DELIVERABLE SITES

BEM001 Land north of Mill Road and east of High Street, Bembridge

Key Details

Rey Details								
Settlement: Bembridge	Settlement Tier:	2	Parish:	Bembridge	Site Area (6.1	4 2018 SHLAA	A_Ref_No: IPS183	2nd Reg18
Relationship to Settlement Boundary	(IPS Reg 18 part 2	- 2021):	Imr	meadiately adjacent to	the Settlement Bounda	ary		
Location in relation to Settlement Bou	undary 2018:		The	e site is located outside	but immediately adjace	ent to the current sett	lement boundary which is	along the north eas
Brownfield or Greenfield: Greenfield			Bro	ownfield Register (If app	licable):			
Site Description: The site is a large l	level field on the e	dge of Bembridge. It i	s bound	led by hedges to all side	s with trees interspers	ed to the north easter	rn boundary.	
Suitability Assessment		Suitable						
Discounting Factors								
Environmental Discounts (Stage A - 5r	n buffer)					Discounted by a l	Factor in Stage A (5m buff	fer)
Includes Ramsar site, Special Protectio							ed within any environmer	-
Regionally important Geological and Conservation (SINC), Local Nature Res	1 0	1				zone, NNR, RAMSA	R, SAC, SINC, SPA, SSSI, scl	heduled ancient mo
Environmental Discounts (Stage A No	· · · · · · · · · · · · · · · · · · ·	ally Associate Open Sr		and Croop Space Land		Discounted by a l	Factor in Stage A (No Buff	er)
Includes Heritage Coast, Historic Park safeguarded as biodiversity mitigation		any Accessible Open Sp	Jace, LO	ical Green Space, Land		The site is not locat space.	ed within any environmer	ntal designations inc
Envonmental Discounts_Stage B						Discounted by a l	Factor in Stage B	
Flood zones 2 3, Agricultural Land Qu	ality Grades 12, Sr	mall Sites falling below	the size	e threshold of 0.25ha o	5 dewllings:	The site is located in	n FZ1 and is not class 1 or	2 agricultural land.
Environmental Discounts Stage B(ii): Remote from settlement boundaries,	Coastal Change M	lanagement areas, Zon	ies of Gi	round Instability Manag	ement	Discounted by a F	actor in Stage B(ii)	
Character of the Surrounding Area	and Local Policy	Context (Including No	eighbou	urhood Plan)				
Character and Compatibility of the Su	rrounding Area:	The site is close to exi	isting re	sidential, no compatibi	ity issues are envisaged	d.		
Local Policy Context (Including Neighb	oourhood Plan:	should be confined to	small s	scale proposals. In term	s of housing these show	uld be within the settl	vhich is a RSC. Bembridge ement boundary or imme dings. Specialist housing p	ediately adjacent to

Mineral Resources:

Landscape Impacts

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

 Landscape Character Area Key Factors:
 Part of the Bembridge Isle Historic Landscape Character Area. Now classeds as Bembridge Pasture Land, the key characteristics of which are:

 ② Ancient woodland, hedgerows and small copses
 ③ Nature conservation value of wetlands, woodland and grassland areas

 ③ Historic buildings throughout the area including the last standing windmill on the Isle of Wight
 ④ Public access including the promoted Bembridge Trail

need development should have a Bembridge connection.

eastern boundary.

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

including heritage coast, historic park or garden, open

neighbourhood plan. It sets out that new development to it, schemes of 1-9 and not exceeding 0.5 hectares. be reflective of the housing need survey and any local

The western corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

BEM001 Land north of Mill Road and east of High Street, Bembridge

Landscape It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. There will inevitably be a negative impact on the prevailing rural character and there are long-distance views in from the south and southimpact: However the site is screened to the north-wst by trees and existing development lies to the north-east, east and south-east. Value and sensitivity is medium. Landscape impact on the western boundary, as well as ecological network connectivity, would benefit from enhanced tree planting and retention of the hedgerow along the south-west boundary.

Heritage Impacts		
Impact on Historic Environme	nt and Heritage Assets:	The site is not located in a conservation area. There is a listed building on the other side of the road, Bembridge Lodge. As the site is near to a listed building, any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Unknown archaeological potential. Early consultation with IWCAHES recommended.
Biodiversity / Ecological Imp	pacts	
Impact on Biodiversity:	site (TPO/2013/16). site if applicable. 'Habitat potential for comments)	in any environmental designations. There are a number of TPOs along the north eastern boundary along with an area TOP that extends into part of the There is another single TPO to the south west of the site. These TPOs will need to be taken into account on determining the final developable area of the many protected species including seven species of bat, dormicem red squirrels, badgers and amphibians' (Source: Build a Better Bembridge planning app of studies may be required.
Biodiversity Net Gain Scope:	Wildflower, ecologica Planting Potential Ma as well as improving c	rtunity to provide a more substantial area of accessible natural greenspace, semi-natural greenspace. I corridors as buffer to existing hedgerows and TPOs/oak trees. Potential for riparian tree planting according to the EA WWNP Floodplain Woodland p. Multifunctional SUDs -ponds, natural wetland habitats. These areas could be focused on the south-west boundary to function as landscape screening onnectivity of the surrounding ecological network. Flora planting should include priority species. Fit from House Sparrow and Starling (Red list), Swift and House Martin (Amber list) boxes - species which have been recorded in the area.
Flood Risk		
Flood Risk (including surface	water): None identified	
Proximity to Key Services		
Access to Public Transport:	There is a bus st	op close by. Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to Pedestrian Cycle lin	ks: There are netwo	ork of public rights of way close to the site but there are no dedicated cycle paths in close proximity. The immediate roads do not have pavements.
Access to services and facilitie	es: Bembridge has a	number of local facilities in line with it being classified as a secondary centre.
space recreation: The site is natural an	within the walking three d semi-natural greenspa	ea for analysis in the Open Space assessment. The Ryde area shows quantitive shortages of amenity greenspace and parks and gardens and a small defiency in allotment space. shold for outdoor sport, amenity greenspace and childrens play (east side only, west side is beyond walking threshold for both). Only the NW tip is within the defined walking threshold for accessible ice. eshold for parks and gardens.
Highways Factors		
		on to Mill Road. This would need improving to provide suitable visibility splays. Her vehicle access point onto the High Street.
Availability Assessm	ent	Available 🔽
Availability: The	site is immediately avail	able with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years
Availability_Timeframe:		
Suitability and Requirement		-
Put forward for:		e site has been put forward for general housing, mixed development (housing led)
Potential for a mix ofuses:	No	

Land north of Mill Road and east of High Street, Bembridge **BEM001**

Loss_of_employment_site:	No		
Potential for consideration as a Rural exceptic	Not applicable		
Need for new open space and/or recreation:	No allotments in Bembridge, Site may benefit from a park/	er open space types in deficit.	
Achievability Assessment	Achievable 🔽		
Indicative yield: 80 Trajectory 23/24 to 27/28:	80	Constraints to delivery / number_of_landowners:	There is one landowner and there are no known covenants or legal issues.
Trajectory Plan Period:	80	Infrastructure capacity:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Trajectory Post-Plan Period:	0	Council_owned:	
SHLAA Conclusion			

site will be to successfully integrate it into the existing settlement with sustainable pedestrian connections, this ensuring the site's permeability and reducing car dependency; together with safe vehicular access points onto a surrounding rural network without unduly diminishing the surrounding rural character. An access for pedestrians to the north west would ensure a continual safe footway connection into Bembridge, while vehicle access to the north-west woud also provide a similar direct route reducing the need to navigate the rural Mill Road.

The east side is more problematic, blocked by existing residential curtilages - as a minimum a pedestrian route through an existing curtilage will need to be achieved to facilitate a direct walking route to the primary school, services and open spaces located dues east of the site. Relying on the existing Mill Road for pedestrian access would be problematic since it is not only an indirect route, but raises safety concerns as it lacks pedestrian footways or scope to provide them.

The south-west boundary would benefit from being enhanced as a landscape buffer/ecological corridors to retain the tranquil edge to Bembridge, provide an area of passive recreation for residents, boost the connectivity of the surrounding ecological network and acknowldege the setting of the listed Bembridge Windmill. Allotment provision would also be beneficial in light of the shortfall identified in the evidence.

Status Deliverable
STATUS DELIVERADI



BRA001 The Builder's Yard, Yarbridge,	Brading, Morton Road.
--	-----------------------

Key Details

Settlement: Brading	Settlement Tier:	3	Paris	sh:	Brading	Site Area (0.	48	2018 SHLAA_Ref_No: IPS319	2nd Reg18
Relationship to Settlement Bou	ndary (IPS Reg 18 part 2	- 2021):		Loc	ated within Settlement	Boundary			
Location in relation to Settlem	ent Boundary 2018:							site is currently well screened and is loca site is within Brading settlement boundar	
Brownfield or Greenfield: Gre	enfield			Bro	wnfield Register (If appl	cable):			
						-		mber of large trees within and bounding t lary to the south east boundary	the site. The site is
Suitability Assessmer	nt	Suitable 🔽							
Discounting Factors									
Environmental Discounts (Stage	e A - 5m buffer)						🗆 Dis	scounted by a Factor in Stage A (5m buffe	er)
Includes Ramsar site, Special Pr Regionally important Geologica Conservation (SINC), Local Natu	l and Geomorphological	Site (RIGG), Nati	ional Natu	ire R	eserve (NNR), Site of Im	portance for Nature		site is not located within any environment , NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	0
Environmental Discounts (Stage							🗆 Dis	scounted by a Factor in Stage A (No Buffe	er)
Includes Heritage Coast, Histor safeguarded as biodiversity mit		ally Accessible Op	pen Space	e, Lo	cal Green Space, Land		The s	site is not located within any environmente.	tal designations incl
Envonmental Discounts_Stage							🗆 Dis	scounted by a Factor in Stage B	
Flood zones 2 3, Agricultural La	and Quality Grades 12, Sr	mall Sites falling b	below the	size	threshold of 0.25ha or	5 dewllings:	The s	site is located in FZ1 and is not class 1 or 2	2 agricultural land.
Environmental Discounts Stage Remote from settlement bound		anagement area	as, Zones o	of Gr	ound Instability Manage	ment	Dis	counted by a Factor in Stage B(ii)	
Character of the Surrounding	Area and Local Policy	Context (Includ	ling Neigh	hbou	ırhood Plan)				
Character and Compatibility of	the Surrounding Area:	The site is close	to existing	g res	idential, no compatibilit	y issues are envisage	d.		
Local Policy Context (Including	Neighbourhood Plan	The site is locate	ed within t	the	settlement boundary. Tl	e Brading Neighbour	rhood D	evelopment Plan supports appropriate ne	ew housing that me

Local Policy Context (Including Neighbourhood Plan:	The site is located within the settlement boundary. The Brading Neighbourhood Development Plan supports appropriate new housing that me 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the set new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 n housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundard on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area.
Mineral Resources:	The site is not located in a mineral or mineral safeguarding area.
Landscape Impacts	
Impact upon and relationship to the AONB: The site	e is located in the AONB
Landscape Character Area Key Factors: Settlement	

Landscape Although within the AONB, the site is enclosed by residential development on three sides, so development may be consistent with the settlement pattern. It is heavily treed and connects off-site to a much larger area of continuous trees including TPO, SINC and Local Nature Reserve. However the degree of visual exposure is limited and recreational value is limited due to the lack of public access. Landscape value and sensitivity is medium.

18 ISP Housing Allocation Ref: N/a
d position looking over Morton Manor Road with views d by low density
is predominately bounded by a series of tall trees and
ncluding, ancient woodland, LNR, marine conservation nonument or RIGG.
ncluding heritage coast, historic park or garden, open

neets the needs of the local community. For the period settlement boundary and Result in no more than ten 5 new homes will be supported when on-site affordable ndary it should result in no more than ten new homes

BRA001	The E	Builder's Ya	ard, Yarbridge, I	Bra	ding, Morton Road.	
Impact on Historic	Environmer	nt and Heritage Asso			conservation area but is located in close proximity to Norological implications. Possible setting issues with Mor	Morton Manor and a listed wall. The site lies adjacent to HER 3 ton Manor & gardens.
Biodiversity / Ecol	logical Imp	acts				
Impact on Biodiver	sity:	considered. The connects off-s	site to a much larger area of	of cont		mber of large trees individual and groupings that need to be serve to the west, and forms part of a bridge across Brading co
Biodiversity Net Ga	in Scope:	Given the current	heavily vegetated nature o	of the s	site it would be diffcult to achieve a net gain on site al	longside development.
Flood Risk						
Flood Risk (includi	ng surface v	water):				
Proximity to Key S	0					
Access to Public Tr			ocated in close proximity to ery 30 minutes Sundays u			oute being Newport Merstone Godshill Shanklin Sandow
Access to Pedestria	an Cycle link	s: There are ne	etwork of public rights of wa	vay wit	hin and adjacent to the town. There are no dedicated	l cycle paths in close proximity.
Access to services	and facilitie	s: Brading has	a number of local facilities i	in line	with it being classified as a rural service centre.	
Highway Access: Availability A Availability:	Assessm	ent	Available 🔽		but has not indicated when it might be brought forwa	er Road. Visibility issues are likely in this area. Would require rd or developed.
Availability_Timefr						
Suitability and Re	equirement.	s for Other Forms	-			
Put forward for: Potential for a mix	ofuses		The site has been put forw No	vard to	or general housing	
Loss of employme			No, the site has been disus	sed fo	r some time	
Potential for consid	—	a Rural exception?	This will need to be deterr			
Need for new oper	n space and/	or recreation:	As per shortages identified	ed.		
Achievability	Assess	ment	Achievable 🔽			
Indicative yield:	4				Constraints to delivery / number_of_landowners:	There is one landowner and there are no known
Trajectory 23/24 to	27/28:					covenants or legal issues.
Trajectory Plan Per	iod:				Infrastructure capacity:	The site is within the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Trajectory Post-Pla	n Period:				Council_owned:	

R 3582, the landscape gardens at Morton Manor.	
connecting	
wn Brading Tesco Ryde. The services runs Mon -	
pace, parks and gardens and a small deficit of	
ment. g access for allotments.	
e removal of a number of trees	

BRA001 The Builder's Yard, Yarbridge, Brading, Morton Road.

