	Factors									
Environment	al Discounts (Stage A	- 5m buffer)			[Discounted by a Factor in Stage A (5m buffe	er)			
Includes Ram Regionally in	nsar site, Special Prote nportant Geological ar	ection Area (SPA), Specia nd Geomorphological Sit	e (RIGG), Nat	servation (SAC), Site of Special Sci ional Nature Reserve (NNR), Site (entific Interest (SSSI), of Importance for Nature	, , , , , , , , , , , , , , , , , , , ,	tal designations including, ancient woodland, LNR, marine conservation			
Conservation	n (SINC), Local Nature	Reserve (LINR), Ancient V	voodiands, A	ncient Monument, Marine Conse	rvation Area (IVICA).					
	al Discounts (Stage A					\Box Discounted by a Factor in Stage A (No Buffe	er)			
	itage Coast, Historic P as biodiversity mitiga		Accessible C)pen Space, Local Green Space, La		0.7ha at the western end of the site is designated as common ground/village green and is readily accessible open space and has been discounted from the assessment process.				
						The remainder of the site is not located withir or garden, open space	n any environmental designations including heritage coast, historic par			
Envonmenta	l Discounts_Stage B(i)				[☐ Discounted by a Factor in Stage B				
Flood zones	2 3, Agricultural Land	Quality Grades 12, Smal	l Sites falling	below the size threshold of 0.25h	a or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land				
	tal Discounts Stage B(agomont are	eas, Zones of Ground Instability M		Discounted by a Factor in Stage B(ii)				
			Ũ		anagement					
-			•	ling Neighbourhood Plan)						
Character an	d Compatibility of the	Surrounding Area: In	e site is close	e to existing residential, whilst no (compatibility issues are envise	aged the site is on the edge of the area.				
Local Policy (Context (Including Nei	-			side but immediately adjacent to the settlement boundary					
Mineral Resc	ources:	Ha	lf the easter	n section of the site is located wit	hin a mineral safeguarding ar	ea. This will need to be considered further sh	ould the site be considered appropriate.			
Landscape	Impacts									
Impact upor	n and relationship to t	he AONB: The site is n	ot located in	an AONB.						
Landscape C Area Key Fac										
Agricultural I	Land Classification:	The classification	n is Grade url	ban						

COW020 Land rear of Harry Cheek Gardens, Northwood

Landscape The land gently slopes from east to the west of the site. There are residential properties to the north and east of the site but the site is on the edge of the settlement with a semi-rural feel having lots or trees and greenery in the vicinity. Impact:

Heritage Impacts								
Impact on Historic Environmer	nt and Heritage Asset	s: The site is not located in a need to be considered as a	conservation area and there are no listed buildings close by appropriate.	. If the site is to be accessed via or near the public right o				
Biodiversity / Ecological Imp	acts							
Impact on Biodiversity:		_	ation but is located in a Local Ecological Network (North We Relevant studies may be required.	stern Woods). There are a row of TPO trees to the easte				
Biodiversity Net Gain Scope:	In line with North V	Vestern Woods local ecologica	l network.					
Flood Risk								
Flood Risk (including Surface \	Water): No flood risk	identified						
Proximity to Key Services								
Access to Public Transport:		ne distance from the nearest r t up to every 7 minutes Sunc	egular bus stop. This is along the main strategic road netwo days up to every 10 minutes	ork and is Route 1 serving Newport St Mary's Hospital				
Access to Pedestrian Cycle link	Ks: There is a pub	blic right of way through the site to the south (CS14), there are no nearby cycle links but there are links in the wider area.						
Access to Services and Facilitie	es: Northwood h	as some facilities and Cowes fu	urther to the north has a range of services and facilities					
Highways Factors Highway Access: The								
Availability Assessme	ent	Available 🗹						
Availability: The s	ite is immediately av	ailable and is owned by develo	opers with a reasonable prospect of development taking place	ce within 5 years. Once commenced could be achieved w				
Availability_Timeframe:								
Suitability and Requirement	s for Other Forms o	f Development						
Put forward for:	1	The site has been put forward	for general housing.					
Potential for a Mix of Uses:	1	10						
Loss of Employment Site:		lo						
Potential for Consideration as a		Not applicable						
Need for new Open Space and	/or Recreation:	Site offers an opportunity to a	ddess open space deficits in landscaped setting.					
Achievability Assess	ment	Achievable						
Indicative Yield: 28								
Trajectory 23/24 to 27/28:		28	Constraints to delivery / number_of_landowners:	There is one landowner and there are no known cove the middle of the original allocation site HA026 site es the east to the centre of the site before running north				

reer having lots of trees and greenery in the vicinity.

t of way, there is a listed building adjacent to it that will

stern boundary and hedges to the west and east. The

| Parkhurst | Northwood | Park & Ride | Cowes and

space.

constraint.

within 2 years.

covenants or legal issues. There is a sewer line crossing ite east to west and a another sewer line that runs from north. Access is unclear and consequently could be a

COW020	Land rear of Harry	/ Cheek Gardens,	Northwood	
Trajectory Plan P	eriod:	28	Infrastructure capacity:	The site is immediately adjacent to the settlement boundary where adjoining pr services.
Trajectory Post-P	lan Period:	0	Council_owned:	
SHLAA Cond	lusion			
Conclusion 2022:	Developable - Deliverable subject to Public footpath provides pedestrian Open space to meet deficits require	acces to the NW, scope for ve		uire confirmation. Improvement area and to secure net gain.
Status	Developable			



FCW005 123 Victoria Grove, Fast Cowes, PO32 6IO

			, Last CO							
Key Detai	ils									
Settlement: E	East Cow	ves Settlement Tier:	1	Parish: East Cowes	Site Area (0.0	9 2018 SHLAA_Ref_No: IPS339	2nd Reg18 ISP Housing Allocation Ref: N/a			
Relationship to	o Settler	nent Boundary (IPS Reg 18 part 2	- 2021):							
Location in rel	lation to	Settlement Boundary 2018:		The site is located in the	settlement boundary					
Brownfield or	Greenfi	eld: Brownfield		Brownfield Register (If ap	plicable):					
Site Description:	The site	is an existing residential dwelling	and garden. Th	ere is a hedge to the west with the	roadside boundary to th	e south.				
Planning History:	No app	arent planning history.								
Suitability	y Asse	ssment	Suitable							
Discounting F	-									
Includes Rams Regionally imp	sar site, s portant (Geological and Geomorphological	Site (RIGG), Nat	servation (SAC), Site of Special Scien ional Nature Reserve (NNR), Site of ncient Monument, Marine Conserva	Importance for Nature	Discounted by a Factor in Stage A (5m buff The site is not located within any environmer zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scl	ntal designations including, ancient woodland, LNR, marine conservation			
Environmenta	al Discou	nts (Stage A No buffer):				Discounted by a Factor in Stage A (No Buff	er)			
	-	st, Historic Park or Garden, Public ersity mitigation	ally Accessible O	ole Open Space, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmental Flood zones 2			nall Sites falling	below the size threshold of 0.25ha d	or 5 dewllings:	Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.				
		ints Stage B(ii): ent boundaries, Coastal Change N	lanagement are	as, Zones of Ground Instability Man	agement	□ Discounted by a Factor in Stage B(ii)				
Character of	the Sur	rounding Area and Local Policy	Context (Includ	ling Neighbourhood Plan)						
Character and	Compa	ibility of the Surrounding Area:	The site is in a r	residential area. Consideration on th	ne density and impact o	n nearby properties will need to be considered.				
Local Policy Co	ontext (I	ncluding Neighbourhood Plan:	The site is with	in the settlement boundary						
Mineral Resou			The site is not l	ocated in a mineral or mineral safegu	uarding area					
Landscape Ir	mpacts									
				an AONB. Given the location of the used density of the site.	site, among other hous	ng any impact on landscape character will be m	ninimal. There could be the potential for impact on neighbouring			
Area Key Fact										
Agricultural La	and Class	ification: The classifica	tion is urban							
Landscape U Impact:	Jrban co	ntext site								
Heritage Imp	pacts									
Impact on Hist	toric Env	vironment and Heritage Assets:	he site is not lo	cated in a conservation area and the	ere are no listed building	s close by.				
Biodiversity /		-								

ECW005	123 \	Victoria Grove, East Cowes, PO32 6JQ								
Impact on Biodivers	sity:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site								
Biodiversity Net Ga		Scope for increased planting, pond, green roof, bird boxes.								
Flood Risk										
Flood Risk (includi	ng Surface V	Water): No risk identified								
Proximity to Key S	Services									
Access to Public Tra	ansport:	The bus stop is located on the main road to the east about 500m away. Route 5 is Newport Whippingham Osborne House East Cowes. This runs Mon - Sat up to every 20 minutes Sundays up to every 30 minutes. Route 4 is Ryde Binstead Wootton Whippingham Osborne House East Cowes. This runs Mon - Sat up to every 60 minutes								
Access to Pedestria	an Cycle link									
Access to Services	and Facilitie	The site is in the settlement boundary of East Cowes where there are a range of services and facilities.								
	There are a	a number of public open space facilities nearby.								
Space and Recreation:										
Highways Factors	;									
 Г		irrently on to Victoria Grove								
Availability A Availability:		site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years								
Availability_Timefra										
		s for Other Forms of Development								
Put forward for:		The site has been put forward for general housing and affordable housing.								
Potential for a Mix	of Uses:	Νο								
Loss of Employmen	nt Site:	Νο								
Potential for Consid	deration as a	a Rural exception? No								
Need for new Oper	n Space and,	/or Recreation:								
Achievability	/ Assessi	ment Achievable								
ndicative Yield:	0									
Trajectory 23/24 to	0 27/28:	Constraints to delivery / number_of_landowners: There is one landowner and there are no known covenants or legal issues.								
Trajectory Plan Peri	iod:	Infrastructure capacity: The existing dwelling benefits from utilities								
Trajectory Post-Plai	n Period:	Council_owned:								
SHLAA Conclu	usion									
		available for redeveopment and net gain in residential units. Although it is borderline that the site would achieve the SHLAA size threshold. May be able to demonstrate a flat/apartment scheme which respects g amenities via the development management process.								
	Developable									
		-								

ECW005 123 Victoria Grove, East Cowes, PO32 6JQ

FRE013

Land to the east of Football Club, Camp Road, Freshwater.

Key Details

Settlement: F	reshwater	Settlement Tier:	2	Parish:	Freshwater	Site Area (6	2018 SHLAA_Re	ef_No: IPS189	2nd Reg18
Relationship to	o Settlement Boundar	y (IPS Reg 18 part 2	- 2021):	Loca	ated within Settleme	nt Boundary			
Location in re	lation to Settlement B	oundary 2018:		The	site is located outsid	e but immediately adja	cent to the settlement bou	ndary which is on thr	ee sides of the site.
Brownfield or	Greenfield: Greenfie	ld		Brow	wnfield Register (If ap	oplicable):			
Site Description:The site is a large field that is used for agriculture, ther and gently rises to the south.Planning* Detailed pre-app for 90 units.			riculture, there is a h	edge to th	e road boundary and	mixed timber, hedge a	nd fence boundaries to the	rest of the site. The	re are a few trees to
Planning History:			ccess and parking, la	nd betwee	en Greystones and 2 S	Star Cottages, Camp Ro	ad, Freshwater, Refused ap	pealed to the sectary	<pre>v of state appeal disr</pre>
Suitability	/ Assessment		Suitable 🗸						
Discounting I									
Environmenta	l Discounts (Stage A -	5m buffer)					Discounted by a Factor	or in Stage A (5m buf	fer)
Regionally imp	ar site, Special Protec portant Geological and (SINC), Local Nature R	d Geomorphological	Site (RIGG), National	Nature R	eserve (NNR), Site of	Importance for Nature	The site is not located w zone, NNR, RAMSAR, SA	,	•
Environmenta	l Discounts (Stage A N	lo buffer):					Discounted by a Factor	or in Stage A (No Buff	fer)
	age Coast, Historic Pa s biodiversity mitigati		ally Accessible Open	Space, Loo	cal Green Space, Lanc		The site is not located w space.	. .	
Envonmental	Discounts_Stage B(i)						Discounted by a Factor	or in Stage B	
	3, Agricultural Land (Quality Grades 12, S	mall Sites falling belo	w the size	threshold of 0.25ha	or 5 dewllings:	The site is located in FZ	L and is not class 1 or	2 agricultural land.
	al Discounts Stage B(ii settlement boundari		/lanagement areas, Z	ones of Gi	round Instability Man	agement	Discounted by a Facto	or in Stage B(ii)	
Character of	the Surrounding Are	a and Local Policy	Context (Including	Neighbou	rhood Plan)				
Character and	Compatibility of the S	Surrounding Area:	The site is close to e	xisting res	idential, no compatil	oility issues are envisage	ed.		
Local Policy Co	ontext (Including Neig	hbourhood Plan:	specific policy on ho settlement pattern	using, the and buildin	ir design policy sets on ng styles. It further s	out that; the design, loc ets out that developme	tside Freshwater that has a ation and layout of all deve nt should encourage mixed and mental health difficult	lopment should be c types of accommod	ompatible with the o ation provision to ac
Mineral Resou	irces:		The site is not locate	ed in a mir	neral or mineral safe	uarding area.			
Landscape Ir	npacts								
Impact upon	and relationship to th	e AONB: The site	is not located in an A	ONB, the l	ooundary of which is	65m south at the neare	est point.		
Landscape Ch Area Key Fact	Key Characte • Gently roll • Undulating • Outside se • Fields bou • Mature co • Intricate n	ing landscape under g topography allows ttlements a predom nded by thick hedge niferous shelter belt etwork of rural lane t pattern varies, bas	lain by Clay, Silt and views within the area inantly pastoral land s with frequent hedg ts and garden trees for s, some sunken with ed around farmstead	a, to the d scape of ir erow tree orm a disti fewer roa	owns to the south ar regular medium scal s giving a semi-enclo nctive feature particu ds to the north and w	d to the sea giving varie e fields with some large sed, wooded ambiance alarly to the south of Fr restern margins	r arable fields to the north particularly to the central a	and southern sections	s of the area

8	ISP	Housing	Allocation	Ref:	HA005
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te. (N, E, W).

to the western boundary. The site is level to the north

lismissed 9 June 2014 (P/00786/13/TCP/31526)

including, ancient woodland, LNR, marine conservation monument or RIGG.

including heritage coast, historic park or garden, open

as an adopted neighbourhood plan. Whilst there is no ne distinctive character of the area, respecting the local address the housing needs for everyone in the Parish,

ettlement

and nucleated villages to the north helps to integrate it with the rural areas

FRE013	Land	to the east o	of Football Club, Camp Road, Freshwater.
	HistoryRemainCultura	of Freshwater as a h as of open arable field I associations with Lo	ditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and oliday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites ds and commons still evident today ord Tennyson and other writers water Isle, separated from the Isle of Wight by the River Yar
Agricultural Land	Classification:	The land is	classified as urban.
Impact: deve	lopment and t	he open countryside	the north and located adjacent to other properties, the land does rise to the south so any design would need to take account of the levels. However to the west is on a well treed rising gradient which limites longer distance visual impacts and impacts upon the AONB. There are no public rights of the change is medium/high.
Heritage Impact	S		
Impact on Histori	c Environment	and Heritage Assets:	The site is not located in a conservation area and there are no listed buildings close by. Unknown archeological potential but medieval finds in field. Early consultation with IWCAHES recommended.
Biodiversity / Ec	ological Impa	cts	
Impact on Biodive	ersity:	The site is not located	d in an environmental designation. There are no tree preservation orders but there are trees and hedges at the boundaries.
Biodiversity Net G		 Wild flower/meador Design developmen Provide boxes for lo 	rity of hedgerows and tree lines. ∎etention of mature boundary trees and hedgerows. w buffers. t sensitive to Hedgehogs (local Section41 species): Fence tunnels and gates. cal Section41 and Local Priority bird species: House Sparrow, Starling, Swift and House Martin. part of multifunction SuDS, particularly on northern side where surface water risks identified.
Flood Risk			
Flood Risk (inclu	ding Surface W	ater): Flood zone 1.5	Surface water risk on northern boundary and access road.
Proximity to Key	Services		
Access to Public ⁻	Transport:	There are bus s	tops just outside the site.
Access to Public			tops just outside the site. Jblic rights of way on site or at the boundaries
	rian Cycle links	There are no pu	
Access to Pedest	vian Cycle links and Facilities West Wight	There are no pure of the surpluses of th	ublic rights of way on site or at the boundaries
Access to Pedeste Access to Service Access to Open Space and	rian Cycle links and Facilities West Wight Open Space	There are no pure of the surpluses of th	ublic rights of way on site or at the boundaries access to a good range of services and facilities within about half a mile to the north all open space types except Parks & Gardens and Allotments.
Access to Pedeste Access to Service Access to Open Space and Recreation: Highways Factor	rian Cycle links and Facilities West Wight Open Space rs Access is ont	There are no pu Freshwater has exhibits surpluses of (Outdoor Sports Facil	ublic rights of way on site or at the boundaries access to a good range of services and facilities within about half a mile to the north all open space types except Parks & Gardens and Allotments.
Access to Pedeste Access to Service Access to Open Space and Recreation: Highways Factor	rian Cycle links and Facilities West Wight Open Space rs Access is ont At least one	There are no pu Freshwater has exhibits surpluses of (Outdoor Sports Facil o Camp Road and is ju further access to the	ublic rights of way on site or at the boundaries access to a good range of services and facilities within about half a mile to the north all open space types except Parks & Gardens and Allotments. lities) to west of the site and marshes to the east ust over 400m from the strategic road network.
Access to Pedesta Access to Service Access to Open Space and Recreation: Highways Factor Highway Access:	rian Cycle links and Facilities West Wight Open Space rs Access is ont At least one Assessme	There are no pu Freshwater has exhibits surpluses of (Outdoor Sports Facil o Camp Road and is ju further access to the so nt	ublic rights of way on site or at the boundaries access to a good range of services and facilities within about half a mile to the north all open space types except Parks & Gardens and Allotments. lities) to west of the site and marshes to the east ust over 400m from the strategic road network. south of the site would be needed to ensure development permeability.
Access to Pedesta Access to Service Access to Open Space and Recreation: Highways Factor Highway Access: Availability	rian Cycle links as and Facilities West Wight Open Space rs Access is ont At least one Assessme The sit	There are no pu Freshwater has exhibits surpluses of (Outdoor Sports Facil o Camp Road and is ju further access to the so nt	ublic rights of way on site or at the boundaries access to a good range of services and facilities within about half a mile to the north all open space types except Parks & Gardens and Allotments. lities) to west of the site and marshes to the east ust over 400m from the strategic road network. south of the site would be needed to ensure development permeability. Available
Access to Pedesta Access to Service Access to Open Space and Recreation: Highways Factor Highway Access: Availability: Availability_Time	rian Cycle links as and Facilities West Wight Open Space rs Access is ont At least one Assessme The sit frame:	There are no pu Freshwater has exhibits surpluses of (Outdoor Sports Facil o Camp Road and is ju further access to the so nt	ublic rights of way on site or at the boundaries access to a good range of services and facilities within about half a mile to the north all open space types except Parks & Gardens and Allotments. lities) to west of the site and marshes to the east ust over 400m from the strategic road network. south of the site would be needed to ensure development permeability. Available Iable, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within C
Access to Pedesta Access to Service Access to Open Space and Recreation: Highways Factor Highway Access: Availability Availability: Availability_Time Suitability and F Put forward for:	rian Cycle links as and Facilities West Wight Open Space rs Access is ont At least one Assessme The sit frame:	There are no pu Freshwater has exhibits surpluses of Outdoor Sports Facil Outdoor Sports Facil Curther access to the nt e is immediately avai for Other Forms of Th	ublic rights of way on site or at the boundaries access to a good range of services and facilities within about half a mile to the north all open space types except Parks & Gardens and Allotments. lities) to west of the site and marshes to the east ust over 400m from the strategic road network. south of the site would be needed to ensure development permeability. Available C Development Le site has been put forward for general housing / mixed development - housing led.
Access to Pedesta Access to Service Access to Open Space and Recreation: Highways Factor Highway Access: Availability Availability: Availability_Time Suitability and F	rian Cycle links as and Facilities West Wight Open Space rs Access is ont At least one Assessme The sit frame:	There are no pu Freshwater has exhibits surpluses of Outdoor Sports Facil Outdoor Sports Facil Curther access to the nt e is immediately avai for Other Forms of Th	ublic rights of way on site or at the boundaries access to a good range of services and facilities within about half a mile to the north all open space types except Parks & Gardens and Allotments. lities) to west of the site and marshes to the east ust over 400m from the strategic road network. south of the site would be needed to ensure development permeability. Available

۱d	large	industrial	buildings
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ever it enclosed to the north, east and south by	
of way across the site. The value is low/medium and	

n 0-5 years

FRE013	Land to the ea	st of Football	Club,	Camp Road, Fresh	nwater.			
Need for new Open Space and/or Recreation:		Amenity green space and children's playspace desirable on east side to serve site and wider area. Allotments provision would be beneficial given access and quantity deficits in the area.						
Achievability	y Assessment	Achievable						
Indicative Yield:	100							
Trajectory 23/24 to	o 27/28:	100		Constraints to delivery / n	umber_of_landowners:	There is one landowner and there are no known cov		
Trajectory Plan Period:		100		Infrastructure capacity:	The site is immediately adjacent to the settlement boundary where adjoinin services.			
Trajectory Post-Pla	in Period:	0		Council_owned:	No			
SHLAA Concl	usion							
	serve site and wider area. Allo	tments provision would	be benefic	cial given access and quantity de	ficits in the area.	to ensure development permeability. Amenity green span		
Status	Developable							

ovenants or legal issues.

properties appear to benefit from connections to utility

pace and children's playspace desirable on east side to

NEW008 Former Library HQ, Land Adjacent St Mary's Hospital Parkhurst, Newport Road Newport.