SHLAA Cor	Inclusion
Conclusion 202	2: The site is suitable, but given the extent of tree cover it may be difficult to achieve any significant number. It will be importantfor the integrity of the wider ecological network to ma length of the site. This will need to be of sufficient width to facilitate species translocation. Conservation Area and heritage considerations are also key as this site forms part of the gateway setting to Morton Manor and a listed wall and the site lies adjacent to HER 3582, the listed buildings in the vicinity adding to the sense of a sensitive location.
Status	Deliverable

maintain a continual green link on an east west axis the , the landscape gardens at Morton Manor. There are

COW001a Green Gate Indust	rial Estate, Thetis Road	, Cowes PO31 7DJ				
Key Details						
Settlement: Cowes Settlement Tier:	1 Parish: Cowes	Site Area (0.15	5 2018 SHLAA_Ref_No: IPS035	2nd Reg18 ISP Housing Allocation Ref: HA018		
Relationship to Settlement Boundary (IPS Reg 18 part 2	2 - 2021): Located withir	n Settlement Boundary				
Location in relation to Settlement Boundary 2018:	The site is loca	ated within the settlement boundary	y			
Brownfield or Greenfield: Brownfield	Brownfield Re	gister (If applicable):				
Site Description: The site is a former industrial site the	nat has remnants of industrial buildings an	nd plant. The site is lower to Thetis R	Road and is hard surfaced.			
Suitability Assessment	Suitable 🗹					
Discounting Factors						
Environmental Discounts (Stage A - 5m buffer)			Discounted by a Factor in Stage A (5m buff	fer)		
Includes Ramsar site, Special Protection Area (SPA), Sp Regionally important Geological and Geomorphologica Conservation (SINC), Local Nature Reserve (LNR), Ancie	l Site (RIGG), National Nature Reserve (NN	IR), Site of Importance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sc	ntal designations including, ancient woodland, LNR, marine conservation heduled ancient monument or RIGG.		
Environmental Discounts (Stage A No buffer):			□ Discounted by a Factor in Stage A (No Buff	er)		
Includes Heritage Coast, Historic Park or Garden, Public safeguarded as biodiversity mitigation	cally Accessible Open Space, Local Green S	Space, Land	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.			
Envonmental Discounts_Stage B			Discounted by a Factor in Stage B			
Flood zones 2 3, Agricultural Land Quality Grades 12, S	mall Sites falling below the size threshold	of 0.25ha or 5 dewllings:	The site is not located on grade 1 or 2 agricultural land. The site is located in flood zones 2 and 3. Sites located in FZ2 and 3 are in areas of high risk of flooding and are therefore discounted at Stage B. However, as the site is brownfield and in an area of regeneration the site has been assessed as a reviewed site.			
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change N	Aanagement areas, Zones of Ground Insta	bility Management	Discounted by a Factor in Stage B(ii)			
Character of the Surrounding Area and Local Policy	Context (Including Neighbourhood Pla	ın)				
Character and Compatibility of the Surrounding Area:	The site is close to existing residential, n storey residential buildings proposed justice of the storey residential buildings proposed justice of the store of t	· · · · ·		rey heights will be feasible across the site. The adjacent permission has 7		
Local Policy Context (Including Neighbourhood Plan:	The site is within the settlement bounda	ary but subject to flooding and will n	eed to meet relevant tests.			
Mineral Resources:	The site is not located in a mineral or min	neral safeguarding area.				
Landscape Impacts						
Impact upon and relationship to the AONB: The site	is not located in an AONB					
Landscape Character Area Key Factors: Settlement	area					
Landscape Very urbanised area. Impact: Given the location of the site, among othe	r housing any impact on landscape charac	cter will be minimal. Consideration	will though need to be given to the nearby hou	uses in regards to shading and overlooking.		
Heritage Impacts						
Impact on Historic Environment and Heritage Assets:	The site is not located in a conservation an	rea and there are no listed buildings	close by. There are however significant views	to the dominant Hammerhead Crane.		

Biodiversity / Ecological Impacts

COW001a Green	Gate Ind				
		ustrial Estate,	, ine	etis Road, Cowes PO31 7DJ	
Impact on Biodiversity: Th	ne site is not loca	ated in an environmenta	l design	ation. There are no tree preservation orders or larger	trees within the site.
· · ·		roofs possibility. ed list), Starling (red list)	, House	Martin (Amber list) and Swift (amber list) boxes feasib	ble. All four species have been recorded in the vicinity.
Flood Risk					
Flood Risk (including surface wat	er): The easter	n half of the site is with f	lood zo	ne 2 and 3.	
Proximity to Key Services					
Access to Public Transport:	The site is lo	ocated close to bus stops	on Arti	ic Road which is along the Cowes to Newport service the service th	hat runs every 10 minutes
Access to Pedestrian Cycle links:	The site is c	lose to the footpath and	cycle li	nk to Newport.	
Access to services and facilities:	Cowes has a	a wide range of services a	and faci	lities	
space recreation: Arctic Park AG	S is within walki	ing distance to the west.	The site		is an existing small scale children's play area adjacent to the green space and allotments, but beyond the standard for out
Highways Factors					
lighway Access: Access is onto	Thetis Road. Th	ere is visibility but the hi	igh wall	s may reduce pedestrian visibility. Also may be accessi	ible via adjacent site COW001 to the east and south.
Availability Assessmen	nt	Available			
-			out is lik	ely within the next 5 years with a reasonable prospect	of development taking place within 5 years and once comme
Availability_Timeframe:					
Suitability and Requirements fo	or Other Forms	of Development			
		The site has been put fo	orward	for general housing, mixed development (housing led),	, affordable housing, Gypsy & Traveller accommodation, non-
Put forward for:		The site has been put it			
		ТВС			
Potential for a mix ofuses:		ТВС	ant (alt	hough formerly employment).	
Put forward for: Potential for a mix ofuses: Loss_of_employment_site: Potential for consideration as a Ru		TBC The site is currently vac No	•		wision should be cought at couthorn and of site COM/001 (on
Potential for a mix ofuses: Loss_of_employment_site: Potential for consideration as a Ru Need for new open space and/or Achievability Assessme Indicative yield: 25	recreation:	TBC The site is currently vac No Contrbutions should be	•		It is unclear as to the number of landowners, no known covenants or legal issues have been raised. The site has had previous industrial uses that may
Potential for a mix ofuses: Loss_of_employment_site: Potential for consideration as a Ru Need for new open space and/or Achievability Assessme Indicative yield: 25 Trajectory 23/24 to 27/28:	recreation:	TBC The site is currently vac No Contrbutions should be Achievable	e sough	t to meet identified deficits. Physical AGS and play pro	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Potential for a mix ofuses: Loss_of_employment_site: Potential for consideration as a Ru Need for new open space and/or Achievability Assessme Indicative yield: 25 Trajectory 23/24 to 27/28:	recreation:	TBC The site is currently vac No Contrbutions should be Achievable	e sough	t to meet identified deficits. Physical AGS and play pro	It is unclear as to the number of landowners, no known covenants or legal issues have been raised. The site has had previous industrial uses that may have resulted in contamination. Appropriate surveys and mitigation may be required. The site is within the settlement boundary where adjoining properties benefit from connections to
Potential for a mix ofuses: Loss_of_employment_site: Potential for consideration as a Ru Need for new open space and/or Achievability Assessme	recreation:	TBC The site is currently vac No Contrbutions should be Achievable	e sough ✓	t to meet identified deficits. Physical AGS and play pro Constraints to delivery / number_of_landowners:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised. The site has had previous industrial uses that may have resulted in contamination. Appropriate surveys and mitigation may be required. The site is within the settlement boundary where adjoining properties benefit from connections to

site to the north, fulfilling access standard criteria. door sport.

enced taking 2 years.

housing development and other.

or off site) to meet access deficits.

is 2 storey terrace. The proposed yield of 34 is an estimate based on a flatted development of 3 to 4 storeys including gr basement parking and storage).	
Conclusion 2022: Deliverable. Brownfield site. Effectively part of wider larger site COW001 and could be developed and considered alongs advisable. Possible contamination - surveys necessary. A matter to be investigated further at application stage is what storey heights will be feasible across the site. The adjace	acent permission has 7 storey residential buildings proposed jus

Flood zone 3 so building design mitigation measures

just off site to the east. The opposite side of Thetis Road d, rising in height to 4 storeys to the rear - with

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

Key Details

Settlement: Cowes (Northwood) Settlement Tier:	lement: Cowes (Northwood) Settlement Tier: 1 Paris		Site Area (1.7	2018 SHLAA_Ref_N	No: N/a (Section of IPS19 2nd Reg18	
Relationship to Settlement Boundary (IPS Reg 18 part 2	- 2021):	Located within Settleme	nt Boundary			
Location in relation to Settlement Boundary 2018:		The site is located outside but immediately adjacent to the current settlement boundary which is along the easter				
Brownfield or Greenfield: Greenfield		Brownfield Register (If a	pplicable):			
Site Description: Two distinct areas of rough grasslan	d sandwiched between de	ciduous woodland and re	sidential development.			
Suitability Assessment	Suitable 🗹					
Discounting Factors						
Environmental Discounts (Stage A - 5m buffer)				Discounted by a Factor ir	ו Stage A (5m buffer)	
Includes Ramsar site, Special Protection Area (SPA), Spe Regionally important Geological and Geomorphological Conservation (SINC), Local Nature Reserve (LNR), Ancie	Site (RIGG), National Natu	ire Reserve (NNR), Site of	Importance for Nature	The site is adjacent to Ancie	ent Woodland/SINC, but not within it	
Environmental Discounts (Stage A No buffer):				Discounted by a Factor ir	n Stage A (No Buffer)	
Includes Heritage Coast, Historic Park or Garden, Public safeguarded as biodiversity mitigation	ally Accessible Open Space	e, Local Green Space, Lan	d	The site is not located within any environmental designatic space.		
Envonmental Discounts_Stage B				Discounted by a Factor ir	n Stage B	
Flood zones 2 3, Agricultural Land Quality Grades 12, S	mall Sites falling below the	size threshold of 0.25ha	or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural		
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change M	lanagement areas, Zones c	of Ground Instability Mar	agement	Discounted by a Factor in	Stage B(ii)	
Character of the Surrounding Area and Local Policy	Context (Including Neigh	hbourhood Plan)				
Character and Compatibility of the Surrounding Area:	The site is close to existing the area is more rural.	g low-density residential	, whilst no compatibility i	ssues are envisaged, the site i	is on the edge of the area adjacent to	
Local Policy Context (Including Neighbourhood Plan:	The site is within the settl	lement boundary.				
Mineral Resources:	There is an area to the no	orth of the site that is loca	ated within a mineral safe	eguarding area. This will need	to be considered further should the	
Landscape Impacts						
Impact upon and relationship to the AONB: The site	is not located in an AONB.					

Landscape Character Area Key Factors: Historically the whole area was part of the Northern Lowlands. Today, the site is 'Traditional Enclosed Pasture Land', bordering on the settlement area.

Landscape The site slopes gently down from east to west and from north to south. Visual impacts are reduced by tree cover on the western boundary, although there are some long-distance views in from the west onto the northern section o the site, albeit with the back-drop of the already developed residential ares of Northwood on higher ground to the east. Given the pattern of development to the east and a lesser extent to the noth along Palance Road, the site does represent a logical are of settlement expansion if required. There is no public access so recreation valu is limited, although it is visble from the adjacent school grounds and rear gardens. There is some biodiversity value due to the presence of adjacent woodland and keeping development free from buffers would mitigate impacts. Value is medium and sensitivity is medium/high.

Heritage Impacts

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

Biodiversity / Ecological Impacts

Impact on Biodiversity: Adjacent Ancient Woodland and Wards Copse SINC. Within Western Woods Local Ecological Network. The meadows with wild flowers are cut for hay.

8 ISP Housing Allocation Ref: HA025

n boundary.

t (other than a small overlap in the SW corner).

ncluding heritage coast, historic park or garden, open

Ι.

o biodiversity designations and where the context of

e site be considered appropriate.

COW002 Land to t	he rear of 84 Wyatts La	ane, Northwood.		
Netw Barn	ork. GI on southern tail may have added b	enefit as an educational resource for the adjacent schoo	dland buffer habitat complementing Western Woods Local ecological l. lation. Pond to provide ambibian habitat and for bat feeding. Planting	
Flood Risk				
Flood Risk (including surface water):	No identified flood risk on site.			
Proximity to Key Services				
	The site is some distance from the neares runs Mon - Sat up to every 7 minutes Su		network and is Route 1 serving Newport St Mary's Hospital Parkhurs	t Northwood Park & Ride Cowes and
Access to Pedestrian Cycle links:	Wyatts Lane has a pedestrian footway alo	ong the east side.		
Access to services and facilities:	Northwood has some facilities and Cowes	s further to the north has a range of services and facilities	;	
Highways Factors			ood. It is also beyond the walking threshold for accessible natural green	space, outdoor sport and parks/gardens.
	via parrow Lano onto Muatta Lano - Acco	ss may require the adjacent bungalow or through the adja	cont site and Harny Check Cardens	
Availability Assessment	Available			
-		rs with a reasonable prospect of development taking place	e within 5 years. Once commenced could be achieved within 0-5 years	
Availability_Timeframe:				
Suitability and Requirements for O	ther Forms of Development			
Put forward for:	The site has been put forwar	rd for general housing		
Potential for a mix ofuses:	No			
Loss_of_employment_site:	No			
Potential for consideration as a Rural				
Need for new open space and/or recr	•	n infrastructure/accessible natural greenspace could also ght to meet other identified deficits.	have scope for allotment provision.	
Achievability Assessment	Achievable			
Indicative yield: 20		Constraints to delivery / number_of_landowners:	There is one landowner and there are no known	
Trajectory 23/24 to 27/28:			covenants or legal issues.	
Trajectory Plan Period:		Infrastructure capacity:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services	
Trajectory Post-Plan Period:		Council_owned:		
SHLAA Conclusion				
Conclusion 2022: Application of appr	opriate buffers to the nearby ancient woo	odland reduces the site are significantly. The southern see	tion, and particularly its narrow access point, is impacted to the extent	that it may be better designated for

2022: Application of appropriate buffers to the nearby ancient woodland reduces the site are significantly. The southern section, and particularly its narrow access point, is impacted to the extent that it may be better designated for biodiversity net gain/accessible natural greenspace to serve the surrounding area, perhaps including an area of allotments (both open space types are access deficiencies in the area). This could benefically serve as an educational resource for the adjacent primary school.

The remaining devvelopable northern section may achieve 20 (perhaps less if there was closer adherance to prevailing adjacent densities).

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

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

Kev Details

Settlement:	Cowes	Settlement Tier:	1	Parish:	Northwood	Site Area (1.8	5	2018 SHLAA_Ref_No: IPS042	2nd Reg18 ISP Housing Allocation Ref: HA020	
Relationship	to Settlement Boundary (IPS Reg 18 part 2	- 2021):	Loc	Located within Settlement Boundary					
Location in	relation to Settlement Bou	ndary 2018:		The	The site is located outside but immediately adjacent to the current settlement boundary which is along the east boundary.					
Brownfield of	or Greenfield: Brownfield			Bro	Brownfield Register (If applicable):					
Site Descrip	otion: The site is a former	reservoir on a le	vel site on the outs	kirts of Cov	wes. There are trees	s to the boundaries.				
Suitabili	ty Assessment		Suitable 🗹							
Discounting	g Factors									
Environmen	tal Discounts (Stage A - 5m	ı buffer)					Dis	scounted by a Factor in Stage A (5m buffe	r)	
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation Regionally important Geological and Geomorphological Site (RIGG), National Nat Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient W				al Nature F	Reserve (NNR), Site o	of Importance for Nature		site is not located within any environment e, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	al designations including, ancient woodland, LNR, mar eduled ancient monument or RIGG.	
Environmen	tal Discounts (Stage A No I	ouffer):					Di:	scounted by a Factor in Stage A (No Buffe	r)	
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Spac safeguarded as biodiversity mitigation				n Space, Lo	ocal Green Space, Lar	nd	The s		al designations including heritage coast, historic park o	
Envonmenta	al Discounts_Stage B						Dis	scounted by a Factor in Stage B		
Flood zones	2 3, Agricultural Land Qua	ality Grades 12, S	mall Sites falling bel	ow the size	size threshold of 0.25ha or 5 dewllings: The site is located in FZ1 and is not class 1		site is located in FZ1 and is not class 1 or 2	agricultural land		
Remote fror	ital Discounts Stage B(ii): m settlement boundaries, (of the Surrounding Area (-				nagement	Dis	scounted by a Factor in Stage B(ii)		
	nd Compatibility of the Sur			-	-	tibility issues are envisaged	d.			
Local Policy	Context (Including Neighb	ourbood Plan.	The site is located	outside bu	t immediately adiac	ent to the settlement bou	ndarv			
Mineral Res					neral or mineral safe		naary.			
Landscape										
-	n and relationship to the A	ONB: The site	is not located in an	AONB						
Landscape	Character Area Key Factor	s. Settlement a	rea							
	-			increast an			town ho	oundary is sensitive given it's proximity to		
Landscape Impact:	Given the location of the	site, among othe	er development any	impact on		r win be reduced. The easi	tern bo	undary is sensitive given it's proximity to	Northwood cemetery.	
Heritage In	npacts									
Impact on H	listoric Environment and H	-	The site is not locate character of the are		servation area, but i	is in close proximity to a lis	sted bui	ilding and adjacent to Northwood cemete	ry as such any development will need to consider the o	
Biodiversity	y / Ecological Impacts									

rine conservation

or garden, open

context and

				trees within the site. The site is a former reservoir that does on					
			hay have biodiversity interests. Deciduous woodland (priority habitat inventory) covers the east of the site. National and local priority butterfly spe n adjacent Northwood Cemetery (Silver-Washed Fritillary and Small Heath), as well as Sing Thrush (Red list).						
ā	s multi-functiona	al SuDS. Deciduous woodland (vildlife pond with associated amphibian habitats, which may also nd should be retained/enhanced and incorporated within open s					
Flood Risk									
Flood Risk (including surface wa	ter): Surface wa	ter risk identified but associate	ed with existing features.						
Proximity to Key Services									
Access to Public Transport:	The site is se	erved by Route 1 Cowes to Ne	wport.						
Access to Pedestrian Cycle links:		•	erved by public foot ways and paths to the local road ne	etwork. The wider area has cycle links to Newport.					
Access to services and facilities:	_	ell served by local facilities							
Access to open The open space recreation:	ce assessment id	lentifies quatitive shortages of	all type of open space in the West Medina area. The site	e is beyond the accessibility standard to most types of open spa					
Liaburgue Frantare									
Highways Factors									
Highway Access: The site is acc	essed off Newpo	rt Road. Pedestrian Crossing d	esirable.						
Availability Assessme	nt	Available 🔽							
Availability: The site	is immediately a	available and is owned by deve	lopers with a reasonable prospect of development taki	ng place within 5 years. Once commenced could be achieved w					
Availability_Timeframe:									
Suitability and Requirements J	or Other Forms								
Put forward for:			d for general housing, mixed development (housing led)						
Potential for a mix ofuses:		No							
Loss_of_employment_site:		No							
Potential for consideration as a R	ural exception?	No							
Need for new open space and/or	recreation:	-		ore allocation HA20 generally represents a preferable location to (AGS preferable to Park&Garden givn proximity of cemetery).					
Achievability Assessm	ent	Achievable 🔽							
Indicative yield: Approx 50 if	OS needs are me	et.	Constraints to delivery / number_of_landowners:	There is one landowner and there are no known					
Trajectory 23/24 to 27/28:		146		covenants or legal issues.					
Trajectory Plan Period:		146	Infrastructure capacity:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.					
Trajectory Post-Plan Period:		0	Council_owned:						
SHLAA Conclusion									

on				
/ species				
also serve				
en space				
60260				
space.				
ed within 4-5	years.			

n to meet open space needs.Perfect location to meet OS

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

Status	Yield will depend on application outcome. Deliverable
	Pedestrian crossing desirable on Newport Road.
	Cemetery.
	Deciduous woodland (priority habitat inventory) covers the east of the site and should be retained/enhanced and incorporated within open space layouts. Planting to support impor
	Biodiversity net gain required - Existing reservoir should be partually retained and re-engineered as a wildlife pond with associated amphibian habitats, which may also serve as mult
	need to provide a children's play area and park/garden.
Conclusion 2022	: Deliverable. Perfect location to meet open space deficits in line with IPS EV6. Children's play area and Amenity Green Space required (AGS preferable to Park&Garden given proximit

mity of cemetery). Capacity would be affected by the

ulti-functional SuDS. portant butterfly species recorded in Northwood

COW010	Somerton Farm, N	ewport R	oad, Co	wes							
Key Details											
Settlement: Cowes	Settlement Tier:	1	Darish	Northwood	Site Area (1	5.2	2018 SHLAA_Ref_No: IPS3	272	2nd Reg18 ISP Housi	ng Allocation Ref: HAC	022
	ement Boundary (IPS Reg 18 part 2			cated within Settlem		5.2	2010 311244_1101_110. 1133	525			522
	to Settlement Boundary 2018:	- 2021).				cent to the	e current settlement bounda	ary which is along	a section of the north	ern houndary (Note th	his refers to original
Location in relation	to Settlement Boundary 2018.			5323 site)	de but inificately auja	cent to the			a section of the north		
Brownfield or Greer	field: Greenfield		Bro	ownfield Register (If a	applicable):						
	The site is a large site on the edge of the site is a large site on the edge of the substantial hedgeror to be a substantial hedgeror of the s			n existing employmer	nt site to the north and w	est there is	s some ribbon development	t residential. The s	site is predominantly	pasture and gently slop	pes down to the east.
Suitability Ass	sessment	Suitable									
Discounting Factor	°S										
Environmental Disco	ounts (Stage A - 5m buffer)					Disco	ounted by a Factor in Stage A	A (5m buffer)			
Regionally importan	e, Special Protection Area (SPA), Spe t Geological and Geomorphological , Local Nature Reserve (LNR), Ancier	Site (RIGG), Nat	ional Nature	Reserve (NNR), Site c	of Importance for Nature		e is not located within any er NNR, RAMSAR, SAC, SINC, SP				marine conservation
Environmental Disco	ounts (Stage A No buffer):						evented by a Factor in Stage ((No Duffer)			
	bast, Historic Park or Garden, Public	ally Accessible O	pen Space, Lo	ocal Green Space, Lar	nd		ounted by a Factor in Stage A e is not located within any er		gnations including he	ritage coast historic n	ark or garden open
safeguarded as biod	iversity mitigation					space.	e is not located within any er		gnations including ne		ark of garden, open
Envonmental Discou Flood zones 2 3, Ag	ints_Stage B ricultural Land Quality Grades 12, Sr	nall Sites falling	below the siz	e threshold of 0.25h	a or 5 dewllings:		ounted by a Factor in Stage B d is not class 1 or 2 agricultur				
Environmental Disco Remote from settler	ounts Stage B(ii): ment boundaries, Coastal Change M	anagement area	as, Zones of G	iround Instability Ma	nagement	Disco	ounted by a Factor in Stage B	3(ii)			
Character of the Su	rrounding Area and Local Policy	Context (Inclua	ling Neighbo	urhood Plan)							
Character and Comp	patibility of the Surrounding Area:	The site is on th	ne edge of the	e area where the con	text is more rural. Howe	ver it is also	o located between settlemer	nts and areas of d	evelopment - Cowes,	Northwood and Medh	າam Farm.
Local Policy Context	(Including Neighbourhood Plan:	The site is locat	ed outside bu	it immediately adjace	ent to the settlement bou	indary					
Mineral Resources:		Most of the site	e is located w	ithin a mineral safegu	uarding area. This will ne	ed to be co	onsidered further should the	e site be considere	ed appropriate		
Landscape Impact	S										
Impact upon and re	lationship to the AONB: The site i	s not located in	an AONB.								
Landscape Characte	er Area Key Factors: Historically th	e whole area w	as nart of the	Northern Lowlands	Today, the site is predor	ninantly 'Tı	raditional Enclosed Pasture L	Land' bordering o	n the settlement area		
	· · ·					•					
	e is located within a green gap on th will need to be considered and refl	-			ving lots or trees and gre	enery in th	ne vicinity. If development is	considered appro	priate, the impact on	the wider area and vie	ews into and out of
Heritage Impacts											
Impact on Historic E	nvironment and Heritage Assets:	he site is not lo	cated in a cor	nservation area and t	here are no listed buildin	gs close by	y.				

Biodiversity / Ecological Impacts

COW010	Some	rton Farm	n, Newport F	Road,	Cowes	
Impact on Biodiversit		adjacent to the so Parts of the site a be considered. Th Most of the site a	outh and Cowes Cenm re located with the bunnere is a watercourse	etery and Iffers of t that runs east) is p	d Woods Bottom Copse SINC is adjacent to the NE. these designations. There are no TPOs on the site but the through the site to the north. Biodiversity studies will b part of the Local Ecological Network (Medina Estuary). N	woodlands to the south and north. Simmington Copse SINC is here are a number of large trees individual and groupings that n be required. The site is also in a biodiversity opportunity area. ational and local priority butterfly species have been recorded
Biodiversity Net Gain		areas. There appears to management for	be scope for increase mammals. Planting to	d connec support		o net gain enhancements will be an important component of the
Flood Risk						
Flood Risk (including	surface wa	ater): Flood zone	1, northern boundar	y is a stre	eam valley which has associated surface water flood risk	•
Proximity to Key Ser	rvices					
Access to Public Tran	sport:	There is a b	us stop close by, this i	s Route 1	L serving Newport St Mary's Hospital Parkhurst Nor	thwood Park & Ride Cowes and runs Mon - Sat up to every
Access to Pedestrian	Cycle links	There is a p	ublic right of way runr	ning just k	beyond the southern boundary (CS33). There is a multi-	user track to the east linking Cowes to Newport. The main roa
Access to services an	d facilities:	Cowes to th	ne north has a range o	f services	s and facilities, Northwood has some further facilities. Th	here are several employment areas, and also a supermarket 200
Highways Factors				n it curre	enntly lacks any access to open space, so at the very leas	t some amenity open space will be necessary and a children's p
Highway Access: Th	ne site is ac	cessed off Newpo	ort Road and would be	nefit fror	m two access points at the NW and SW of the site bound	
Highway Access: Th Availability As	ne site is ac sessme	cessed off Newpo nt	ort Road and would be Available	nefit fror	m two access points at the NW and SW of the site bound	dary.
Highway Access: Th Availability As Availability:	ne site is ac S essme The sit	cessed off Newpo nt	ort Road and would be Available	nefit fror		dary.
Highway Access: Th Availability As Availability: Availability_Timefram	ne site is ac sessme The sit ne:	cessed off Newpo nt e is immediately a	ort Road and would be Available available with a reasor	nefit fror	m two access points at the NW and SW of the site bound	dary.
Availability As Availability: Availability_Timefram Suitability and Requ	ne site is ac sessme The sit ne:	cessed off Newpo nt e is immediately a	ort Road and would be Available available with a reasor	nefit fror nable pro:	m two access points at the NW and SW of the site bound	dary. commenced could be achieved within 1 - 10 years.
Highway Access: Th Availability As Availability: Availability_Timefram	ne site is ac sessme The sit ne: uirements	cessed off Newpo nt e is immediately a	ort Road and would be Available available with a reasor	nefit fror	m two access points at the NW and SW of the site bound espect of development taking place within 5 years. Once d for general housing, mixed development (housing led)	dary.
Highway Access: Th Availability As Availability: Availability_Timefram Suitability and Requ Put forward for:	ne site is ac sessme The sit ne: uirements	cessed off Newpo nt e is immediately a	ort Road and would be Available available with a reasor of Development The site has been pu	nefit fror	m two access points at the NW and SW of the site bound espect of development taking place within 5 years. Once d for general housing, mixed development (housing led)	dary. commenced could be achieved within 1 - 10 years.
Highway Access: Th Availability As Availability: Availability_Timefram Suitability and Requ Put forward for: Potential for a mix of Loss_of_employment	ne site is ac Sessme The sit ne: <i>uirements</i> uses: t_site:	cessed off Newpo ent te is immediately a for Other Forms	ort Road and would be Available available with a reason of Development The site has been pu This would need to b	nefit fror	m two access points at the NW and SW of the site bound espect of development taking place within 5 years. Once d for general housing, mixed development (housing led)	dary. commenced could be achieved within 1 - 10 years.
Highway Access: Th Availability As Availability: Availability_Timefram Suitability and Requ Put forward for: Potential for a mix of	The site is ac Sessme The sit me: <i>uirements</i> uses: t_site: ration as a	cessed off Newpo ent te is immediately a for Other Forms Rural exception?	ort Road and would be Available available with a reasor of Development The site has been pu This would need to b No Not applicable	nefit fror Imable pro- it forward be determ	m two access points at the NW and SW of the site bound respect of development taking place within 5 years. Once d for general housing, mixed development (housing led) nined.	dary. commenced could be achieved within 1 - 10 years.
Highway Access: Th Availability As: Availability: Availability_Timefram Suitability and Requ Put forward for: Potential for a mix off Loss_of_employment Potential for consider Need for new open sp	The site is ac Sessme The sit me: <i>uirements</i> uses: t_site: ration as a pace and/c	cessed off Newpo nt te is immediately a for Other Forms Rural exception? or recreation:	ort Road and would be Available available with a reason of Development The site has been pu This would need to b No Not applicable Given the relative se	nefit fror Imable pro- it forward be determ	m two access points at the NW and SW of the site bound respect of development taking place within 5 years. Once d for general housing, mixed development (housing led) nined.	dary. commenced could be achieved within 1 - 10 years. and non-housing development. As well as part university, part
Highway Access: Th Availability Ass Availability: Availability_Timefram Suitability and Requ Put forward for: Potential for a mix off Loss_of_employment Potential for consider Need for new open sp Achievability A	The site is ac Sessme The sit me: <i>uirements</i> uses: t_site: ration as a pace and/c	cessed off Newpo int ie is immediately a for Other Forms Rural exception? or recreation: nent	ort Road and would be Available available with a reason of Development The site has been pu This would need to b No Not applicable Given the relative se the wider area.	nefit fror hable pro- t forward be determ elf contain	m two access points at the NW and SW of the site bound espect of development taking place within 5 years. Once d for general housing, mixed development (housing led) nined.	dary. commenced could be achieved within 1 - 10 years. and non-housing development. As well as part university, part in open space. It also offers an opportunity to address deficits in
Highway Access: Th Availability Ass Availability: Availability_Timefram Suitability and Requ Put forward for: Potential for a mix off Loss_of_employment Potential for consider Need for new open sp Achievability A	ne site is ac Sessme The sit ne: <i>uirements</i> uses: t_site: ration as a pace and/co Assessn 130 (ISP 20	cessed off Newpo int ie is immediately a for Other Forms Rural exception? or recreation: nent	ort Road and would be Available available with a reason of Development The site has been pu This would need to b No Not applicable Given the relative se the wider area.	nefit fror hable pro- t forward be determ elf contain	m two access points at the NW and SW of the site bound respect of development taking place within 5 years. Once d for general housing, mixed development (housing led) nined.	dary. commenced could be achieved within 1 - 10 years. and non-housing development. As well as part university, part
Highway Access: Th Availability Ass Availability: Availability_Timefram Suitability and Requ Put forward for: Potential for a mix off Loss_of_employment Potential for consider Need for new open sp Achievability A Indicative yield: 1	ne site is ac Sessme The sit ne: <i>uirements</i> uses: t_site: ration as a pace and/co Assessn 130 (ISP 20 7/28:	cessed off Newpo int ie is immediately a for Other Forms Rural exception? or recreation: nent	ort Road and would be Available available with a reason of Development The site has been pu This would need to b No Not applicable Given the relative se the wider area.	nefit fror hable pro- t forward be determ elf contain	m two access points at the NW and SW of the site bound espect of development taking place within 5 years. Once d for general housing, mixed development (housing led) nined.	dary. commenced could be achieved within 1 - 10 years. and non-housing development. As well as part university, part in open space. It also offers an opportunity to address deficits in There is more one landowner but there are no known
Highway Access: Th Availability As: Availability: Availability: Availability_Timefram Suitability and Require Put forward for: Potential for a mix off Potential for consider Need for new open sp Put forwability Access Achievability and Require Availability and Require Put forward for: Potential for a mix off Loss_of_employment Potential for consider Need for new open sp Achievability Access Indicative yield: 1 Trajectory 23/24 to 2 1	ne site is ac sessme The sit ne: uirements uses: t_site: ration as a pace and/co Assessn 130 (ISP 20 7/28: d:	cessed off Newpo int ie is immediately a for Other Forms Rural exception? or recreation: nent	ort Road and would be Available available with a reason of Development The site has been pu This would need to b No Not applicable Given the relative se the wider area.	nefit fror Imable pro- at forward be determ elf contain Image: Second Seco	m two access points at the NW and SW of the site bound espect of development taking place within 5 years. Once d for general housing, mixed development (housing led) nined. nment of this allocation it will need to be self sufficient i Constraints to delivery / number_of_landowners:	dary. commenced could be achieved within 1 - 10 years. and non-housing development. As well as part university, part in open space. It also offers an opportunity to address deficits in There is more one landowner but there are no known covenants or legal issues. The site has some utilities but may require