Key Details

•		Parish: Newport	Site Area (1.0	2018 SHLAA_Ref_No: IPS383	2nd Reg18 ISP Housing Allocation Ref: HA037					
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):			Located within Settlen	Located within Settlement Boundary						
Location in relation to Settlement Boundary 2018:				The site is located in the	The site is located in the settlement boundary.					
Brownfield or Greenfield: Greenfield				Brownfield Register (If	applicable):					
Site Description:	The site is a former co and the adjacent hosp		currently overgrown w	vith access from Parkhurst	Road. Within the site there	e are remnants of hard surfaced areas, rub	ble and fencing. The site is heavily treed and elevated from I			
Planning History:	No relevant planning h	history.								
Suitabili	ty Assessment		Suitable 🔽							
Discounting	r Factors									
Environment	tal Discounts (Stage A - 5	im buffer)				Discounted by a Factor in Stage A (5m	n buffer)			
Regionally in	nportant Geological and	Geomorphological	Site (RIGG), National N	on (SAC), Site of Special Sc Nature Reserve (NNR), Site Monument, Marine Conse	of Importance for Nature	The site is not located within any environmental designations including, ancient woodland, LNR, ma				
Environment	tal Discounts (Stage A No	buffer):				□ Discounted by a Factor in Stage A (No	Buffer)			
Includes Her	· •	k or Garden, Public	ally Accessible Open Sp	oace, Local Green Space, La	ind	The site is not located within any environmental designations including heritage coast, historic park space.				
Envonmenta	l Discounts_Stage B(i)					Discounted by a Factor in Stage B				
		uality Grades 12, S	mall Sites falling below	the size threshold of 0.25h	na or 5 dewllings:	The site is located in FZ1 and is not class	1 or 2 agricultural land.			
	ntal Discounts Stage B(ii) m settlement boundarie		Лапagement areas, Zoı	nes of Ground Instability M	anagement	□ Discounted by a Factor in Stage B(ii)				
Character o	f the Surrounding Arec	a and Local Policy	Context (Including N	eighbourhood Plan)						
Character ar	nd Compatibility of the S	urrounding Area:	The site is close to exi	sting residential, no compa	atibility issues are envisage	d.				
Local Policy	Context (Including Neigh	bourhood Plan:	The site is situated wi	thin the settlement bounda	ary					
Mineral Reso	ources:		The site is not located	l in a mineral or mineral sat	feguarding area.					
Landscape	Impacts									
Impact upor	n and relationship to the	AONB: The site	is not located in an AO	NB.						
Landscape (Area Key Fa		art of the 'Northern	ı Lowlands' Landscape	Character Area. Now claase	ed as settlement, but on th	e fringes of 'Traditional Enclosed Pasture I	and' to the of the site.			
	Land Classification:	The classifica	tion is Grada 2 to the	east and urban to the west						
-										
				iment any impact on landso ing will need to be consider		ced. The site is however elevated from ad	jacent sites, if development is considered appropriate, the in			
Heritage Im	apacts									
Impact on H	istoric Environment and	Heritage Assets:	The site is not located i	n a conservation area and t	there are no listed building	s close by				

Biodiversity / Ecological Impacts

Hewit Crescent

ine conservation

or garden, open

npact on

NEW008	Form	er Library	HQ, Land Adjacer	nt St Mary's Hospit	al Parkhurst, No	ewport Road Newport.	
Impact on Biodiver	sity:		-	nation. There are no TPOs on the riate biodiversity and tree surveys		of large trees individual and groupings that need to be o	
networks across si		nature of the site, achieving net gain will be extremely difficult, so offsetting may be necessary. Green roofs potential. Pond potentia te by vegetation/hedgerows at boundaries. enefit from boxes for House Sparrow (Red list) which have been recorded in the area. Bat boxes on buildings would also be beneficia					
Flood Risk							
Flood Risk (includi	ing Surface \	Nater): No flood ri	sks identified.				
Proximity to Key S	Services						
Access to Public Tr Access to Pedestria Access to Services	an Cycle link	There are p		ks in the wider area. The road adj		hwood Park & Ride Cowes and runs Mon - Sat up to e	
		•		eficits of all types of open space e pes of open space, except amenity		enspace. natural greenspace. Children's play seens a particularly	
Highways Factors	;						
			en lane onto Parkhurst Road wit gested by the panel.	h restricted visibility splays, this w	ould need to be improved -	if indeed this access is utilised. Alternative access could	
Availability A	Assessm	ent	Available 🔽				
Availability:	The s	ite is immediately a	available, owned by developers	with a reasonable prospect of dev	velopment taking place with	nin 5 years. Once commenced could be achieved within	
Availability_Timefra	ame:						
Suitability and Re	equirement	s for Other Forms	of Development				
Put forward for:			The site has been put forward				
Potential for a Mix			This will need to be determine	ed.			
Loss of Employmer			Not applicable				
Potential for Consid	deration as	a Rural exception?	Not applicable				
Need for new Oper	n Space and	/or Recreation:				aces provision from te much larger allocations in the vicin which is well overlooked and could be improved and/or p	
Achievability	Assess	ment	Achievable 🗹				
Indicative Yield:	25						
Trajectory 23/24 to	27/28:		0	Constraints to delivery / n	umber_of_landowners:	There is one landowner and there are no known cove environmental health/contamination surveys may be that may need moving.	
Trajectory Plan Per	iod:		25	Infrastructure capacity:	The site is within the set	lement boundary where adjoining properties benefit fro	
Trajectory Post-Pla	n Period:		0	Council_owned:	Yes		
SHLAA Conclu	usion						

considered. The area is very scrubby and has beer	onsidered.	sidered. The area	is very	scrubby	and h	nas been
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on of more mature trees. Maintenance of ecological

species have been identified locally.

to every 7 minutes | Sundays up to every 10 minutes

ly notable deficit given the density of nearby housing.

uld be provided via Hewitt Crescent through third party

in 2 years.

vicinity - where centrally accessible facilities and services or potentiually locate children's play.

from connections to utility services.

Conclusion 2022: Developable.

Developable

This is suitable site, although there are constraints that require further consideration - notably access and trees/biodiversity, which relate to each other. There appear to be three reasonable options for vehicular access, at least one of which will require confirmation for the site to be considered deliverable. Highways input/advice is therefore required.

1) Access via the submitted access onto Parkhurst Road. This has the advantage of being in the same ownership. However it is insufficient width (i.e. single vehicle) for a 60m stretch. This seems likely to be problematic unless to serve a very small number of dwellings. Therefore widening, or at the very least installation of passing points, is likely to be necessary -which will require third party land and loss of trees. In addition the access appears to have restricted visibility splays to the south which require further investigation.

2) Alternative access could be provided via Hewitt Crescent through third party land. This option will also likely necessitate loss of trees and also require some loss of public amenity land. 3) Access via the hospital may also be feasible, particularly if the site was used to house key workers from the hospital.

If option 1 is not the preferred vehicle access, it should be utilised as a pedestrian/cycle access.

Lends itself to Cul-De-Sac layout, possibly with parking at western sections. Layout will be dictated partly by preferred access and any retained trees. Scope for improving quality and range of open space provision on adjacent amenity open space.

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NEW069	ad at Fairlag Ros	d Hillsida	Nounort							
Lar	nd at Fairlee Roa	ia, Hilisiae	, Newport							
Key Details										
Settlement: Newport	Settlement Tier:	1	Parish: Newport	Site Area (0.2	2 2018 SHLAA_Ref_No: IPS376	2nd Reg18 ISP Housing Allocation Ref: N/a				
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):			Located within Settlem	Located within Settlement Boundary						
Location in relation to Settlement Boundary 2018:			The site is located in th	The site is located in the settlement boundary.						
Brownfield or Greenfield: Brownfield			Brownfield Register (If	Brownfield Register (If applicable):						
	vith two road frontages conta urrently used as council office			th some onsite parking. Th	e site is mostly hard surfacing within little in the	e way on landscaping and is accessed off Fairlee Road.				
Planning No recent pl History:	anning history.									
Suitability Assessn	nent	Suitable	✓							
Discounting Factors										
Environmental Discounts (S	Stage A - 5m huffer)				Discounted by a Factor in Stage A (5m buff	er)				
Includes Ramsar site, Speci Regionally important Geolo	al Protection Area (SPA), Spe ogical and Geomorphological	Site (RIGG), Nation	vation (SAC), Site of Special Sci nal Nature Reserve (NNR), Site ient Monument, Marine Conse	of Importance for Nature	, , ,	tal designations including, ancient woodland, LNR, marine conservation				
Environmental Discounts (S	Stage A No buffer):				□ Discounted by a Factor in Stage A (No Buffe	er)				
		ally Accessible Ope	n Space, Local Green Space, La	nd		ntal designations including heritage coast, historic park or garden, open				
safeguarded as biodiversity	/ mitigation				space.					
Envonmental Discounts_St	age B(i)				□ Discounted by a Factor in Stage B					
Flood zones 2 3, Agricultur	ral Land Quality Grades 12, Sr	nall Sites falling be	low the size threshold of 0.25h	a or 5 dewllings:	2 agricultural land.					
Environmental Discounts S	Stage B(ii):				□ Discounted by a Factor in Stage B(ii)					
	-	lanagement areas,	, Zones of Ground Instability M	ones of Ground Instability Management						
Character of the Surroun	ding Area and Local Policy	Context (Including	g Neighbourhood Plan)							
Character and Compatibilit	y of the Surrounding Area:	The site is close to	existing residential and some	employment, no compatib	ility issues are envisaged.					
Local Policy Context (Includ	ling Neighbourhood Plan	The site is situated	d within the settlement bounda	ary and a confirmed brown	field site					
Mineral Resources:			ated in a mineral or mineral safe	,						
Landscape Impacts										
Impact upon and relations	hip to the AONB: The site i	s not located in an	AONB.							
Landscape Character Sett Area Key Factors:	tiement area.									
Agricultural Land Classificat	tion: The classifica	tion is Grade urban	1							
		-	lopment any impact on landsca cale and massing of replaceme	-	al. Well contained brownfield site within the ur	rban area. Impacts upon neighbouring amenities will be dependent on				
Heritage Impacts										
Impact on Historic Environ	ment and Heritage Assets:	he site is not locat	ed in a conservation area, how	vever there are two grade 2	listed buildings that are directly adjacent and a	a further one on the opposite side of the road.				
Biodiversity / Ecological I	Impacts									