S	
need to	
d nearby	
these	
voodland	

ry 7 minutes | Sundays up to every 10 minutes bad has a pavement on the site side.

200m north.

s play area.

art golf course

s in accessible natural greenspace and outdoor sport for

COW010 Somerton Farm, Newport Road, Cowes

Conclusion 2022: Deliverable.

Deliverable

Two highway access point at north and south and enhanced pedestrian and cycle connections across the vicinity would be beneficial. The latter will be particularly important given the relative isolation of the site and the lack of scale for it to be self-sufficient in terms of services. Therefore sustainable connections beyond the site (e.g; to to schools and shops) are key to the site's sustainability.

The Local Ecological Network area offers the opportunity to provide accessible natural greenspace, biodiversity net gain and contribute towards network connectivity and enhancements of woodland and hedgerow habitats. A green infrastructure corridor connecting Simmington Copse SINC (adjacent to the south) and Cowes Cenmetery and Woods Bottom Copse SINC (adjacent to the NE) will be particularly important and beneficial ecologically, as well as providing landscaping for the site. 50m ecological buffers to SINCs and ancient woodland will also be beneficial. Planting to support important butterfly species. There is also scope for SANG on adjacent land which was submitted at the same time.

Status

a the relative isolation of the site and the lack o

COW025 Parklands Centre Park Road Cowes

Key Details

Settlement: Cowes	Settlement Tier	: 1	Parish: Co	owes	Site A	Area (0.2	2018 SHLAA_Ref_No: IPS367	2nd Reg
Relationship to Settlement B	Boundary (IPS Reg 18 part 2	2 - 2021):	Locate	ed within Settlemer	nt Boundary			
Location in relation to Settle	ement Boundary 2018:		The sit	te is located in the	settlement bour	ndary.		
Brownfield or Greenfield: B	rownfield		Brown	nfield Register (If ap	oplicable):			
Site Description: The site of	comprises of a larger detai	ched 2-storey brick bu	lding set in	its own grounds.	Part of the build	ing is used for	community purposes. The site is bound	ed to the west by f
Suitability Assessme	ent	Suitable 🗹						
Discounting Factors								
Environmental Discounts (Sta	age A - 5m buffer)						Discounted by a Factor in Stage A (5m bu	ıffer)
Includes Ramsar site, Special Regionally important Geolog Conservation (SINC), Local Na	ical and Geomorphologica	al Site (RIGG), National	Nature Res	erve (NNR), Site of	Importance for	Nature zon	site is not located within any environme e, NNR, RAMSAR, SAC, SINC, SPA, SSSI, s	-
Environmental Discounts (Sta	age A No buffer):						Discounted by a Factor in Stage A (No Bu	ffer)
Includes Heritage Coast, Hist safeguarded as biodiversity r		cally Accessible Open S	pace, Local	l Green Space, Land	l		site is not located within any environm	·
Envonmental Discounts_Stag	ge B						Discounted by a Factor in Stage B	
Flood zones 2 3, Agricultural	Land Quality Grades 12, S	Small Sites falling below	v the size th	nreshold of 0.25ha	or 5 dewllings:	The	site is located in FZ1 and is not class 1 c	or 2 agricultural land
Environmental Discounts Sta Remote from settlement bou	•	Vanagement areas, Zo	nes of Grou	und Instability Mana	agement	D	iscounted by a Factor in Stage B(ii)	
Character of the Surroundi	ing Area and Local Policy	v Context (Including N	leighbourh	nood Plan)				
Character and Compatibility	of the Surrounding Area:	The site is located in	a residentia	al area, immediatel	y adjacent to a s	school with an	existing use on site. This will need to be	e taken into accoun
Local Policy Context (Includir	ng Neighbourhood Plan:	The site is situated w	ithin the se	ettlement boundary	and a confirme	ed brownfield s	ite.	
Mineral Resources:		The site is not locate	d in a minei	ral or mineral safeg	uarding area.			
Landscape Impacts								
Impact upon and relationshi	ip to the AONB: The site	e is not located in an AC	NB					
Landscape Character Area	Key Factors: Settlement.							
Landscape Given the location Impact:	on of the site, among othe	er housing any impact o	on landscap	e character will be	minimal. Howe	ver, considerat	ion will need to be given to neighbourin	ıg amenities.
Heritage Impacts								
Impact on Historic Environm	ent and Heritage Assets:	The site is not located	in a conser	rvation area and the	ere are no listed	buildings clos	e by.	
Biodiversity / Ecological Im	npacts							
Impact on Biodiversity:	The site is not located within the site. There i		-		r of tree preserv	vation orders t	o trees to the north and south boundary	y and a couple of la

18 ISP Housing Allocation Ref: N/a

fencing and a stone wall to the east.

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

including heritage coast, historic park or garden, open

d.

nt.

arger trees

Parklands Centre Park Road Cowes **COW025**

Biodiversity Net Gain Scope:

Flood Risk

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

Proximity to Key Services

Access to Public Transport:	There is a bus stop close by, this is served by Route 1 - Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to ev
Access to Pedestrian Cycle links:	There are network of public rights of way and cycle links to the wider area and the immediate roads have pavements.
Access to services and facilities:	Cowes benefits from a wide range of services and facilities.

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

Highways Factors

Highway Access:	The site has a current vehicula	r access onto Park Road.
Availability	Assessment	Available 🗹
Availability:	The site is not immediat	ely available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced cou
Availability_Time	frame:	
Suitability and R	Requirements for Other Forms	of Development
Put forward for:		The site has been put forward for general housing.
Potential for a mi	x ofuses:	This would need to be determined.
Loss_of_employn	nent_site:	There is a current community use within the building. This will need to be relocated.
Potential for cons	ideration as a Rural exception?	Not applicable
Need for new ope	en space and/or recreation:	
Need for new ope	en space and/or recreation.	

Achievable

Indicative yield:	6-7	Constraints to delivery / number_of_landowners:	There is one landowner and there are no known
Trajectory 23/24 to	27/28:		covenants or legal issues. Any tenancies in relation to the existing use will need to be determined.
Trajectory Plan Per	od:	Infrastructure capacity:	The site has some utilities but may require extensions to be factored in.
Trajectory Post-Pla	n Period:	Council_owned:	Yes

SHLAA Conclusion

Achievability Assessment

Status	Deliverable
	conversion of the existing building to flats would provide a higher yield whicj may mee to the SHLAA threshold.
	is the original wall for Northwood and should remain. Consideration could be given to alternative access for the school. It also remains to be seen whether the SHLAA minimum scale (5) is actually achievable which would seem unlikley with a whoile sale redevelopment given the proximity and desnity
	Given the existing use and residential character of the area, there are not other major issues, although any development will need to take account of the impact on neighbours and
Conclusion 2022	Deliverable, subject to the requirements emerging planning policy (C14 Providing Social and Community Infrastructure) which may require provision of a suitable alternative facility.

every 7 minutes | Sundays up to every 10 minutes

could be achieved within 2 years.

ity. nd the TPO trees. The stone wall running down the road

nity of adjacent development. The retainment and

COW025 Parklands Centre Park Road Cowes

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

Kev Details

Settlement: Cowes	Settlement Tier:	1	Parish: Northwood	Site Area (2	2018 SHLAA_Re	f_No: IPS323	2nd Reg18 ISP Housing Allocation Ref: HA022
Relationship to Settlement Bo	oundary (IPS Reg 18 part 2	- 2021):	Located within Settlem	ent Boundary			
Location in relation to Settler	ment Boundary 2018:		The site is located outsi	ide but immediately adjac	ent to the current settlem	ent boundary which	is along a section of the northern boundary.
Brownfield or Greenfield: G	reenfield		Brownfield Register (If a	applicable):			
Site Description: The site is	immediately adjacent to a	in existing employmen	t site to the north The site g	ently slopes towards the	River Median to the east.	It is bounded by sub	stantial hedgerows interspersed with trees.
Suitability Assessme	ent	Suitable 🔽					
Discounting Factors							
Environmental Discounts (Sta	ige A - 5m buffer)				Discounted by a Factor	or in Stage A (5m buf	ffer)
Includes Ramsar site, Special					N/a		
Regionally important Geologi Conservation (SINC), Local Na							
Environmental Discounts (Sta	ge A No buffer):				Discounted by a Factor	or in Stage A (No Buf	fer)
Includes Heritage Coast, Histo safeguarded as biodiversity m		ally Accessible Open Sp	bace, Local Green Space, Lar	nd	N/a		
	0						
Envonmental Discounts_Stag Flood zones 2 3, Agricultural		nall Sites falling below	the size threshold of 0.25ha	a or 5 dewllings:	Discounted by a Facto N/a	r in Stage B	
				U U	14/ 4		
Environmental Discounts Stag Remote from settlement bou		anagement areas, Zon	es of Ground Instability Ma	nagement	Discounted by a Facto	r in Stage B(ii)	
Character of the Surroundin	ng Area and Local Policy	Context (Including N	eighbourhood Plan)				
Character and Compatibility of	of the Surrounding Area:	The site is close to exi	sting residential, whilst no c	compatibility issues are en	visaged, the site is on the	edge of the area who	ere the context is more rural.
Local Policy Context (Includin	g Neighbourhood Plan:	The site is located out	side but immediately adjace	ent to the settlement bour	ndary		
Mineral Resources:		A part of the western	section of the site is located	d within a mineral safegua	rding area. This will need	to be considered fur	ther should the site be considered appropriate
Landscape Impacts							
Impact upon and relationship	p to the AONB: The site i	s not located in an AO	NB.				
Landscape Character Area K	ev Factors: Historically th	ne whole area was par	t of the Northern Lowlands	Today, the site is 'Traditi	onal Enclosed Pasture Land	4	
		•		-			
	•	1 0	he south-east. It is bounded south-east. as well as hedge			,	A3020 to the west. other side of the road to the west and land south is prope
	-				-		id sensitivity is low/medium.