	ersity:	The site is not loca	ated in an environmental designation. There are no tree preservation orders or larger trees within the site. Limited likelihood of impacts given urban						
Biodiversity Net Gain Scope: ncreased planting			of trees and shrubs within a garden area. Green roof potential. Der list species favouring urban habitats - House Sparrow, Starling, Swift and House Martin.						
Flood Risk									
Flood Risk (inclu	ding Surface W	Vater): No flood ri	sks identified.						
Proximity to Key	v Services								
Access to Public	Transport:	The site is o the road to	on the route of a regular bus service, serving Newport, East Cowes and Ryde. Routes 5 and 9 with buses running between 10-30 minutes depending o the north.						
Access to Pedest	rian Cycle links		blic right of way to the east of the site, there are dedicated cycle routes close by and the roads benefit from pavements. Thas footways. There are pedstrian connections to Newport town centre via seaclose and the Harbour.						
Access to Service	es and Facilities	s: Located wit	in Newport - a top tier settlement, which has a full range of services and facilities.						
Access to Open Space and Recreation:	The site is w	vithin the accessib	t Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace. ility walking threshold for children's and young peoples provision, allotments, accessible natural greenspace and outdoor sport. bility walking threshold of amenity open space and parks & gardens.						
Highways Facto									
Highway Access:	The site has	road access onto I	Hillside and there is pedestrian access onto Fairlee Road.						
Availability	Assessme	ent	Available 🔽						
Availability:			ely available for development but is likely within 5 years with a reasonable prospect of development taking place within 2 years.						
Availability_Time	frame:								
			of Development						
Suitability and I	Requirements	for Other Forms	oj bevelopment						
Suitability and I Put forward for:	-	for Other Forms	The site has been put forward for general housing						
-		for Other Forms							
Put forward for:	ix of Uses:	for Other Forms	The site has been put forward for general housing						
Put forward for: Potential for a M Loss of Employm	ix of Uses: ent Site:	for Other Forms	The site has been put forward for general housing This would need to be determined						
Put forward for: Potential for a M Loss of Employm	ix of Uses: ent Site: sideration as a	Rural exception?	The site has been put forward for general housing This would need to be determined The site is not an allocated employment site but redevelopment may result in the loss of a facility but could be relocated						
Put forward for: Potential for a M Loss of Employm Potential for Con	ix of Uses: ent Site: sideration as a en Space and/	Rural exception?	The site has been put forward for general housing This would need to be determined The site is not an allocated employment site but redevelopment may result in the loss of a facility but could be relocated Not applicable						
Put forward for: Potential for a M Loss of Employm Potential for Con Need for new Op	ix of Uses: ent Site: sideration as a en Space and/	Rural exception?	The site has been put forward for general housing This would need to be determined The site is not an allocated employment site but redevelopment may result in the loss of a facility but could be relocated Not applicable Given the contained urban nature of the site, it does not lend itself to open space provision other than private garden/amenity space.						
Put forward for: Potential for a M Loss of Employm Potential for Con Need for new Op Achievabili Indicative Yield:	ix of Uses: ent Site: sideration as a en Space and/ ty Assessn 12	Rural exception?	The site has been put forward for general housing This would need to be determined The site is not an allocated employment site but redevelopment may result in the loss of a facility but could be relocated Not applicable Given the contained urban nature of the site, it does not lend itself to open space provision other than private garden/amenity space.						
Put forward for: Potential for a M Loss of Employm Potential for Con Need for new Op Achievabili Indicative Yield: Trajectory 23/24	ix of Uses: ent Site: sideration as a en Space and/ ty Assessn 12 to 27/28:	Rural exception?	The site has been put forward for general housing This would need to be determined The site is not an allocated employment site but redevelopment may result in the loss of a facility but could be relocated Not applicable Given the contained urban nature of the site, it does not lend itself to open space provision other than private garden/amenity space. Achievable						
Put forward for: Potential for a M Loss of Employm Potential for Con Need for new Op Achievabili Indicative Yield: Trajectory 23/24 Trajectory Plan P	ix of Uses: ent Site: sideration as a en Space and/ ty Assessn 12 to 27/28: eriod:	Rural exception?	The site has been put forward for general housing This would need to be determined The site is not an allocated employment site but redevelopment may result in the loss of a facility but could be relocated Not applicable Given the contained urban nature of the site, it does not lend itself to open space provision other than private garden/amenity space. Achievable Constraints to delivery / number_of_landowners: There is one landowner and there are no known cover						
Put forward for: Potential for a M Loss of Employm Potential for Con Need for new Op Achievabili Indicative Yield: Trajectory 23/24 Trajectory Plan P Trajectory Post-P	ix of Uses: ent Site: sideration as a en Space and/ ty Assessn 12 to 27/28: eriod: lan Period:	Rural exception?	The site has been put forward for general housing This would need to be determined The site is not an allocated employment site but redevelopment may result in the loss of a facility but could be relocated Not applicable Given the contained urban nature of the site, it does not lend itself to open space provision other than private garden/amenity space. Achievable Constraints to delivery / number_of_landowners: There is one landowner and there are no known cover Infrastructure capacity:						
Put forward for: Potential for a M Loss of Employm Potential for Con Need for new Op	ix of Uses: ent Site: sideration as a en Space and/ ty Assess 12 to 27/28: eriod: lan Period: clusion Identified in e	Rural exception? for Recreation:	The site has been put forward for general housing This would need to be determined The site is not an allocated employment site but redevelopment may result in the loss of a facility but could be relocated Not applicable Given the contained urban nature of the site, it does not lend itself to open space provision other than private garden/amenity space. Achievable Constraints to delivery / number_of_landowners: There is one landowner and there are no known cove Infrastructure capacity:						

g on the route. There is a bus shelter on the site side of

ovenants or legal issues.

atted development, upon which the yield estimate is

NEW069	Land at Fairlee Road, Hillside, Newport
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NEW076	Seaclose (East End), Newport

Key Deta	ils									
Settlement:	Newport	Settlement Tier:	L	Parish:	9	Site Area (13	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:		
Relationship	to Settlement	Boundary (IPS Reg 18 part 2 -	2021):	Located within Set	tlement Boundary	У				
Location in r	elation to Sett	lement Boundary 2018:		Located within Set	tlement Boundar	У				
Brownfield o	r Greenfield:	Mix		Brownfield Registe	er (If applicable):					
Site Description:	Three distin	ct sections. The northern two s	sections are grassed	amenity open space wit	thin an urban con	text containing fla	at grass and scattered trees. Souther	n section is a petrol station and used car dealer.		
Planning History:										
Suitabilit	y Assessr	nent	Suitable 🔽							
Discounting	Factors									
Environment	al Discounts (Stage A - 5m buffer)					Discounted by a Factor in Stage A (5	5m buffer)		
Regionally im	portant Geol	al Protection Area (SPA), Spec ogical and Geomorphological S Nature Reserve (LNR), Ancient	ite (RIGG), National	Nature Reserve (NNR), S	Site of Importance	e for Nature		ronmental designations including, ancient woodland, LNR, marine conservation SSSI, scheduled ancient monument or RIGG.		
Environment	al Discounts (Stage A No buffer):					Discounted by a Factor in Stage A (N	No Buffer)		
Includes Heri		storic Park or Garden, Publical	ly Accessible Open S	Space, Local Green Space	e, Land	A fr	Approximately half the site to the west falls within the currently areas zoned as open space. However, the main frontages on Fairlee Road and the petrol station to the south are not classed as open space according to current Council mapping.			
Envonmenta	l Discounts_St	age B(i)					Discounted by a Factor in Stage B			
		ral Land Quality Grades 12, Sm	all Sites falling below	w the size threshold of 0	.25ha or 5 dewllir		The site is located in FZ1 and is not class 1 or 2 agricultural land.			
	tal Discounts : n settlement	Stage B(ii): ooundaries, Coastal Change Ma	anagement areas, Zo	ones of Ground Instabilit	ty Management		Discounted by a Factor in Stage B(ii)			
Character oj	f the Surroun	ding Area and Local Policy C	ontext (Including I	Neighbourhood Plan)						
Character an	d Compatibili	y of the Surrounding Area:	Situated adjacent to	residential area.						
Local Policy (Context (Inclue	ding Neighbourhood Plan:	Strategic Gap.							
Mineral Reso	ources:		he site is not locate	ed in a mineral or minera	l safeguarding are	a.				
Landscape	Impacts									
Impact upor	and relations	to the AONB: The site is	not within the AON	В.						
Landscape C Area Key Fac	haracter Set	tlement area.								
Agricultural L	and Classifica	tion:								
Landscape Impact:	Well containe	d land within the urban area a	nd has some visual a	amenity for neighbourin	g residents. Strate	egic Gap.				
Heritage Im	pacts									

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

NEW076	Seacl	ose (East E	nd), Newpor	t							
Biodiversity / Ecol	ogical Impo	acts									
Impact on Biodivers	sity:	The site is not loca	ted in an environmenta	al designat	ion. It has scatterd trees and he	edges at some boundaries a	and onrnamental rockery planting at	the road frontage.			
Biodiversity Net Gain Scope:		Improved hedger	proved hedgerow connectivity. Green roofs.								
Flood Risk											
Flood Risk (includin	ng Surface V	Vater): No flood zo	ne 2/3 on site. Howeve	r southerr	n boundary sections around the	e petrol station/car dealers	hip are marked as surface water risk				
Proximity to Key S	ervices										
Access to Public Tra	ansport:	There are bu	is routes along Fairlee F	Road.							
Access to Pedestria	an Cycle link	s: Fairlee Road	has footways. There are pedstrian connections to Newport town centre via seaclose and the Harbour.								
Access to Services	and Facilitie	Located with	Newport - a top tier se	ettlement,	which has a full range of servic	ces and facilities.					
		•			cits of all types of open space e		•	area is within the walking thr	eashold of all types of open spaces - although		
					accessible natural greenspace.		ny classed amenity open space. The		easiloid of all types of open spaces - although		
Highways Factors											
Highway Access:	Direct acces	ss to the adjacent st	reets.								
Availability A	ssessme	ent	Available								
Availability:											
Availability_Timefra	ame:										
Suitability and Re	quirements	s for Other Forms	of Development								
Put forward for:			Potential for other use	s - comme	ercial, employment, recreation,	open space.					
Potential for a Mix											
Loss of Employmen				lealership	have some employment.						
Potential for Consid											
Need for new Open	n Space and,	/or Recreation:	Loss of open space co	uld be com	pensated to some extent by in	nprovements and enhance	ments to existing adjacent areas.				
Achievehility			Achievable								
Achievability		nent	Achievable								
Indicative Yield:	250				Constraints to delivery / n	number of landowners:	Single owner				
Trajectory 23/24 to			0				Single Owner				
Trajectory Plan Peri				0	Infrastructure capacity:						
Trajectory Post-Plar				0	Council_owned:						
SHLAA Conclu	usion										
					/able site subject to Council asp d yield equates to approximate			ration, albeit one that may be	e partially offset by qualititive improvements		
Status [Developable	2									

NEW076	Seaclose	(East End),	Newport
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NEW078 London Quay, Newport.

Key Details

Rey Deta	115									
Settlement:	Newport	Settlement Tier: 1		Parish:		Site Area (0.4	1	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):			Locate	Located within Settlement Boundary						
Location in re	elation to Settlement Bo	oundary 2018:		Locate	ed within Settlemen	t Boundary				
Brownfield or	Greenfield: Brownfie	ld		Brown	nfield Register (If ap	olicable):				
Site Description:	North section is car pa	king with a warehouse t arking for Odessa Boat torage and Vectis Gara	Yard car park.	Mid section is o	quality used car sale					
Planning History:		istribution Yard Medin rmer distribution yard				ht PO30.) (readvertised application	ion)			
Suitabilit	y Assessment		Suitable	\checkmark						
Discounting	Factors									
Includes Ram Regionally im	portant Geological and	5m buffer) tion Area (SPA), Special Geomorphological Site eserve (LNR), Ancient W	e (RIGG), Natio	onal Nature Res	erve (NNR), Site of I	mportance for Nature	The s	scounted by a Factor in Stage A (5m buf site is not located within any environmer , NNR, RAMSAR, SAC, SINC, SPA, SSSI, sc	tal designations including, ancient woodland, LNR, mari	
Includes Herit	al Discounts (Stage A Na tage Coast, Historic Par as biodiversity mitigatio	k or Garden, Publically	Accessible Op	en Space, Local	Green Space, Land				er) ntal designations including heritage coast, historic park	
Envonmental	Discounts_Stage B(i)						🗆 Dis	scounted by a Factor in Stage B		
		uality Grades 12, Small	Sites falling b	elow the size th	nreshold of 0.25ha o	r 5 dewllings:	The s	site primarily located in FZ1 and is not cl	ass 1 or 2 agricultural land.	
	al Discounts Stage B(ii) n settlement boundarie	: s, Coastal Change Man	agement area	s, Zones of Grou	und Instability Mana	gement	Disc	counted by a Factor in Stage B(ii)		
Character of	the Surrounding Area	a and Local Policy Cor	ntext (Includi	ng Neighbourh	nood Plan)					
Character and	d Compatibility of the S	urrounding Area: Situ	uated along se	emi-industrial ha	arbourside, althoug	n residentila could still p	prove to	be compatible given proximity of resid	ential to south-east.	
Local Policy C	ontext (Including Neigh	bourhood Plan:								
Mineral Reso	urces:	The	e site is not lo	cated in a miner	ral or mineral safegu	arding area.				
Landscape I	mpacts									
Impact upon	and relationship to the	AONB: Not within the	he AONB							
Landscape Cł Area Key Fac	naracter Settlement a tors:	rea.								
	and Classification:									
-		otential for regeneratio	n. Risk of losii	ng some historic	c martime connectio	ons.				
Heritage Imp	pacts									

8 ISP Housing Allocation Ref:	
cluding, ancient woodland, LNR, marine conservation onument or RIGG.	
ncluding heritage coast, historic park or garden, open	
Iral land.	
t.	

NEW078	Londor	ו Quay, N	lewport.		
Biodiversity / Ecolo	gical Impacts	S			
Impact on Biodiversi	ity: Lin	nited likelihood	of direct impacts given	urban con	ntext, although run-off into harbour SPA and inter-tidal mudflats (23m away) is a consideration.
Biodiversity Net Gair			•	-	den area. Green roof potential. abitats - House Sparrow, Starling, Swift and House Martin.
Flood Risk					
Flood Risk (includin	g Surface Wat	er): Partial ove	lap with FZ2/3 at SE fro	ntage.	
Proximity to Key Se	ervices				
Access to Public Tra	nsport:	There is a bu	us route along adjacent I	_ondon Qı	uay.
Access to Pedestriar	n Cycle links:	It would be	necessary to create a fo	otway of s	sufficient width as part any development. The site fronts a Ctcling Strategy strategic route so may also benefit from a cycle path frontage.
Access to Services a	nd Facilities:	Located wit	n Newport - a top tier se	ttlement,	, which has a full range of services and facilities.
	• •				cits of all types of open space except accessible natural greenspace. s of open space except childrens/young people (due to the severance factor of the River Medina) and parks & gardens.
Highways Factors					
Highway Access: D	irect access to	b London Quay.			
Availability As Availability:	ssessmen	t	Available		
Availability_Timefra	me:				
Suitability and Req	uirements fo	r Other Forms	of Development		
Put forward for:			Potential for other use	s - particu	Ilarly employment, leisure or marine related.
Potential for a Mix o	of Uses:		Yes		
Loss of Employment				and garag	ge containing businesses.
Potential for Conside					
Need for new Open	Space and/or	Recreation:	On-site provisiuon may	/ be proble	ematic on a smalll scale brownfielsd site, although depending on the nature of development some small scale chiuldren's play may be possible to incorporate.
Achievability	Assessme	ent	Achievable	✓	
Indicative Yield:	90 (5 storeys	- bottom storey	parking/storage)		
Trajectory 23/24 to 2	27/28:		0		Constraints to delivery / number_of_landowners: TBC
Trajectory Plan Peric	od:			0	Infrastructure capacity:
Trajectory Post-Plan	Period:			0	Council_owned:
SHLAA Conclu	sion				
Es	ope for mixed	l use regenerati	on. Appears to be scope	-	density, perhap 5 storeys together with employment and parking for boat yard. I mirroring the apartment style development to the south-east albeit across higher storeys. Thi swiould still potentially leave a large portion of the site available fo

Flood risk at SE section, ground storeys may need to be parking/storage.

Footway creation for London Quay required alongside development.

NEW078	London Quay, Newport.
Status	Developable

NEW080 118 Gunvile Road

Key Details

Rey Details						
Settlement: Newport	Settlement Tier: 1	Par	ish: Newport	Site Area (2018 SHLAA_Ref_No: N/a	2nd Reg18
Relationship to Settlemen	it Boundary (IPS Reg 18 part 2 - 2	2021):	Located within Settlement	Boundary		
Location in relation to Set	tlement Boundary 2018:		Located within Settlement	Boundary		
Brownfield or Greenfield:	Brownfield		Brownfield Register (If app	licable):		
	rgrown residential plot sandwich	ned between terraced h	nousing and retail park, with	electricity sub-station	to the rear	
Description:						
Planning P/01952/02 History: Outline for	2 residential development of 6 dw	vellings with access off	Gunville Road & parking.			
Suitability Assess	ment	Suitable 🔽				
Discounting Factors						
Environmental Discounts	(Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buff	fer)
Regionally important Geo	cial Protection Area (SPA), Specia logical and Geomorphological Sit l Nature Reserve (LNR), Ancient V	te (RIGG), National Nat	ure Reserve (NNR), Site of Ir	nportance for Nature	The site is not located within any environmer zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sc	•
Environmental Discounts	(Stage A No buffer):				□ Discounted by a Factor in Stage A (No Buffer)	
Includes Heritage Coast, F safeguarded as biodiversi	listoric Park or Garden, Publically ty mitigation	y Accessible Open Spac	e, Local Green Space, Land		The site is not located within any environments space.	
Envonmental Discounts_S Flood zones 2 3, Agricultu		Ill Sites falling below th	□ Discounted by a Factor in Stage B he size threshold of 0.25ha or 5 dewllings:			
Environmental Discounts Remote from settlement	Stage B(ii): boundaries, Coastal Change Mar	nagement areas, Zones	of Ground Instability Mana	gement	□ Discounted by a Factor in Stage B(ii)	
Character of the Surrou	nding Area and Local Policy Co	ontext (Including Neig	hbourhood Plan)			
Character and Compatibil	ity of the Surrounding Area: Th	he site is adjacent to a	residential area.			
Local Policy Context (Inclu	uding Neighbourhood Plan:					
Mineral Resources:	TI	he site is not located in	a mineral or mineral safegua	arding area.		
Landscape Impacts						
Impact upon and relation	ship to the AONB: Not in the A	AONB				
Landscape Character Se Area Key Factors:	ttement area.					
, Agricultural Land Classific	ation:					
	e impacts likely at this urban loca	ation.				
Heritage Impacts						
Impact on Historic Enviro	nment and Heritage Assets: The	e site is not located in a	conservation area and ther	e are no listed building	gs close by.	