Heritage Impacts

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

Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation but is adjacent to a number of SINCs and ancient woodlands to the south and north. Parts of the site are located with the buffers of these designations. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is a watercourse that runs along the south boundary. Biodiversity studies will be required. The site is also in a biodiversity enhancement area.

osed to be

Biodiversity Net Gain Scope: The	sie is scope for	SANG to support any develop	oment that takes place on adjacent land.	
	ere is scope for	r SANG to support any develop	oment that takes place on adjacent land.	
Flood Risk				
Flood Risk (including surface wate	r): Surface wa	iter flow path along south-eas	t boundary.	
Proximity to Key Services				
Access to Public Transport:	There is a b	us stop close by, this is Route	1 serving Newport St Mary's Hospital Parkhurst Nor	thwood Park & Ride Cowes and runs Mon - Sat up to every
Access to Pedestrian Cycle links:		• • •		user track to the east linking Cowes to Newport. The main roa
Access to services and facilities:	There are a	number of facilities close by a	and Northwood has some further facilities and Cowes to t	the north has a range of services and facilities.
			f all type of open space in the West Medina area.	
space recreation: The site is outsi	ide the warking	access threshold of all opens	space types except accessible natural greenspace.	
Highways Factors				
Highway Access: The site is acces	sed off Newpo	ort Road		
Availability Assessment	;	Available 🔽		
Availability: The site is	immediately a	available with a reasonable pro	ospect of development taking place within 5 years. Once	commenced could be achieved within 1 - 10 years
Availability_Timeframe:				
Suitability and Requirements for	^r Other Forms	of Development		
Put forward for:		•		and non-housing development. As well as part university, part
Potential for a mix ofuses:		This would need to be deter	mined.	
Loss_of_employment_site:		No		
	ral excention?	Not applicable		
Potential for consideration as a Run				
Need for new open space and/or re	ecreation:		or residential, opportunities to provide open space shoul	d be sought alongside adjacent housing allocation HA022.
Need for new open space and/or re Achievability Assessme	ecreation:	If it were to be considered for Achievable	or residential, opportunities to provide open space shoul	d be sought alongside adjacent housing allocation HA022.
Need for new open space and/or re Achievability Assessme Indicative yield: 0	ecreation:	Achievable 모	or residential, opportunities to provide open space shoul Constraints to delivery / number_of_landowners:	There is more one landowner but there are no known
Need for new open space and/or re Achievability Assessme	ecreation:		Constraints to delivery / number_of_landowners:	There is more one landowner but there are no known covenants or legal issues.
Need for new open space and/or re Achievability Assessme ndicative yield: 0 Frajectory 23/24 to 27/28:	ecreation:	Achievable 모	Constraints to delivery / number_of_landowners: Infrastructure capacity:	There is more one landowner but there are no known
Need for new open space and/or re Achievability Assessme ndicative yield: 0 Trajectory 23/24 to 27/28: Trajectory Plan Period:	ecreation:	Achievable 🔽	Constraints to delivery / number_of_landowners:	There is more one landowner but there are no known covenants or legal issues. The site has some utilities but may require
Need for new open space and/or re Achievability Assessme Indicative yield: 0	ecreation:	Achievable 🔽	Constraints to delivery / number_of_landowners: Infrastructure capacity:	There is more one landowner but there are no known covenants or legal issues. The site has some utilities but may require

ery 7 minutes | Sundays up to every 10 minutes road has a pavement on the site side.

art golf course

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

Crossway, East Cowes, PO32 6HY ECW003

Key Details

Settlement: East Cowes Settlement Tier: 1	Parish: East Cowes	Site Area (4.75	2018 SHLAA_Ref_No: IPS290	2nd Reg18 ISP Housing Allocation Ref: HA046					
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2	2021): Located within Settlement Bo	Located within Settlement Boundary							
Location in relation to Settlement Boundary 2018:	The site is within the settleme	The site is within the settlement boundary. Surrounding uses are residential and school with playing fields. Employment opportunities are also in close							
Brownfield or Greenfield: Greenfield	Brownfield Register (If applica	Brownfield Register (If applicable):							
Site Description: The site is a large flat field that is curre housing.	ently planted. The boundaries are a mix of hedgerows	and post and rail fences.	The site is located within the settlemen	t limits of East Cowes, located immediately adjacent to o					
Suitability Assessment	Suitable 🗹								
Discounting Factors									
Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Specia Regionally important Geological and Geomorphological Si Conservation (SINC), Local Nature Reserve (LNR), Ancient	te (RIGG), National Nature Reserve (NNR), Site of Impo	Interest (SSSI), The ortance for Nature zon	viscounted by a Factor in Stage A (5m bu site is not located within any environm e, NNR, RAMSAR, SAC, SINC, SPA, SSSI, s	ental designations including, ancient woodland, LNR, mai					
Environmental Discounts (Stage A No buffer):			viscounted by a Factor in Stage A (No Bu	ffer)					
Includes Heritage Coast, Historic Park or Garden, Publically safeguarded as biodiversity mitigation	y Accessible Open Space, Local Green Space, Land		site is not located within any environm	ental designations including heritage coast, historic park					
Envonmental Discounts_Stage B			viscounted by a Factor in Stage B						
Flood zones 2 3, Agricultural Land Quality Grades 12, Sma	all Sites falling below the size threshold of 0.25ha or 5	1	site is located in FZ1 and is not class 1 c	or 2 agricultural land.					
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Mar	nagement areas, Zones of Ground Instability Managem	Di	iscounted by a Factor in Stage B(ii)						
Character of the Surrounding Area and Local Policy Co	ontext (Including Neighbourhood Plan)								
Character and Compatibility of the Surrounding Area: R	elates well to the settlement, bounded on two sides b	y housing and on the east	side by a main road.						
Local Policy Context (Including Neighbourhood Plan:	he site is located within the settlement boundary with	good access to facilities.							
Mineral Resources:	he site is not within a mineral or mineral safeguarding	area.							
Landscape Impacts									
Impact upon and relationship to the AONB: The site is r	not located in an AONB, although it is adjacent to the e	east - screened by a belt o	f deciduous trees.						
Landscape Character Area Key Factors: Historically part	t of the Northern Lowlands Landscape Character Area.	. Now classes ast settleme	ent area, but adjacent to the Osbourne (Coast Landscapoe Character Area to the east.					
	housing and development any impact on landscape ch e and sensitivity is low/medium and capacity for chang		he site is opposite the AONB so design	should take account this, although the road acts as a seve					
Heritage Impacts									
	rrently no known archaeological implications. The site signations.	e is adjacent to an AONB a	nd Historic Park or Garden and any dev	elopment would need to consider design in the context o					
Biodiversity / Ecological Impacts									

e proximity.

other residential

rine conservation

k or garden, open

erance factor and

of these

Impact on Biodiversity:		•			the existing hedgerows. These could mostly be incorpo urvey has been undertaken and a masterplan develope	orated into any potential development. There are no TPOs on t d.			
Biodiversity Net Gain Sco	Mult	ti-functional S	uDS - ponds, swales, w	etland h	uffer strips. Planting with priority species. abitats to benefit amphibians. d list) boxes as the species has been recorded in the ar	ea.			
Flood Risk									
Flood Risk (including sur	rface water)	: Flood zone	1, no flood risks identi	ied.					
Proximity to Key Servic	es								
Access to Public Transpo	ort.	There are bu	is stops along the strat	egic roa	d network, offering regular service to Newport and Ryc				
				to the main road to the east of the site the (SRN)					
Access to services and fa		-		cess to a number of services and facilities with the site being in close proximity to a school and employment.					
space recreation: With	in walking tl	hreshold for a	llotments and outdoor	sports,	space, except natural greenspace. out beyond it for other tyes of open space including ch g fields connected to the school.	ildrens and young people, amenity green space (except NW cor			
Highways Factors									
		-	rategic road network. T re more than one acces		a footpath to Beatrice Avenue. Access could be achiev	ed along the main road. This though would need some hedger			
Availability Asse			Available						
Availability:		immediately a			ith a reasonable prospect of development taking place	within 5 years			
Availability_Timeframe:									
Suitability and Require	ements for (Other Forms	of Development						
Put forward for:			It has been put forwar	d for ho	using				
Potential for a mix ofuse	s:		This will need to be de		-				
Loss_of_employment_si	te:		No						
Potential for consideration	on as a Rura	l exception?	No						
Need for new open spac	e and/or red	creation:		0	is part of East Cowes, sufficent open space provision w nould include childrens and young people, amenity gre	ill be important. en space/park&garden and accessible natural greenspace alon			
Achievability Ass	sessmen	t	Achievable	✓					
Indicative yield: 125	- higher der	nsity seems fe	asible at this site.		Constraints to delivery / number_of_landowners:	There is one landowner and there are no known			
Trajectory 23/24 to 27/2	.8:		75			covenants. The land is leased to local farmers. May need to consider possible contamination aspects.			
Trajectory Plan Period:				125	Infrastructure capacity:	The site is within the settlement boundary where adjoining properties are understood to benefit from connections to utility services.			
Trajectory Post-Plan Peri	iod:			0	Council_owned:				
SHLAA Conclusio	n								
Conclusion 2022: Althou Given	ugh this site density of h	ousing in this	part of East Cowes, suf	ficent o	given the character of the area, there are open space space space provision will be important.	shortfalls to address. ssible natural greenspace alongside net gain, hedgerow buffers			

n the site.	
corner), parks, natural	greenspace.
erow removal. Equally	y the site could be accessed from
nacido not asin	
ongside net gain.	

Suggested on-site provision should include childrens and young people, amenity green space/park&garden and accessible natural greenspace alongside net gain, hedgerow buffers and/or multi-functional SuDS.

ECW003	Crossway, East Cowes, PO32 6HY
Status	Deliverable

Page 27

FRE001 Heathfield Campsite, Heathfield Rd, Freshwater, PO40 9SH

Key Details

Key Details						
Settlement: Freshwater	Settlement Tier	2 Paris	sh: Freshwater	Site Area (3.5	2018 SHLAA_Ref_No: IPS071	2nd Reg18
Relationship to Settlement Bound	dary (IPS Reg 18 part 2	2 - 2021):	Located within Settlement	Boundary		
Location in relation to Settlemen	t Boundary 2018:		The site is located outside	but immediately adjac	ent to the current settlement boundary which i	s along the south b
Brownfield or Greenfield: Mix			Brownfield Register (If app	licable):		
	arge camping site loca urban low density res		sed from Heathfield Road.	The site is fairly level	and areas are separated by hedges and trees. T	There is also a mead
Suitability Assessment		Suitable 🔽				
Discounting Factors						
Environmental Discounts (Stage A	A - 5m buffer)				Discounted by a Factor in Stage A (5m buff	fer)
Includes Ramsar site, Special Prot Regionally important Geological a Conservation (SINC), Local Nature	and Geomorphologica	l Site (RIGG), National Natu	re Reserve (NNR), Site of In	nportance for Nature	The site is not located within any environmer zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scl	-
Environmental Discounts (Stage A Includes Heritage Coast, Historic		cally Accessible Open Space	, Local Green Space. Land		Discounted by a Factor in Stage A (No Buff	
safeguarded as biodiversity mitig		,	,,,,,,,,,		The site is not located within any environmer space.	ntal designations inc
Envonmental Discounts Stage B					Discounted by a Factor in Stage B	
Flood zones 2–3, Agricultural Land Quality Grades 12, Small Sites falling below the			size threshold of 0.25ha or	5 dewllings:	The site is located in FZ1 and is not class 1 or	2 agricultural land.
	()					
Environmental Discounts Stage B Remote from settlement bounda		Management areas, Zones o	f Ground Instability Manag	ement	□ Discounted by a Factor in Stage B(ii)	
Character of the Surrounding A	Area and Local Policy	v Context (Including Neigh	bourhood Plan)			
Character and Compatibility of th	-	The site is close to existing	·	ity issues are envisage	d.	
Local Policy Context (Including Ne	eighbourhood Plan:	residential. Freshwater has should be compatible with	as an adopted neighbourhon the distinctive character of	ood plan. Whilst there of the area, respecting	ent boundary which is along the south boundar is no specific policy on housing, their design po the local settlement pattern and building styles e Parish, including providing suitable accommod	licy sets out that; th . It further sets out
Mineral Resources:		The site is not located in a	mineral or mineral safegu	arding area.		
Landscape Impacts						
Impact upon and relationship to	the AONB: The site	is not located in an AONB				
Landscape Character Area Key F	actors: Settled Farn	nland (Freshwater Isle)				
,	Key Charact • Gently roll • Undulating • Outside se	eristics ling landscape underlain by o g topography allows views w ttlements a predominantly nded by thick hedges with fi	vithin the area, to the down pastoral landscape of irreg requent hedgerow trees gi	ns to the south and to ular medium scale field ving a semi-enclosed, v	nestone the sea giving variety to the landscape ds with some larger arable fields to the north pl vooded ambiance particularly to the central and to the south of Freshwater	

18 ISP Housing Allocation Ref: HA006

boundary.

adow within the site. It is within a wider area containing

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

including heritage coast, historic park or garden, open

be a loss of tourism should the site be developed for the design, location and layout of all development but that development should encourage mixed types of eople with physical and mental health difficulties to

<s associated with settlement ons of the area

he settlement

FRE00	1 Hea	athfield	Campsite, Heathfield Rd, Freshwater, PO40 9SH
			 Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites Remains of open arable fields and commons still evident today Cultural associations with Lord Tennyson and other writers Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar
Landscape Impact:	Visual impacts a	are limited du	, close to other housing and development any impact on landscape character will be reduced. Consideration will though need to be given to the nearby houses in regards to shading and overlooking. e to surrounding housing and vegetation, as well as rising gradient to the east. The site reads as semi absorbed with the settlement due to the presence of residential on most boundaries. Value and senstivity is r change is high.
Heritage In	npacts		
Impact on H	listoric Environm	nent and Heri	age Assets: The site is not located in a conservation area and there are no listed buildings close by. However the setting of the Scheduled Minument 'Golden Hill Fort' needs to be considered.
Biodiversity	/ Ecological In	npacts	
Impact on B	iodiversity:		not located in an environmental designation. There are no TPOs on the site but there are a number along the eastern boundary. There are though a number of s individual and groupings that need to be considered. There is also a meadow within the site but on the eastern boundary. Appropriate surveys are likely to be
Biodiversity	Net Gain Scope:	Records o Dwelling	habitat enhancement and connectivity. Enhanced connectivity of tree belts and hedgerows. of Coimmon Frogs in Norton Green so ponds would also be beneficial. would benefit from boxes for House Sparrow and Starling (Red list) Swift and House Martin (Amber list) - all of which have been recorded in the area. Boundaries ve hedgehog gates, as the species has also recorded in the vicinity.
Flood Risk			
Flood Risk ((including surfac	e water): No	flood risks identified
Proximity t	o Key Services		
Access to P	ublic Transport:	The	re are bus stops along Heathfield Road and the Freshwater to Newport bus service runs regularly.
Access to Pe	edestrian Cycle l	links: The	re are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity.
Access to se	ervices and facili	ities: Fre	shwater has a wide range of services and facilities.
Access to op space recrea	ation: Golden H Within w	Hill Fort and r	ent suuply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. ecreation area is just to the east. ce access threshold of accessible natural greenspace, but beyond it for other types of open space.
Highways F	actors		
Highway Aco	cess: The site o	can be access	ed from the current camping access. The strategic road network is just to the north of the site.
Availabi	lity Assessi	ment	Available 🔽
Availability:	Th	e site is imme	diately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5 years
Availability_	-		
-	-	ents for Othe	r Forms of Development
Put forward	l for: r a mix ofuses:		The site has been put forward for general housing. No
	ployment_site:		The camp site facility will be lost, although it is no longer operational.
	r consideration a	as a Rural exc	