Biodiversity / Ecological Impacts

8 ISP Housing Allocation Ref: N/a
ncluding, ancient woodland, LNR, marine conservation nonument or RIGG.
ncluding heritage coast, historic park or garden, open

NEW080	118	Gunvile Roac	1			
Impact on Biodiver	sity:	The site is not located	l in an environmenta	I designatio	on. The site is overgrown.	
Biodiversity Net Ga		Green roof potential.				
Flood Risk						
Flood Risk (includi	ng Surface	Water): No risks identi	fied			
Proximity to Key S	Services					
Access to Public Tr Access to Pedestria		ks:				
Access to Services	and Faciliti	es:				
Access to Open Space and Recreation:						
Highways Factors						
Highway Access:	Direct acce	ess to Gunville Road.				
Availability A	ssessm	ent	Available			
Availability:						
Availability_Timefr	ame: Unk	nown				
Suitability and Re Put forward for: Potential for a Mix		ts for Other Forms of	Development			
Loss of Employmer	nt Site:					
Potential for Consid	deration as	a Rural exception? N/	/a			
Need for new Oper	n Space and	d/or Recreation:				
Achievability	Assess	ment	Achievable			
Indicative Yield:	6					
Trajectory 23/24 to	27/28:		0		Constraints to delivery / n	number_of_landowners:
Trajectory Plan Per	iod:			6	Infrastructure capacity:	
Trajectory Post-Pla	n Period:			0	Council_owned:	
SHLAA Concl	usion					
Conclusion 2022: S	uitable urb	oan site with outline for	6 dwellings. Unclear	⁻ why it has	sn't come forward but no obviu	uous obstacles to development.
Status	Developab	e				

NEW080	118 Gunvile Road

NEWO	84 Fairv	/iew Residenti	al Care Hom	e 37 Clatterford	Road Newpor	t Isle Of Wight PO30 1PA	A			
Key Deta	ails									
Settlement:	Newport	Settlement Tier:	1	Parish: Newport	Site Area (1.7	2018 SHLAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:			
Relationship	to Settlement Bo	oundary (IPS Reg 18 part 2	2 - 2021):	Located within Settleme	ent Boundary					
Location in r	elation to Settlen	nent Boundary 2018:								
Brownfield o	or Greenfield: Bro	ownfield		Brownfield Register (If a	applicable):					
Site Description:		ownfield urban frontage s	ite occupied by a form	er car home.						
Planning History:	parking/turning Pending	•		on of former care home to f	orm 5 residential dwelling	s; construction of car port; formation of veh	icular access; landscaping, including new front boundary wal	ll and		
Suitabilit	ty Assessme	nt	Suitable 🗹							
Discounting	Factors									
Includes Ran Regionally in	nportant Geologic	Protection Area (SPA), Specal and Geomorphologica	l Site (RIGG), National I	on (SAC), Site of Special Scie lature Reserve (NNR), Site o Monument, Marine Conser	of Importance for Nature	Discounted by a Factor in Stage A (5m b The site is not located within any environn zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI,	nental designations including, ancient woodland, LNR, marin	e conservation		
Includes Her	al Discounts (Sta itage Coast, Histo as biodiversity m	ric Park or Garden, Public	cally Accessible Open S	oace, Local Green Space, Lar	nd	 Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space. 				
	l Discounts_Stage 2 3, Agricultural		mall Sites falling below	the size threshold of 0.25ha	a or 5 dewllings:	 Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land. 				
	tal Discounts Stag n settlement bou		Management areas, Zo	nes of Ground Instability Ma	nagement	□ Discounted by a Factor in Stage B(ii)				
Character o	f the Surroundin	ng Area and Local Policy	Context (Including N	eighbourhood Plan)						
Character an	d Compatibility o	f the Surrounding Area:	Residental atea so no	compatibility issues are env	visgaed.					
Local Policy	Context (Including	g Neighbourhood Plan:								
Mineral Reso	ources:		The site is not located	in a mineral or mineral safe	guarding area.					
Landscape	Impacts									
Impact upor	n and relationship	to the AONB: The site	is not located in an AO	NB.						
Landscape C Area Key Fa	Character Settler ctors:	nent								
Agricultural I	Land Classification	n: Settlement								
Landscape Impact:	Urban site, so lar	ndscape impact will be mi	nimal. Impact upon nei	ghbouring curtilages will be	a consideration.					

NEW084	Fairview	Residen	tial Care Ho	me 37	Clatterford Road	d Newport Isle Of Wight PO30	1PA
Impact on Historic I	n Historic Environment and Heritage Assets: Th Cl			ted in a cons 22	nservation area and there are n	o listed buildings close by.	
Biodiversity / Ecol	ogical Impacts						
Impact on Biodivers	Jicy.	ite is not locate KED JUNE 2022		l designatio	on. There are no tree preserva	tion orders within the site. Carisbrooke Caste SINC is 1	10m off site to the south-e
Biodiversity Net Ga	in Scope:						
Flood Risk							
Flood Risk (includin	ng Surface Water)	Surface water	flood risk across wes	st corner.			
Proximity to Key S	ervices						
Access to Public Tra	ansport:	Clatterford Ro	ad has bus stops and	I served by r	route 12. Nearby Calbourne Ro	oad is served by route 7 to Newbridge, Yarmouth and <i>i</i>	Alum Bay.
Access to Pedestria	an Cycle links:	Clatterford Ro	ad has pedestrian foo	tways on bo	oth sides of the road, albeit be	low standard width in places.	
Access to Services	and Facilities:	Newport being	g the county town has	access to a	a full range of services and faci	lities.	
Space and Recreation:	There are a numb	er of public op the walking ac	en space facilities nea	arby.		xcept accessible natural greenspace.	outdoor sports. The only o
Highways Factors							
Highway Access:	Direct access to Cl	atterford Road					
Availability A	ssessment		Available 🔽				
Availability:		nmediately ava	ilable with a reasonat	ole prospect	t of development taking place	within 5 years. Once commenced could be achieved w	ithin 3 years
Availability_Timefra	ame:						
Suitability and Re	quirements for C	ther Forms of	Development				
Put forward for:							
Potential for a Mix			ossibly		/		
Loss of Employmen				ous occupier	er (care home) would have bee	n an employer	
Potential for Consid			lot applicable				
Need for new Open	i Space and/or Re	creation:	lot a site of sufficient	scale to pro	ovide public open space.		
Achievability	Assessmen	t	Achievable				
Indicative Yield:	5						
Trajectory 23/24 to	27/28:		0		Constraints to delivery / n	umber_of_landowners:	
Trajectory Plan Peri	iod:			0	Infrastructure capacity:	The sit is within the settlement boundary where adjo	vining properties appear to
Trajectory Post-Plan	n Period:			0	Council_owned:		
SHLAA Conclu	usion						
	ending applicatio		velopable subject to o	overcoming	g tree/highway issues.		

east, which is also Wet Woodland (S41 Priority Habitat).

open space typology tht is beyond the walking distance

benefit from connections to utility services.

NEW084	Fairview Residential Care Home 37 Clatterford Road Newport Isle Of Wight PO30 1PA
Status	Developable

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RKY001

Highwood Nursery, Main Road, Rookley, Isle of Wight, PO38 3NH

Key Details

Rey Deta	a115							
Settlement:	Rookley	Settlement Tier:	B Pa	rish: Rookley	Site Area (1.2	5 2018 SHLAA_Ref_N	Vo: IPS030	2nd Reg18
Relationship	to Settlement Bounda	ry (IPS Reg 18 part 2 -	2021):	Located within or adjace	ent a lower tier settlemen	t that does not have a settler	ment boundary	
Location in I	relation to Settlement E	Boundary 2018:		The site is located outsi	de but immediately adjace	ent to the current settlement	boundary which is	along the south bo
Brownfield of	or Greenfield: Greenfie	eld		Brownfield Register (If a	pplicable):			
Site Description:	fencing to the front,	trees to the north and 990 Act establishes the	-	h. The site is relatively fla		he site and to the south with loping down as you pass the		d north, grassed w
Planning History:	No recent planning h	iistory.						
Suitabili	ty Assessment		Suitable 🔽					
Discounting	g Factors							
Environmen	tal Discounts (Stage A -	5m buffer)				Discounted by a Factor in	n Stage A (5m buffe	er)
Regionally ir	mportant Geological an	d Geomorphological S	ite (RIGG), National Na	n (SAC), Site of Special Scie ture Reserve (NNR), Site o Ionument, Marine Conser	f Importance for Nature	The site is not located with zone, NNR, RAMSAR, SAC, S		-
Environmen	tal Discounts (Stage A N	No buffer):				Discounted by a Factor i	n Stage A (No Buffe	r)
	ritage Coast, Historic Pa l as biodiversity mitigat		ly Accessible Open Spa	ce, Local Green Space, Lan	d	The site is not located with space.		
Envonmenta	al Discounts_Stage B(i)					Discounted by a Factor i	n Stage B	
		Quality Grades 12, Sm	all Sites falling below th	ne size threshold of 0.25ha	or 5 dewllings:	The site is located in FZ1 ar	nd is not class 1 or 2	2 agricultural land.
	ntal Discounts Stage B(ii m settlement boundari		anagement areas, Zone	s of Ground Instability Ma	nagement	Discounted by a Factor in	ı Stage B(ii)	
Character c	of the Surrounding Are	ea and Local Policy C	ontext (Including Neig	ghbourhood Plan)				
Character ar	nd Compatibility of the	Surrounding Area:	The site is close to existi	ng residential, no compati	bility issues are envisaged			
Local Policy	Context (Including Neig	hbourhood Plan:	The site is located outsi	de but immediately adjace	ent to the current settlem	ent boundary		
Mineral Res	ources:]	The site is not located in a mineral or mineral safeguarding area.					
Landscape	Impacts							
Impact upo	n and relationship to th	e AONB: The south	western corner of the	site is located in the AONE	and Dark Skies park.			
Landscape (Area Key Fa	Actors: Key Charact Enclosed p areas Ancient w Hedgerow Historic fa The overall	oastoral landscape in o oodland areas is and some hedgerow rmsteads dispersed th condition of the featu	close proximity to valley v trees roughout the areas res of this character are	y floor and arable ea is judged to be good an	d the character of the area	a is judged to be good.		
Agricultural	Land Classification:	The classificati	on is Grade 3					

18 ISP Housing Allocation Ref: N/a

boundary.

with trees. The site is bounded by a post and wire

including, ancient woodland, LNR, marine conservation monument or RIGG.

including heritage coast, historic park or garden, open

RKY00)1	High	wood Nursery, Main Road, Rookley, Isle of Wight, PO38 3NH				
Landscape Impact:	consic The si	dered and re te is in semi	e the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider eflected in any design principles. i-intensive agricultural uses. There are some local historic association via the adjacent locally-listed meeting hall. There is no public access or recreation value. It is genera to any signigicant degree to the ENE. The presence of existing structures on the site would limit the impact of redevelopment and the site is relatively consistent with the				
Heritage In	npacts						
Impact on H	listoric	Environmer	nt and Heritage Assets: The site is not located in a conservation area but there is a locally listed building to the front of the site. This is the former meeting hall. Conside its setting. The site is also a former brick works so may have some historic value.				
Biodiversity	y / Eco	logical Imp	acts				
Impact on B	Biodiver	rsity:	The site is not located in any environmental designations, although Bunkers Copse SINC is situated to the west and there is connecting woodland almist to the site bou On-site there is a tree with a TPO to the south and also to the north west corner and a number of trees off site to the north-west. Appropriate biodiversity/tree studie				
Biodiversity	Net Ga	ain Scope:	Enhanced tree/hedge buffers, particulrly to western edge creating a coherent and resilient network of habitat to Bunkers Copse SINC. Green roofs would soften the tr thislocation, as well as enhancing biodiversity. A pond would provide net gain as well as being a feature to any amenity open space.				
Flood Risk							
Flood Risk	(includ	ing Surface ^v	Water): No flood risk identified				
Proximity t	o Key S	Services					
Access to P	ublic Ti	ransport:	There is a bus stop close by, this is along Route 3, this serves Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde and runs Mo 30 minutes				
Access to P	edestri	an Cycle linl	ks: There is a public right of way to the south (GL1), there are no dedicated cycle links close by, but the road has a footpath.				
Access to S	ervices	and Facilitie	kley has access to a number of services and facilities associated with it being a rural service centre				
Access to O Space and Recreation:		Natural and When the Allotments	within 'East Medina' Sub-Area for Open Space Analysis, although effectively the village exists as an independent unit, so walking accessibility analysis s arguably of more d Semi natural Greenspace has the largest coverage in East Medina (194.07 ha) and provision for Children and Young People has the smallest coverage (0.52 ha). proposed standards are applied to the following typologies a deficiency has been identified: s (current deficiency of 1.92 ha and future deficiency of 2.32 ha); preenspace (current deficiency of 3.27 ha and future deficiency of 4.21 ha);				
Highways H	Factors	5					
Highway Ac	cess:	There is acc	cess from the site on to the strategic road network. Visibility to the north is restricted as the road goes down and bends but less restricted to the south.				
Availabi	ility A	Assessm	ent Available 🗹				
Availability:	-		site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced				
Availability_	_Timefr	rame:					
Suitability	and Re	equirement	ts for Other Forms of Development				
Put forward	for:		The site has been put forward for general housing.				
Potential fo	r a Mix	of Uses:	To be determined				

No

spaces.