FRE001	Heathfield Campsite, Heathfield Rd, Freshwater, PO40 9SH								
Need for new open	space and/or recreation:	On-site childrens' pla	ay area ai	nd park required as this area falls well beyond the walk	ing distace thresholds.				
Achievability	Assessment	Achievable	✓						
Indicative yield: Trajectory 23/24 to	70 27/28:	70		Constraints to delivery / number_of_landowners:	There is one landowner and there are no known covenants or legal issues.				
		70	Infrastructure capacity:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.					
Trajectory Post-Plan	n Period:		0	Council_owned:					
SHLAA Conclu	usion								
C	Dn-site childrens' play area a There are though a number o	nd park required as this of large trees individual a	area falls nd group	unding area to facilitate pedestrian access. well beyond the walking distace thresholds. bings that need to be considered, including TPOs at bou of tree belts and hedgerows and pond creation to sup	ndaries. There is also a meadow within the site but on the ea port local amphibian population.				
Status I	Deliverable								

astern boundary. Net gain could include Meadow

FRE024

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

Key Details

Rey Delans									
Settlement: Freshwater (Totland) Settlement Tier	: 2 Pa	rish: Totland	Site Area (0.8	2018 SHLAA_Ref_No:	IPS082a	2nd Reg18 ISP Housing Allocation Ref: HA002			
Relationship to Settlement Boundary (IPS Reg 18 part	2 - 2021):	Located within Settlement	Located within Settlement Boundary						
Location in relation to Settlement Boundary 2018:		The site is located in the se	The site is located in the settlement boundary.						
Brownfield or Greenfield: Mix		Brownfield Register (If applicable):							
Site Description: The site is a former school site with separately from the school building		yle building and other building	ngs associated with it. Th	e playing fields and a car park	are located to the r	rear of the buildings, these are at a higher level and			
Suitability Assessment	Suitable 🔽								
Discounting Factors									
Environmental Discounts (Stage A - 5m buffer)			[\Box Discounted by a Factor in St	tage A (5m buffer)				
Includes Ramsar site, Special Protection Area (SPA), Sp Regionally important Geological and Geomorphologica Conservation (SINC), Local Nature Reserve (LNR), Anci	al Site (RIGG), National Nat	ture Reserve (NNR), Site of Ir	mportance for Nature			designations including, ancient woodland, LNR, mar Jled ancient monument or RIGG.			
Environmental Discounts (Stage A No buffer):			[Discounted by a Factor in St	tage A (No Buffer)				
Includes Heritage Coast, Historic Park or Garden, Publi safeguarded as biodiversity mitigation	cally Accessible Open Space	ce, Local Green Space, Land		•		designations including heritage coast, historic park o			
Envonmental Discounts_Stage B			[Discounted by a Factor in St	tage B				
Flood zones 2 3, Agricultural Land Quality Grades 12,	Small Sites falling below th	ne size threshold of 0.25ha o	r 5 dewllings:	The site is located in FZ1 and is	s not class 1 or 2 ag	ricultural land.			
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change	Management areas, Zones	s of Ground Instability Manag	gement	Discounted by a Factor in Sta	age B(ii)				
Character of the Surrounding Area and Local Polic	y Context (Including Neig	ghbourhood Plan)							
Character and Compatibility of the Surrounding Area:	The site is close to exist	ing residential, no compatibi	lity issues are envisaged.						
Local Policy Context (Including Neighbourhood Plan:	The site is situated with	in the settlement boundary a	and a confirmed brownfie	eld site.					
Mineral Resources:		n a mineral or mineral safegu							
Landscape Impacts									
	e is not located in an AONE / impact on them in terms		site, among other housing	g any impact on landscape char	racter will be minim	nal. Consideration will need to be given to neighbou			
Landscape Character Area Key Factors: Settlement	area.								
Landscape Not relevant in the urban context of this s Impact:	site.								
Heritage Impacts									
Impact on Historic Environment and Heritage Assets:	building is not listed it is r	· · · · · ·	should any changes etc. s	hould be incorporated. Histori		nhancing the character or appearance of the area. V g will be required prior to changes. As the building is			

Biodiversity / Ecological Impacts

can be accessed

rine conservation

or garden, open

uring properties

Nhilst the a characterful

oppo stud Biodiversity Net Gain Scope: Diffi Flood Risk Flood Risk (including surface water) Proximity to Key Services Access to Public Transport: Access to Public Transport: Access to Pedestrian Cycle links: Access to services and facilities: Access to open space recreation: West Wight exhi The site is within Highways Factors Highway Access: To the west of th Availability Assessment	bisite side of Church Hill is an Area TPC ies may be required. cult in a tightly contained urban contents i: There is a bus stop close by this is al 30 minutes Whilst there are no public rights of v Totland has a number of services in bits surpluses of all open space types the walking threshold for amenity gr e site there is an existing car park and Available immediately available with a reasonal	O . There are text. Green ro along Route 7 way or cycle h line with it k s except Parks reenspace (The d access. Veh	e some larger trees within the school grounds to the pools and House Sparrow/Starling boxes are all a pool 7 Newport Shalfleet/Calbourne Cranmore/Well 9 paths in close proximity, the wider area is served 9 being a smaller regeneration area. 9 s & Gardens and Allotments. 9 urvills Field) and natural greenspace. 9 hicular access is problematic on the eastern side as	low Yarmouth Freshwater Totland Alum Bay and runs Mo
Flood Risk Flood Risk (including surface water) Proximity to Key Services Access to Public Transport: Access to Pedestrian Cycle links: Access to Pedestrian Cycle links: Access to services and facilities: Access to open Uset Wight exhi The site is within Highways Factors Highway Access: To the west of th Availability Assessment Availability: The site is Suitability and Requirements for o Put forward for: Potential for a mix ofuses: Loss_of_employment_site: Potential for consideration as a Rura	There is a bus stop close by this is al 30 minutes Whilst there are no public rights of w Totland has a number of services in bits surpluses of all open space types the walking threshold for amenity gr e site there is an existing car park and Available	long Route 7 way or cycle line with it b s except Parks reenspace (T d access. Veh	V Newport Shalfleet/Calbourne Cranmore/Well paths in close proximity, the wider area is served being a smaller regeneration area. As & Gardens and Allotments. Furvills Field) and natural greenspace.	low Yarmouth Freshwater Totland Alum Bay and runs Mo I by them. The area is served by some public foot ways and path
Flood Risk (including surface water) Proximity to Key Services Access to Public Transport: Access to Pedestrian Cycle links: Access to services and facilities: Access to open Expace recreation: Highways Factors Highway Access: To the west of th Availability Assessment Availability: The site is in Suitability and Requirements for o Put forward for: Potential for a mix ofuses: Loss_of_employment_site: Potential for consideration as a Rura	There is a bus stop close by this is al 30 minutes Whilst there are no public rights of v Totland has a number of services in bits surpluses of all open space types the walking threshold for amenity gr e site there is an existing car park and Available immediately available with a reasonal Other Forms of Development	way or cycle in line with it b s except Parks reenspace (T d access. Veh	paths in close proximity, the wider area is served being a smaller regeneration area. as & Gardens and Allotments. Turvills Field) and natural greenspace.	I by them. The area is served by some public foot ways and path
Proximity to Key Services Access to Public Transport: Access to Pedestrian Cycle links: Access to services and facilities: Access to open West Wight exhi The site is within Access to open West Wight exhi The site is within Access to open Access to open West Wight exhi The site is within Access to open Access to open West Wight exhi The site is within Advailability Factors Highway Access: To the west of the Availability: The site is if Availability: The site is if Availability. The site is if Availability and Requirements for of Put forward for: Potential for a mix ofuses: Loss_of_employment_site: Potential for consideration as a Rural Putage	There is a bus stop close by this is al 30 minutes Whilst there are no public rights of v Totland has a number of services in bits surpluses of all open space types the walking threshold for amenity gr e site there is an existing car park and Available immediately available with a reasonal Other Forms of Development	way or cycle in line with it b s except Parks reenspace (T d access. Veh	paths in close proximity, the wider area is served being a smaller regeneration area. as & Gardens and Allotments. Turvills Field) and natural greenspace.	I by them. The area is served by some public foot ways and path
Access to Public Transport: Access to Pedestrian Cycle links: Access to services and facilities: Access to open space recreation: Highways Factors Highway Access: To the west of th Availability Assessment Availability: The site is in Availability and Requirements for of Put forward for: Potential for a mix ofuses: Loss_of_employment_site: Potential for consideration as a Rura	30 minutes Whilst there are no public rights of v Totland has a number of services in bits surpluses of all open space types the walking threshold for amenity gr e site there is an existing car park and Available immediately available with a reasonal Other Forms of Development	way or cycle in line with it b s except Parks reenspace (T d access. Veh	paths in close proximity, the wider area is served being a smaller regeneration area. as & Gardens and Allotments. Turvills Field) and natural greenspace.	I by them. The area is served by some public foot ways and path
Access to Pedestrian Cycle links: Access to services and facilities: Access to open space recreation: Highways Factors Highway Access: To the west of th Availability Assessment Availability: The site is Availability: The site is Suitability and Requirements for Put forward for: Potential for a mix ofuses: Loss_of_employment_site: Potential for consideration as a Rura	30 minutes Whilst there are no public rights of v Totland has a number of services in bits surpluses of all open space types the walking threshold for amenity gr e site there is an existing car park and Available immediately available with a reasonal Other Forms of Development	way or cycle in line with it b s except Parks reenspace (T d access. Veh	paths in close proximity, the wider area is served being a smaller regeneration area. as & Gardens and Allotments. Turvills Field) and natural greenspace.	
Access to services and facilities: Access to open pace recreation: Highways Factors Highway Access: To the west of th Availability Assessment Availability: The site is in Availability: The site is in Availability and Requirements for Put forward for: Potential for a mix ofuses: Loss_of_employment_site: Potential for consideration as a Rura	Totland has a number of services in bits surpluses of all open space types the walking threshold for amenity gr e site there is an existing car park and Available immediately available with a reasonal Other Forms of Development	n line with it b s except Parks reenspace (T d access. Veh	being a smaller regeneration area. Is & Gardens and Allotments. Turvills Field) and natural greenspace.	s there is a change in levels between the site and the highway.
Access to open pace recreation: West Wight exhi The site is within Highways Factors Highway Access: To the west of th Availability Assessment Availability: The site is in Availability_Timeframe: Suitability and Requirements for of Put forward for: Potential for a mix ofuses: Loss_of_employment_site: Potential for consideration as a Rura	bits surpluses of all open space types the walking threshold for amenity gr e site there is an existing car park and Available immediately available with a reasonal Other Forms of Development	s except Parks reenspace (T d access. Veh	is & Gardens and Allotments. Furvills Field) and natural greenspace.	
appace recreation: The site is within dighways Factors Highway Access: To the west of the Availability Assessment Availability: The site is it Availability_Timeframe: Suitability and Requirements for of Put forward for: Potential for a mix ofuses: Loss_of_employment_site: Potential for consideration as a Rural	e site there is an existing car park and Available Immediately available with a reasonal	reenspace (T d access. Veh	urvills Field) and natural greenspace. nicular access is problematic on the eastern side as	
Potential for consideration as a Rura	This would need to be of the site is a former sch	determined		
	The site is a former sch	hool		
		from the near	rest children's play area (750m) so an opportunity	y should be sought on-site. The outdoor sport use of the school
Achievability Assessmen	t Achievable	✓		
ndicative yield: 10 Trajectory 23/24 to 27/28:	0	Co	onstraints to delivery / number_of_landowners:	There is one landowner and there are no known covenants or legal issues, however, it is a former school and any relevant DoE aspects may need to be considered.
Trajectory Plan Period:		13 Int	frastructure capacity:	The site had some utilities but may require extensions to be factored in
Trajectory Post-Plan Period:		0 Co	ouncil_owned:	Yes
SHLAA Conclusion				

the entire	
evant	

Mon - Sat up to every 30 minutes | Sundays up to every

aths to the local road network.

ool playing fields should also be retained.

FRE024	Land and School buildings at Weston Primary School, Weston Road, Totland Bay, PO39 0HA
Conclusion 202	2: Deliverable site.
	Accessible from north-west (Church Hill). Residential development focused on east side and the conversion of the retained school building. Playing field to south-west should be retained school building.
	ideally incorporating a small children's play area as well as outdoor sports/amenity greenspace.
	The site is within a conservation area, as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. W
	HER and as should any changes etc. should be incorporated. As the building is a characterful building every effort should be made for it to be retained. There are no listed buildings
Status	Deliverable

etained as open space as there is a deficit in the area -

Whilst the building is not listed it is recorded on the gs close by.

GOD001

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

Key Details

Key Details								
Settlement: Godshill	Settlement Tier:	3	Parish: Godshill	Site Area (4.7	77 (alloca 2018 SHLAA_Ref_No: IPS237	2nd Reg18		
Relationship to Settlement Bo	oundary (IPS Reg 18 part 2 -	2021):	Located within Settlem	ent Boundary				
Location in relation to Settler	nent Boundary 2018:		The site is located outsi	de but immediately adjac	ent to the current settlement boundary which is	along the east bou		
Brownfield or Greenfield: Gr	eenfield		Brownfield Register (If applicable):					
	-	-		•	outh by intermittent farm buildings, including a h th. There is a public right of way down the east s	-		
Suitability Assessme	ent	Suitable						
Discounting Factors								
Environmental Discounts (Sta	ge A - 5m buffer)				Discounted by a Factor in Stage A (5m buffe	er)		
Includes Ramsar site, Special Regionally important Geologi Conservation (SINC), Local Na	cal and Geomorphological S	ite (RIGG), National N	lature Reserve (NNR), Site o	f Importance for Nature	The site is not located within any environment zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	-		
Environmental Discounts (Sta	ge A No buffer):				□ Discounted by a Factor in Stage A (No Buffe	۲)		
Includes Heritage Coast, Histo safeguarded as biodiversity m		lly Accessible Open Sp	oace, Local Green Space, Lar	ld	The site is not located within any environmental designations in space			
Envonmental Discounts_Stage Flood zones 2 3, Agricultural		nall Sites falling below the size threshold of 0.25ha or 5 dewllings:			 Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land 			
Environmental Discounts Stag Remote from settlement bou		inagement areas, Zon	es of Ground Instability Ma	nagement	□ Discounted by a Factor in Stage B(ii)			
Character of the Surroundir	ng Area and Local Policy C	Context (Including Ne	eighbourhood Plan)					
Character and Compatibility c	of the Surrounding Area:	The site is close to exi	sting residential, whilst no c	ompatibility issues are env	visaged, the site is on the edge of the area where	the context of the		
Local Policy Context (Including					ndary of Godshill which is a RSC. Godshill Parish ites at Deacons Nursery, Scotland Farm, Minsley			
Mineral Resources:	-	The west section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered						
Landscape Impacts								
Impact upon and relationship	o to the AONB: The site is	not located in an AO	NB.					
Landscape Character Area Ko	Key Character 2 Strong rural 2 Open arable 2 Hedgerows r some also con	istics character fields		-				

A cultivated landscape that changes with the seasons

The condition of the features of this character area is judged to be good and the

character is judged to be moderate.

18 ISP Housing Allocation Ref: HA096

oundaries.

e areas. Itcomprises of various paddocks for equestrian hich provides a further pedestrian route off-site to the

ncluding, ancient woodland, LNR, marine conservation nonument or RIGG.

including heritage coast, historic park or garden, open

ne area is more rural.

out the need to demonstrate local need and/ or

red appropriate.

GOD001 Land adjoining Scotland Farm and Tresslewood Care Village, Scotland Corner, Godshill

Landscape The site consists of two fields outside the settlement boundary on the edge of the settlement. The larger northen field is pasture, together with some scrub in the south-eats corner. The langer northen field is pasture, together with some scrub in the south-eats corner. The langer northen field is pasture, together with some scrub in the south-eats corner. The langer northen field is pasture, together with some scrub in the south-eats corner. The langer northen field is pasture, together with some scrub in the south-eats corner. The langer northen field is pasture, together with some scrub in the south-eats corner. The langer northen field is pasture, together with some scrub in the south-eats corner. The langer northen field is pasture, together with some scrub in the south-eats corner. The south by development associated with Scotland. There are mid-distant views to the west, but the site existing built form. The landscape value and sensitivity are low-medium, so there is considered to be high capacity for development.

Heritage Impacts							
Impact on Historic Environment and Heritage Assets:		The site is not located in a conservation area and there are no listed buildings close by.					
Biodiversity / Ecological Im	pacts						
Impact on Biodiversity:	Directly adj. to Easter	e site is not located in an environmental designation. There are no tree preservation orders within the site but there are some larger trees to the boundaries. rectly adj. to Eastern Yardley Valley Biodiversity Opportunity Area/Local Ecological Network. NC and associated Priority habitats (Lowland fens, Wet woodland,Lowland mixed deciduous woodland) situated in the offsite valley 150m to the west.					
Biodiversity Net Gain Scope:	Scope for multi-funct habitat to the west. T Scope for enhance la	line with aims of adjacent Eastern Yardley Valley Biodiversity Opportunity Area/Local Ecological Network. cope for multi-functional SUDs/wetland habitat to avoid run off issues affecting nearby habitats, and to act as stepping stone habitats complimentary to off-site wetle abitat to the west. This would benefit amphibians, dragonflies, bats, etc. cope for enhance landscaped ecological planing down west boundary to improve habitat connectivity. Flora planting should include priority species. uildings would benefit from House Martin and House Sparrow boxes - priority species recorded in the area.					
Flood Risk							
Flood Risk (including surface	water): Flood zone 1,	with some minor surface water risk at SE entrance and at norther edges.					
Proximity to Key Services							
Access to Public Transport:		stop close by. This is served by Route 2 - Newport Merstone Godshill Shanklin Sandown Brading Tesco Ryde - Mon - Sat up to every 30 port Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde - Mon - Sat up to every 30 minutes Sundays up to every 30 mi					
Access to Pedestrian Cycle links: There is a public area.		c right of way along the south and south west boundary (GL). There are other rights of way close to the site and there is a cycle path link to Newp					
Access to services and facilities	es: Godshill has a r	number of local facilities in line with it being classified as a rural service centre					
space recreation: Site is with	hin the walking thresho	rea for Open Space Analysis, although effectively the village exists as an independent unit, so walking accessibility analysis s arguably of more rele Id of amenity greenspace, children's play, accessible natural greenspace. However there is no allotment, parks/gardens or outdoor sport provision children's and young peoples provision; but surpluses of amenity green space, parks/gardens and accessible natural greenspace.					
Highway Access: The strate may be red	-	he east of the site. The site itself is accessed from a wide public right of way. The junction to the main road is on a bend and has restricted visibili					
Availability Assessment		Available 🔽					
Availability: The	landowner/agent has c	onfirmed the site is available but has not indicated when it might be brought forward or developed.					
Availability_Timeframe:							
Suitability and Requiremen	ts for Other Forms of	Development					
Put forward for: The		e site has been put forward for general housing					
Potential for a mix ofuses: No							
Loss_of_employment_site: No							
Loss_of_employment_site:	No						

Land adjoining Scotland Farm and Tresslewood Care Village, Scotland Corner, Godshill **GOD001**

Need for new open space and/or recreation:

A case can be made for further open space provision to serve the needs of the site, to be situated on the south side, ideally with scope for outdoor sport use. Possible opportunity to provide allotments (subject to cross-reference with local waiting lists).

Achievability Assessment	Achievable			
Indicative yield: 100			Constraints to delivery / number_of_landowners:	It is unclear as to the number of landowners, no
Trajectory 23/24 to 27/28: Trajectory Plan Period:	100	100	Infrastructure capacity:	known covenants or legal issues have been raised. The site has some utilities but may require extensions to be factored in.
Trajectory Post-Plan Period:		0	Council_owned:	
SHI A A Conclusion				

SHLAA CONClusion

Conclusion 2022: Deliverable allocation. Vehicle access pioint at south-east requires careful consideration and possible road realignment/highwas works but should be readily resolvable. Pedestrina access points at NE point, SW point and eastern edge need to be scutred connecting to public rights of way newtork and ensuring site permeability. Scope for enhance landscaped ecological planing down west boundary to improve habitat connectivity. Scope for multi-functional SUDs/wetland habitat to avoid run off issues affecting nearby habitats, and to act as stepping stone habitats complimentary to off-site wetland habitat to the west. A case can be made for further open space provision to serve the needs of the site, to be situated on the south side, ideally with scope for outdoor sport use. Possible opportunity to provide allotments (subject to cross-reference with local waiting lists). Deliverable. Status
LAK001 Learning Centre, Berry Hill, Lake

Key Details

Settlement: The Bay (Lake) Settlement Tier		rish: Lake	Site Area (1.4	2018 SHLAA_Ref_No: IPS065	2nd Reg18 ISP Housing Allocation Ref: HA078		
Relationship to Settlement Boundary (IPS Reg 18 part		Located within Settlement Boundary					
Location in relation to Settlement Boundary 2018:			o the current settlement boundary which i	is along the south boundaries.			
Brownfield or Greenfield: Brownfield Brownfield Regi			able):				
Site Description: The site was Lake Learning Centre.	It is currently fenced off a	and closed due to fire damage.	The site is fairly flat at the	e front and slopes to the north at the rear	of the site.		
Suitability Assessment	Suitable 🗹						
Discounting Factors							
Environmental Discounts (Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buff	fer)		
Includes Ramsar site, Special Protection Area (SPA), Sp Regionally important Geological and Geomorphologic Conservation (SINC), Local Nature Reserve (LNR), Anci	al Site (RIGG), National Nat	ure Reserve (NNR), Site of Imp	ortance for Nature zor	e site is not located within any environmente ne, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sc	ntal designations including, ancient woodland, LNR, mari heduled ancient monument or RIGG.		
Environmental Discounts (Stage A No buffer):				Discounted by a Factor in Stage A (No Buff	fer)		
Includes Heritage Coast, Historic Park or Garden, Publ safeguarded as biodiversity mitigation	ically Accessible Open Spac	e, Local Green Space, Land		, , , , , , , , , , , , , , , , , , , ,	ntal designations including heritage coast, historic park c		
Envonmental Discounts_Stage B				Discounted by a Factor in Stage B			
Flood zones 2 3, Agricultural Land Quality Grades 12,	Small Sites falling below th	e size threshold of 0.25ha or 5	dewllings: The	The site is located in FZ1 and is not class 1 or 2 agricultural land			
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Character of the Surrounding Area and Local Polic	-		nent 🗆 D	Discounted by a Factor in Stage B(ii)			
Character and Compatibility of the Surrounding Area:	The site is close to existi	ng residential, no compatibility	issues are envisaged				
Local Policy Context (Including Neighbourhood Plan:	The site is located outsid	de but immediately adjacent to	the current settlement b	oundary.			
Mineral Resources:				•	r should the site be considered appropriate.		
Landscape Impacts	· · · ·						
Impact upon and relationship to the AONB: The site	e is not located in an AONB	3.					
Landscape Character Area Key Factors: It is classed	as settlement landscape c	haracter area, but touching on	Valley Floor to the north-	west			
	pment will need to conside	er the impact on the wider area	and views into and out o		nd west of the site with far reaching views towards Bradi eflected in any design principles. Landscape value is low		
Heritage Impacts							
Impact on Historic Environment and Heritage Assets:	The site is not located in a with IWCAHES recommen		are no listed buildings clos	se by. Archeologist commented - Flint scat	ters, Roman cremation and coins found in vicinity. Early		
Biodiversity / Ecological Impacts							

rine conservation

or garden, open

ling Downs. w/medium but

y consultation

LAK001 Lear	ning Centro	e, Berry Hill, Lake		
Impact on Biodiversity:		rth-west and is classed as S41 Pri		rees within the site. The valley of Scatchells Brook is off-site 12 and forms part of te Eastern Yar Local Ecological Network. Ther
Biodiversity Net Gain Scope:		nectivity of the ecological netwo		the western and northern boundary hedges with tree species uildings would benefit from House Sparrow and Swift boxes -
Flood Risk				
Flood Risk (including surface		FZ3 on site, although there is a s small patch of surface watre risk	tream value and associeted FZ2/3 off site 120m to the centrally on site.	north and north-west.
Proximity to Key Services				
Access to Public Transport:	The school	is located close to Route 3. New	vport Rookley Godshill Ventnor Shanklin Sando	own Brading Tesco Ryde. This service runs Mon - Sat up to
Access to Pedestrian Cycle lin	A public for	otpath on the south boundary co	onnects to a network of public rights of way within the	area. There are no dedicated cycle paths in close proximity.
Access to services and facilitie	es: There are a	number of services and facilities	s in close proximity	
			ace typologies, but a small deficit of childrens/young pe en and young people, parks and gardens, and allotmen	erson provision and a larger deficit of allotments against the qu ts.
	n he accessed from	Berry Hill The junction to the m	nain road is on a bend and has restricted visibility wher	n turning into the site. Junction improvements may be required
Availability Assessm		Available 🔽		r tarming into the site. Sanction improvements may be required
-			Likely to be available in years 6-10.	
Availability_Timeframe:		, ,	, ,	
Suitability and Requiremen	ts for Other Forms	s of Development		
Put forward for:	-	The site has been put forward	for general housing.	
Potential for a mix ofuses:		Unclear		
Loss_of_employment_site:		No		
Potential for consideration as	a Rural exception?	No		
Need for new open space and	l/or recreation:	The site is reasonably well serve	ved for open psace but may benefit from green buffers	s and a small amenity open space.
Achievability Assess	sment	Achievable 🔽		
Indicative yield: 30			Constraints to delivery / number_of_landowners:	There is one landowner and there are no known
Trajectory 23/24 to 27/28:		0		covenants or legal issues. Consideration of any relevant DoE aspects will need to be given.
Trajectory Plan Period:		30	Infrastructure capacity:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Trajectory Post-Plan Period:		0	Council_owned:	Yes
SHLAA Conclusion				

20m to					
ere is TPO					
s would					
- priority					
to every 30) minutes S	undavs un	to every 3	0 minutes	
to every sc	innutes 5	unuays up	to every 5	omnutes	•
quantity sta	ndards.				
ed.					

LAK001	Learning Centre, Berry Hill, Lake
Conclusion 2022:	Deliverable. Brownfield site. Could achieve 35 at 30dph. Would benefot from enhance tree planting at boundaries. Junction worsk at access may be necessary given increased volume The site may benefit from multi-functional SuDs such as a pond which benefits local ecology. Bolstering the western and northern boundary hedges with tree species would improve roofs would soften any landscape impacts. Archeologist commented - Flint scatters, Roman cremation and coins found in vicinity. Early consultation with IWCAHES recommended.
Status	Deliverable

umes compared to previous uses, we the connectivity of the ecological network. Green

NET010 Gibb W	ell Field (Southern part), off Seaview Lane, Seaview
---------------	--

Key Details

Key Details							
Settlement: Nettlestone	Settlement Tier:	4 Pa	rish: Nettlestone and Seaview	Site Area (0.7	74 2018 SHLAA_Ref_No: IPS281 2nd Reg		
Relationship to Settlement Bounda	ary (IPS Reg 18 part 2	- 2021):	Located within or adjacent a lowe	er tier settlemen	nt that does not have a settlement boundary.		
Location in relation to Settlement	Boundary 2018:		Nettlestone does not have a settlement boundary				
Brownfield or Greenfield: Mix			Brownfield Register (If applicable):			
Site Description: The site is a fiel remains.	ld on the edge of Net	tlestone. There is a subst	antial hedge to all boundaries with	the west incorp	oorating a wall and hedge. The northern half of the field has been		
Suitability Assessment		Suitable 🔽					
Discounting Factors							
Environmental Discounts (Stage A	- 5m buffer)				Discounted by a Factor in Stage A (5m buffer)		
Regionally important Geological ar	nd Geomorphologica	Site (RIGG), National Nat	(SAC), Site of Special Scientific Inte cure Reserve (NNR), Site of Importation onument, Marine Conservation Are	nce for Nature	The site is not located within any environmental designations		
Environmental Discounts (Stage A	No buffer):				Discounted by a Factor in Stage A (No Buffer)		
Includes Heritage Coast, Historic Pasafeguarded as biodiversity mitigation		ally Accessible Open Spac	ce, Local Green Space, Land		The site is not located within any environmental designations space.		
Envonmental Discounts_Stage B Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below th			e size threshold of 0.25ha or 5 dew	llings:	 Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land 		
Environmental Discounts Stage B(i Remote from settlement boundari		lanagement areas, Zones	of Ground Instability Management		□ Discounted by a Factor in Stage B(ii)		
Character of the Surrounding Ar	rea and Local Policy	Context (Including Neig	hbourhood Plan)				
Character and Compatibility of the	Surrounding Area:	The site is close to existi	ng residential, no compatibility issu	es are envisage	d.		
Local Policy Context (Including Nei	ghbourhood Plan:		outside the settlement boundary and in the wider rural area. Strategic Gap. Nettlestone and Seaview have a Parish Plan SP ial nursing home, sheltered accommodation and affordable housing.				
Mineral Resources:		The site is not located in	a mineral or mineral safeguarding	area.			
Landscape Impacts							
Impact upon and relationship to t	he AONB: The site	is not located in an AONB	l.				
Landscape Character Area Key Fa	Key Characte 2 Hedgerows 2 Ancient wo 2 Rolling pas 2 Historic far	eristics s, hedgerow trees and cop bodland toral landscape on heavie msteads dispersed throu ildings and designed land ngvale	er clay soils	th			