✓

Achievable

Loss of Employment Site:

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation:

Achievability Assessment

ery, Main Road, Rookley, Isle of Wight, PO38 3NH	
indary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site wil n principles.	
al uses. There are some local historic association via the adjacent locally-listed meeting hall. There is no public access or recreation value. It is generally well contained and inward looking and gree to the ENE. The presence of existing structures on the site would limit the impact of redevelopment and the site is relatively consistent with the existing built form, particularly since the	
ts: The site is not located in a conservation area but there is a locally listed building to the front of the site. This is the former meeting hall. Consideration must be given to its conservation in its setting. The site is also a former brick works so may have some historic value.	cluding
ed in any environmental designations, although Bunkers Copse SINC is situated to the west and there is connecting woodland almist to the site boundary. ee with a TPO to the south and also to the north west corner and a number of trees off site to the north-west. Appropriate biodiversity/tree studies may be required.	
lge buffers, particulrly to western edge creating a coherent and resilient network of habitat to Bunkers Copse SINC. Green roofs would soften the transition from village to rural countryside a Il as enhancing biodiversity. A pond would provide net gain as well as being a feature to any amenity open space.	ət
k identified	
s stop close by, this is along Route 3, this serves Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde and runs Mon - Sat up to every 30 minutes Sundays	up to every
plic right of way to the south (GL1), there are no dedicated cycle links close by, but the road has a footpath.	
access to a number of services and facilities associated with it being a rural service centre	
Sub-Area for Open Space Analysis, although effectively the village exists as an independent unit, so walking accessibility analysis s arguably of more relevance.	
ispace has the largest coverage in East Medina (194.07 ha) and provision for Children and Young People has the smallest coverage (0.52 ha).	
are applied to the following typologies a deficiency has been identified: of 1.92 ha and future deficiency of 2.32 ha);	
eficiency of 3.27 ha and future deficiency of 4.21 ha);	
to the strategic road network. Visibility to the north is restricted as the road goes down and bends but less restricted to the south.	
Available 🔽	
ly available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years	
f Development	
The site has been put forward for general housing.	
o be determined	
No	
No	
Northern areas of Rookley village are served by the village green and the sports pitches by the village hall.	
Children's play provision appears to be a particular need, but Rookley would arguably benefit from further provision of all open space types, or enhancement, diversification and improveme	t of existin

RKY001	Highwood Nursery, Main Road, Rookley, Isle of Wight, PO38 3NH									
Indicative Yield:	10									
Trajectory 23/24 to	27/28:		Constraints to delivery / n	umber_of_landowners:	There is one landowner and there are no known cov					
Trajectory Plan Perio	od:		Infrastructure capacity:	The site has some utilitie	es and adjoining properties appear to benefit from conn					
Trajectory Post-Plan	Period:		Council_owned:							
SHLAA Conclu	sion									

frontage and immediate setting of the locally listed meeting hall, with public open space forming part of the setting of the heritage asset.

Status

Developable

venants or legal issues

nections to utility services.

Conclusion 2022: Subject to appropriate landscape buffers, biodiversity net gain and heritage considerations this could potentially be considered a suitable site. The significant and resilient band of trees on the northern half of the site need to be retained, and a strong buffer enhanced on the western (AONB) boundary, for this site to be considered sitable, since they provide a buffer to wider landscape impacts. It may also be appropriate to set development back from the

Land to west of Quarry Road, Ryde **RYD011**

Key Details

Settlement:	Ryde	Settlement Tier: 1		Parish: Ryde	Site Area (L.68	2018 SHLAA_Ref_No: IPS271	2nd Reg18 ISP Housing Allocation Ref: HA062		
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):			Located w	Located within Settlement Boundary						
Location in re	elation to Settlement Bou	ndary 2018:			The site is located outside the settlement boundary but is immediately adjacent to it on a small section to the north. There are allotments that separate running continuously along the settlement boundary.					
Brownfield o	r Greenfield: Greenfield			Brownfield	d Register (If applicable):					
Site Description:	_			-	-			The site is located outside the settlement boundary b the site beyond the allotments is residential and to the		
Planning History:	No recent planning histo	ory.								
Suitabilit	y Assessment		Suitable							
Discounting	Factors									
Environment	al Discounts (Stage A - 5m	buffer)				D	iscounted by a Factor in Stage A (5m buffe	er)		
Regionally im	portant Geological and G	eomorphological Si	te (RIGG), Nat	ional Nature Reserve	of Special Scientific Interest (SSSI), (NNR), Site of Importance for Natur Iarine Conservation Area (MCA).	e zon Hov	e, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	tal designations including, ancient woodland, LNR, mar reduled ancient monument or RIGG. o a SINC. As such a 5m buffer has been added which co		
	al Discounts (Stage A No b				en Grane Land	D	iscounted by a Factor in Stage A (No Buffe	r)		
	tage Coast, Historic Park o as biodiversity mitigation		y Accessible C	pen Space, Local Gre	en Space, Land	The space		tal designations including heritage coast, historic park		
	l Discounts_Stage B(i) 2–3. Agricultural Land Oua	lity Grades 12. Sma	all Sites falling	below the size thresh	hold of 0.25ha or 5 dewllings:		iscounted by a Factor in Stage B site is located in FZ1 and is not class 1 or 2) agricultural land		
		,,,,				me				
	tal Discounts Stage B(ii): n settlement boundaries,	Coastal Change Ma	nagement are	as, Zones of Ground	Instability Management	🗆 Di	scounted by a Factor in Stage B(ii)			
Character of	f the Surrounding Area a	and Local Policy Co	ontext (Includ	ling Neighbourhood	l Plan)					
Character and	d Compatibility of the Surr	0		_			be given to noise and impacts on the rail south out of Ryde on both sides of the site	way operations. The site is within a larger gap/intrusion e, albeit not directly adjacent.		
Local Policy C	Context (Including Neighbo	ourhood Plan: T	he site is locat	ed outside the settle	side the settlement boundary but is immediately adjacent to it on a small section to the north.					
Mineral Reso	ources:	Т	he site is not l	ocated in a mineral o	in a mineral or mineral safeguarding area.					
Landscape I	Impacts									
Impact upon	and relationship to the A	ONB: The site is i	not located in	the AONB.						
Landscape C Area Key Fac				ic landscape characte ditional enclosed pas	er area. ture land / valley floor.					
Agricultural L	and Classification:	The site is class	ified as urban							
Landscape Impact:	It is outside the settlemen to the south although view	ws in woul dbe effe	ctively against	the backdriop of Ryc	de built up area with development ex	tending		creened from or by the SINC to the south. There are lo f this site. There is some ecological value with trees an ty is medium.		

e the site from

out is immediately e south a nature

rine conservation could reduce the

or garden, open

on of countryside

ong distance views nd a pond as well

RYD011	Lanc	l to west of	Quarry	Road	, Ryde					
Impact on Histori	ic Environme	nt and Heritage Ass				nservation area and there are r ogical implications	no listed buildings close by			
Biodiversity / Ec	cological Imp	pacts								
Impact on Biodive	versity:		ty to the SINC a	nd that t	he site is gi		•	and south. equired to understand any potential impacts. Furthermore there is a pond (S41 habitat) to the north east of		
Biodiversity Net G	Gain Scope:	••• •			• •			urn connect to the railway line green buffer and hence the wider ecological network. nting of locally priority flora species. Green roofs.		
Flood Risk										
Flood Risk (inclu	uding Surface	Water): Surface wa	iter flow bath ru	nning ac	ross the sit	e on a west to east trajectory,	connecting with rover off-	-sitre to the east.		
Proximity to Key	y Services									
Access to Public	Transport:	The nearest	bus stop is tow	ards the	top end of	Quarry Lame or along Longme	ad Road. The railway line	e runs along the eastern boundary with St Johns Station to the north.		
Access to Pedest			•			t of the site. This could be affe	•			
Access to Service	es and Faciliti	es: Ryde town o	centre is within	walking	distance.					
Recreation:	The open outdoor s	•	es the allotment emi-natural gre	enspace.	However,	it is outside the access threash		ere is also common land to the south. The site is within the accessibiliy walking threshold of allotments, g people due to the severance factor of the railway line preventing direct access to Oakfield Park to the east. I		
Highways Facto	ors									
Highway Access:	road. The		d to the north e	ast of th	e site, altho	ough this could not be verified		development of the site would require the PROW to be redirected or be incorporated along a new access ne pond will need to be considered as close to the proposed access. It is unclear whether there is any potentia		
Availability			Availabl	_						
Availability:					n with a rea	sonable prospect of developm	ient taking place within 5 y	years. Once commenced could be achieved within 3 years		
Availability_Time	eframe:									
Suitability and F	Requiremen	ts for Other Forms	of Developme	nt						
Put forward for:			The site has be	een put f	orward for	general housing.				
Potential for a M	lix of Uses:		No							
Loss of Employm	ent Site:		No							
Potential for Cons	sideration as	a Rural exception?	? No							
Need for new Op	pen Space and	d/or Recreation:	Amenity greer	ispace ai	nd children	's play is the most pressing nee	ed given the accessibility d	eficit.		
Achievabili	ty Assess	ment	Achie	evable						
Indicative Yield:	24									
Trajectory 23/24	to 27/28:			24		Constraints to delivery / nu	umber_of_landowners:	There are 2 landowners for which the agent is acting on behalf of. There are no known covenants or lega issues.		
Trajectory Plan Po	eriod:				24	Infrastructure capacity:	The site is close to the s	ettlement boundary where adjoining properties appear to benefit from connections to utility services.		
Trajectory Post-P	Plan Period:				0	Council_owned:				

RYD011 Land to west of Quarry Road, Ryde

SHLAA Conclusion

Conclusion 2022: Developable.

Developable

Vehicle access requires further clarification for this site to be considered deliverable. The proposed vehicle access from Quarry Lane is unmade, non-standard width and forms part of a public right of way. Any development of the site would require the PROW to be redirected or be incorporated along a new access road of standard width. This may require negotiation with a third party landowner, so the site cannot currently be considered deliverable. The GIS identifies a pond to the north east of the site, although this could not be verified on site. The location of the pond will need to be considered as close to the proposed access. A further access (for pedestrians/cyclists at minimum) will need to be secured access to the west to connect to the Public Bridleway and provide a direct route to the centre of Ryde for residents. Amenity open space and a children's play area should be incorporated into the site as the wider area is in deficit of these types of open space. Opportunity to connect adjacent habitats (S41 priority habitat) across the south-west of the site. This will in turn connect to the railway line green buffer and hence. Further biodiversity measure could include Retention of trees and enhancement of trees and pond with appropriate buffers and amphibian habitats.

Status

SHK013	3 Off E	Beartrice Aven	ue, Shankli	in.						
Key Deta	ails									
Settlement:	The Bay (Shankli	n) Settlement Tier:	1	Parish: Shanklin	Site Area (0.7	78 2018 SH	ILAA_Ref_No: N/a	2nd Reg18 ISP Housing Allocation Ref:		
Relationship	to Settlement Bo	undary (IPS Reg 18 part 2	- 2021):	Located within Settlement	t Boundary					
Location in r	elation to Settlem	nent Boundary 2018:								
Brownfield o	or Greenfield: Bro	ownfield		Brownfield Register (If app	olicable):					
Site Description:	Cliff top preope	rt in residentila area with	sea-views, but surr	ounded b vegetation to the north	and west.					
Planning History:	storey extensio P/00384/18 (Pe	n and garage. ending): Demolition of dwe	elling; outline for p	ns (to include exterior balconies ar roposed apartment block comprisings; outline for three/four storey b	ing 15 units	_		flats; inclusive of demolition of linked walkway and development o	f single	
Suitabilit	ty Assessme	nt	Suitable							
Discounting	Factors									
Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Natu Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).						 Discounted by a Factor in Stage A (5m buffer) The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. 				
	al Discounts (Stag					Discounted by a Factor in Stage A (No Buffer)				
	itage Coast, Histo as biodiversity m		Illy Accessible Ope	n Space, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space.				
Envonmenta	l Discounts_Stage	e B(i)				Discounted by	y a Factor in Stage B			
Flood zones 2	2 3, Agricultural I	and Quality Grades 12, Sr	nall Sites falling be	ow the size threshold of 0.25ha or	r 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
	tal Discounts Stag n settlement bou		lanagement areas,	Zones of Ground Instability Mana	gement	Discounted by a Factor in Stage B(ii)				
Character og	f the Surroundin	g Area and Local Policy	Context (Including	g Neighbourhood Plan)						
Character an	d Compatibility o	f the Surrounding Area:	The site is close to	existing residential, no compatibi	lity issues are envisage	ed.				
Local Policy (Context (Including	Neighbourhood Plan:	The site is located	in the settlement boundary.						
, Mineral Reso		-		ted in a mineral or mineral safegua	arding area.					
Landscape	Impacts									
Impact upor	n and relationship	to the AONB: The site i	s not located in an	AONB.						
Landscape C Area Key Fac	Character Settler	nent								
Agricultural L	Land Classificatior	The classificat	ion is urban							
Landscape Impact:	Given the locatio	n of the site, among other	housing any impac	ct on landscape character will be n	ninimal. Impact upon n	neighbouring amen	ities will be a consideration	. Site slopes down towards sea.		
Heritage Im	pacts									

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

Off Beartrice Avenue, Shanklin. **SHK013** Biodiversity / Ecological Impacts The site is not located in an environmental designation nut there is an area TPO covering the site. There are a number of large trees at north and west boundaries th Impact on Biodiversity: The nearby coastal cliffs to the east are a SINC (Lake Cliffs, South) and a S41 Priority Habitat (Maritime Cliffs and Slope) **Biodiversity Net Gain Scope:** Enhancements, extension and management of nearby priority habitat. Flood Risk Flood Risk (including Surface Water): No flood risk identified. Proximity to Key Services Access to Public Transport: Bus stops in close proximity (route 11 Access to Pedestrian Cycle links: Bordered on three sides by Public Righte of Way Access to Services and Facilities: Shanklin has a wide range of services and facilities The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the q Access to Open Space and **Recreation: Highways Factors** Highway Access: The site has access onto a side road of Beartrice Avenue. Available 🗹 **Availability Assessment** Availability: Availability_Timeframe: Suitability and Requirements for Other Forms of Development Put forward for: Potential for a Mix of Uses: Loss of Employment Site: Potential for Consideration as a Rural exception? N/a Need for new Open Space and/or Recreation: Site not suited to the provision of public open space. **Achievability Assessment** Achievable Indicative Yield: 15 Constraints to delivery / number_of_landowners: 0 Trajectory 23/24 to 27/28: Trajectory Plan Period: 0 Infrastructure capacity: The site has the benefit of existing utilities. 0 **Trajectory Post-Plan Period:** Council owned: **SHLAA** Conclusion Conclusion 2022: Developable. Achieved permission for 15 in 2014. Deliveribility unclear at this point. Developable Status

at need to be considered.	
quantity standards.	

SHK013 Off Beartrice Avenue, Shanklin.

VEN011	La Ve	ness, Esplanad	e.				
Key Detail	ls						
Settlement: V	entnor	Settlement Tier: 2		Parish: Ventnor	Site Area (48	5sg.m 2018 SHLAA Ref No: N/a	2nd Reg18 ISP Housing Allocation Ref:
Relationship to	Settlement Bou	ndary (IPS Reg 18 part 2 - 2	.021):	Located within Set	tlement Boundary	·	
Location in rela	ation to Settleme	ent Boundary 2018:			· · ·		
Brownfield or (Greenfield: Brow	vnfield		Brownfield Registe	er (If applicable):		
Site Description:	Seafront infill						
Planning History:	19/01377/FUL - I	Demolition of existing build	ing; proposed	block comprising 4 x 2 bed fl	ats and 1 x 3 bed flat; formatio	n of new vehicular access, parking and associa	ated landscaping (revised plans)(re-advertised application)
Suitability	Assessmen	it	Suitable				
Discounting F	actors						
Includes Ramsa Regionally imp	ortant Geologica	otection Area (SPA), Specia I and Geomorphological Sit	te (RIGG), Nati	ervation (SAC), Site of Specia onal Nature Reserve (NNR), S ncient Monument, Marine Co	Site of Importance for Nature	Discounted by a Factor in Stage A (5m bu The site is not located within any environm zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, s	ental designations including, ancient woodland, LNR, marine conservation
Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation				pen Space, Local Green Space	e, Land	Discounted by a Factor in Stage A (No Bu The site is not located within any environm space.	uffer) Iental designations including heritage coast, historic park or garden, open
	Discounts_Stage I 3, Agricultural La		ll Sites falling I	below the size threshold of 0	.25ha or 5 dewllings:	 Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 of acommodating 5 dwellings or more. 	or 2 agricultural land, and appears to be potentially capable of
	l Discounts Stage settlement boun		nagement area	as, Zones of Ground Instabilit	y Management	Discounted by a Factor in Stage B(ii)	
Character of t	the Surrounding	Area and Local Policy Co	ntext (Includ	ing Neighbourhood Plan)			
Character and	Compatibility of	the Surrounding Area:					
Local Policy Co	ntext (Including I	Neighbourhood Plan:					
Mineral Resour	rces:	Tł	ne site is not lo	ocated in a mineral or minera	I safeguarding area.		
Landscape Im	npacts						
Impact upon a	and relationship t	o the AONB: The site is lo	ocated in the A	AONB.			
Landscape Cha Area Key Facto	aracter Settlemo	ent					
Agricultural Lar	nd Classification:						
Landscape Th Impact:	ne site is fully inte	egrated into the urban sett	lement. Provic	ded sensitive consideration is	given to the development sch	eme design impacts upon the Conservation A	rea, neighbouring amenities and seascape, impacts are likely to be minimal.
Heritage Impo	acts						

Impact on Historic Environment and Heritage Assets: Situated in Ventnor Conservation Area.

Biodiversity / Ecological Impacts

VEN011	La Vo	eness, Espl	anade.		
Impact on Biodiver	sity:	The site is not loc	ated in an environmental	designat	ion. However the beach opposite is priority habitat 'coastal sand dunes'.
Biodiversity Net Ga		Green roof.			
Flood Risk					
Flood Risk (includi	ng Surface	Water): No risks id	entified. Flood zones 2/3	are 20m	south on the beach.
Proximity to Key S	ervices				
Access to Public Tr	ansport:	Bus routes	through Ventnor town cer	ntre. Coa	stal path to south.
Access to Pedestria	in Cycle lin	ks: Coastal pat	h to south. Esplanade has	footway	S.
Access to Services	and Faciliti	es: Ventnor ha	s a good range of services		
Access to Open Space and Recreation:			is, Ventnor falls within the young people's provision.		arger sub-area 'The Bay', so quanity stnadrds need careful consideration in that context. The Bay shows surpluses
Highways Factors					
Highway Access:	Direct acce	ess to the Esplanade	to the south. Access also	appear	feasible from the north, subject to consideration of change of levels.
Availability A	ssessm	ent	Available 🔽		
Availability:					
Availability_Timefr	ame:				
Suitability and Re	quirement	ts for Other Forms	of Development		
Put forward for:	C				
Potential for a Mix			Yes - suitable for service	es, leaisu	re and seafront tourism uses.
Loss of Employmer Potential for Consid		a Rural exception?			
Need for new Oper			No real scope to provide	e any sig	nificant public open space on site.
				, 0	
Achiovahility		mont	Achievable		
Achievability		ment	Acmevable		
Indicative Yield:	5				Constraints to delivery / number_of_landowners:
Trajectory 23/24 to 27/28:			5	0	
Trajectory Plan Per Trajectory Post-Pla				0	Infrastructure capacity:
				U	Council_owned:
SHLAA Concl					
		e brownfield infill sit ize threshold should		or reside	ential/retail/leisure/tourism mix. Conservation Area and impact upon seascaoe and neighbouring amenties is a ke
Status	Developabl	e			



ey consideratioin in terms of design principles. SHLAA

VEN011 La Veness, Esplanade.

VEN011 La Veness, Esplanade.