8	ISP	Housing Allocation	Ref:	N/a

subject to a recent permission and te southern section

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

including heritage coast, historic park or garden, open

SPD (2005) which in relation to housing sets outs the

NET010 Gibb Well Field (Southern part), off Seaview Lane, Seaview

It is outside a settlement boundary and assumes quite a prominent position in th settlement due to its location. It has far views to the west, albeit in the context of other surrounding de Landscape raised above the B3330 to the west and seperated by a stone wall. Strategic Gap. Impact: Heritage Impacts Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. There is a listed buildign 50m to the north-west, The Old Manor and due to the topography deve may impact on it's setting. As the site is near to a listed building any development must have special regard to the desirability of preserving the architectural or historic interest which it possesses. Furthermore, there are a row of character cottages to the west. Biodiversity / Ecological Impacts Impact on Biodiversity: The site is not located in an environmental designation. It is bounded by hedgerows (S41 priority habitat) on east west and southern sides. **Biodiversity Net Gain Scope:** Flood Risk Flood Risk (including surface water): No on-ste risks identified Proximity to Key Services Access to Public Transport: There are bus stops just outside the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being N Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins The lack of adjacent footways, as well as the stone wall and change in levels to the west, make this a slightly problematic site in terms of pedestrian access. Access to Pedestrian Cycle links: There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity. Access to services and facilities: Nettlestone is not a rural service centre but does have a convenience store and a primary school. Nettlestone sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitive shortages of amenity greenspace and parks and gardens and a s Access to open space recreation: There is a small village green area just outside the site at the southern tip. The site only falls with in the walking access standard for all open space types except children/young particular standard for all open space types except children/young particular standard for all open space types except children/young particular standard for all open space types except children/young particular standard for all open space types except children/young particular standard for all open space types except children/young particular standard for all open space types except children/young particular standard for all open space types except children/young particular standard for all open space types except children/young particular standard for all open space types except children/young particular standard for all open space types except children/young particular standard for all open space types except children/young particular standard for all open space types except children/young particular standard for all open space types except children/young particular standard for all open space types except children/young particular standard for all open space types except children/young particular standard for all open space types except children/young particular standard for all open space types except children/young particular standard sta children's play provision at all. **Highways Factors** Highway Access: The permission to the north has opened up the prospect of vehicular access via the adjacent development. This would be preferable, since creation of a new access will result in possible given the sight-lines and change in levels. **Availability Assessment** ✓ Available Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed. Availability Timeframe: Suitability and Requirements for Other Forms of Development The site has been put forward for general housing. Put forward for: Potential for a mix ofuses: No Loss of employment site: No Potential for consideration as a Rural exception? This would need to be determined Need for new open space and/or recreation: The site (together with the west side of NET011) would benefit from a more formal park/garden along the west and southern side. This would contain the set of NET011 would be a set of NET011 would This should include a children's play area, and would have the additional benefit of providing a pleasing pedestrian route both east/west and nort alternative to negotiating the surrounding highways. **Achievability Assessment** Achievable

evelopment. The site is sloping from east to west, is
elopment, particularly on the west side of the site, he building or its setting or any features of special
Newport Robin Hill Amazon World Sandown
small defiency in allotment space. Deople and parks/gardens. Indeed Seaview lacks any
loss of hedgerow and/or stone wall - if indeed it is
mpliment the heritage setting to the west. h/spouth across the NET010 and NET011 sites - as an

NET010 Gibb Well Field (Southern part), off Seaview Lane, Seaview

Indicative yield:	10	Constraints to delivery / number_of_landowners:	It is unclear as to the number of landowners, no
Trajectory 23/24 to	27/28:		known covenants or legal issues have been raised.
Trajectory Plan Per	iod:	Infrastructure capacity:	The site is adjacent to other properties which appear to benefit from connections to utility services
Trajectory Post-Pla	n Period:	Council_owned:	

SHLAA Conclusion

Conclusion 2022: Partially deliverable. The site forms a key part of the Strategic Gap between Nettlestone and Ryde. The west side not suitable due to impact on heritage and neighbouring amenities, particularly The Old Manor House grade II listed building.

The site (together with the west side of NET011) would benefit from a more formal park/garden along the west and southern side. This would compliment the heritage setting to the west. It should also include the southern tip which is less suited to residential due to the presence of highways on both east and west as well as it's contribution to the setting of the settlement and village green. This should include a children's play area, and would have the additional benefit of providing a pleasing pedestrian route both east/west and north/spouth across the NET010 and NET011 sites - as an alternative to negotiating the surrounding highways. The form of any residential element of the site is goverened by the layout of adjacent poermission P/00496/18, but may approximatly be capable of 10 dwellings in the north-east corner of NET010.

Chatura	
Status	Deliverable

NEW001 Newport Harbour, Newport

Key Details

Settlement: Newport	Settlement Tier:	1	Parish: Newport	Site Area (1.9	2018 SHLAA_Ref_No: IPS371	2nd Reg18 ISP Housing Allocation Ref: HA044		
Relationship to Settlement Bour	ndary (IPS Reg 18 part 2	- 2021):	Located within Settle	Located within Settlement Boundary				
Location in relation to Settleme	nt Boundary 2018:		The site is located in	the settlement boundary.				
Brownfield or Greenfield: Brow	vnfield		Brownfield Register	(If applicable):				
Site Description: The site is la	nd at Newport Harbour.	It comprises the east	ern part of the harbour a	and is a mix of surface parking	g, buildings and commercial sheds. It is mai	inly hard surfaced but does have a raised green bank adjace		
Suitability Assessmen	t	Suitable 🗹						
Discounting Factors								
Environmental Discounts (Stage A - 5m buffer)					Discounted by a Factor in Stage A (5m buffer)			
Includes Ramsar site, Special Pro Regionally important Geological Conservation (SINC), Local Natur	and Geomorphological	Site (RIGG), National N	Nature Reserve (NNR), Sil	te of Importance for Nature		nmental designations including, ancient woodland, LNR, mar SI, scheduled ancient monument or RIGG.		
Environmental Discounts (Stage	A No buffer):				Discounted by a Factor in Stage A (No	Buffer)		
Includes Heritage Coast, Historic safeguarded as biodiversity miti		ally Accessible Open Sp	oace, Local Green Space,	Land		nmental designations including heritage coast, historic park o		
Envonmental Discounts_Stage B Flood zones 2 3, Agricultural La		nall Sites falling below	the size threshold of 0.2	25ha or 5 dewllings:	 Discounted by a Factor in Stage B The majority of the site is located in FZ2 	and 3		
						high risk of flooding and are therefore discounted at Stage E egeneration the site has been assessed as a reviewed site.		
					The site is not class 1 or 2 agricultural lar	nd.		
Environmental Discounts Stage Remote from settlement bound		anagement areas, Zon	nes of Ground Instability	Management	□ Discounted by a Factor in Stage B(ii)			
Character of the Surrounding	Area and Local Policy	Context (Including N	eighbourhood Plan)					
Character and Compatibility of t	-	-		e no compatibility issues envi ny impact with commercial is		to the extent of the flood zone, being able to access and egr		
Local Policy Context (Including N	leighbourhood Plan:	The site is situated wi	thin the settlement boun	ndary and a confirmed brownf	field site			
Mineral Resources:		The site is not located	in a mineral or mineral	safeguarding area.				
Landscape Impacts								
Impact upon and relationship to	o the AONB: The site i	s not located in an AO	NB.					
Landscape Character Area Key	Factors: Part of North	ern Lowlands Historic	Landscape Character Are	ea. Now classiifed as settleme	ent.			
Landscape Given the urban loo Impact:	catiion in proximity of bu	uildings, impacts are lik	kely to be neglible. Indee	d, given the poor state of rep	pair of the public realm and dominance of h	ard surfacing, redevelopment offers opportunities for impro		

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The majority of the site is not located in a conservation area or near listed buildings, but the car parks to the west are located close by. As such any development must have special regard to the

nt to the cemetery.

rine conservation

or garden, open

B. However, as

ress the site if

ovement.

NEW001	Newp	ort Harbo	ur, Newport		
			pay special attention to the	ne desirability of preserving or enhancing the character censive Urban Survey Area of High Archaeological Pote	s of special architectural or historic interest which they possess r or appearance of the area. Ther are areas of potential archeo ntial. Numerous historic buildings. Potential for waterlogged ar
Biodiversity / Ecol	logical Impac	cts			
Impact on Biodiver	L	and to the east in here are no tree	the cemetery is classed as low preservation orders or larger tr	land meadows priority habitat.	River Medina, which contains intertidal mudflats priority habit records of Water Vole and Kingfisher in the adjacent River Med
Biodiversity Net Ga	N N	Nider site building			esign techniques. (Amber list) boxes - all species which have been recorded in th
Flood Risk					
Flood Risk (includi	ng surface wa	ter): The majorit	y of the site is with flood zone:	s/2/3, only some sections of the east are FZ1.	
Proximity to Key S	-	-		· · ·	
Access to Public Tr		The site is w	alking distance to the bus stati	on and nearby routes to Cowes and Ryde.	
Access to Pedestria			-	nd cycle links close by and one through the site	
Access to services			a full range of services and fac		
	The site is lar	-		& young persons provision, allotments, accessaible nat dens amenity greenspace, although in practice the pre	esence of the adjacent Seaclose Park (classed as outdoor sports
Highway Access:		arious options for	access		
Availability A			Available 🔽		
Availability:				spect of development taking place within 5 years. Onc	e commenced could be achieved within 2-3 years
Availability_Timefr					
Suitability and Re		for Other Forms	of Development		
Put forward for:	,			for mixed development (housing led) and non-housing	g development.
Potential for a mix	ofuses:		There is a potential for a mix o	of uses.	
Loss_of_employme	ent_site:		There are some employment u	uses within the site but these can be retained or re-pro	vided elsewhere within the site
Potential for consid	leration as a F	Rural exception?	Not applicable		
Need for new oper	space and/o	r recreation:	Improvements, creation and e	enhancement of open space typologies best met on ad	jacent Seaclose Park.
Achievability	Assessm	ent	Achievable 🔽		
Indicative yield:	250			Constraints to delivery / number_of_landowners:	There is one landowner and there are no known
Trajectory 23/24 to	27/28:		60		covenants or legal issues. It is understood that there may be a main sewer that will need consideration
Trajectory Plan Per	iod:		474	Infrastructure capacity:	The site has some utilities but may require extensions to be factored in.

ess. Development near or within the conservation must eological interest at the southern end of the Harbour. I archaeological remains of all periods. Early

bitats.		
/ledina.		
the area.		
rts) fulfills thi	is need.	
rts) fulfills th	is need.	
rts) fulfills thi	is need.	
rts) fulfills th	is need.	
rts) fulfills th	is need.	
rts) fulfills th	is need.	
rts) fulfills thi	is need.	
rts) fulfills thi	is need.	

NEW001 Newport Harbour, Newport						
Trajectory Post-Pla	an Period:	0 Council_owned:	Yes			
SHLAA Concl	usion					
Conclusion 2022:	Deliverable for a mix of uses. C	ross reference should be made to emerging Newport Harbour SPD.				
Status	Deliverable					

Former HMP Camphill Site, Newport **NEW002**

Key Details

Settlement: Newport	Settlement Tier:	1	Parish:	Newport	S	ite Area (99.8	32 2018 SHLAA_Ref_I	No: IPS406	2nd Reg18
Relationship to Settlement Bou	ndary (IPS Reg 18 part 2	- 2021):	Loc	ated within Settle	ement Boundary				
Location in relation to Settlem	ent Boundary 2018:		The	e eastern part of t	he site is in the s	settlement bo	oundary and the west is outs	side	
Brownfield or Greenfield: Mix			Bro	wnfield Register ((If applicable):				
on western surround th	nothern and southern l	ooundaries. The mains and form access ar	n body of teries to t	the site largely cor	mprises pasture	fields bounde	nd on the south side. The sit ed by a mix of trees and hed areas of redundant prison b	ging and is located	adjacent to woodlar
Suitability Assessmer	nt	Suitable 🔽							
Discounting Factors									
Environmental Discounts (Stage	e A - 5m buffer)						Discounted by a Factor i	in Stage A (5m buff	fer)
Includes Ramsar site, Special Pr Regionally important Geologica Conservation (SINC), Local Nati	l and Geomorphologica	Site (RIGG), Nationa	al Nature F	Reserve (NNR), Site	e of Importance	for Nature	Approximately 3.0ha of the following assessment.	e site is located in a	an ancient woodland
							The remainder of the site i marine conservation zone,		
Environmental Discounts (Stage			Creater La		Land		Discounted by a Factor in Stage A (No Buffer)		
Includes Heritage Coast, Histor safeguarded as biodiversity mit		ally Accessible Open	Space, Lo	cal Green Space, I	Land		The site is not located with space.	nin any environmer	ntal designations incl
Envonmental Discounts_Stage	В						Discounted by a Factor i	in Stage B	
Flood zones 2 3, Agricultural La	and Quality Grades 12, S	mall Sites falling belo	ow the size	e threshold of 0.25	5ha or 5 dewlling	gs:	The site is located in FZ1 a	nd is not class 1 or	2 agricultural land.
Environmental Discounts Stage Remote from settlement bound		lanagement areas, Z	ones of G	round Instability N	Vanagement		Discounted by a Factor ir	n Stage B(ii)	
Character of the Surrounding	Area and Local Policy	Context (Including	Neighbo	urhood Plan)					
Character and Compatibility of	the Surrounding Area:	The site is close to e	existing re	sidential, no comp	patibility issues a	re envisaged,	although proximity to curre	nt HMP Service bu	ildings will need to b
Local Policy Context (Including	Neighbourhood Plan:	The site is part situa	ated withi	n the settlement b	boundary and pa	arts are confir	rmed brownfield.		
Mineral Resources:		The top north west	he top north west corner of the site is located within a mineral safeguarding					considered further	should the site be co
Landscape Impacts									
Impact upon and relationship	to the AONB: The site	is not located in an A	AONB.						
Landscape Character Area Key	Factors: Part of North	ern Lowlands Histor	ic Landsca	ne Character Area	a Now on the h	oundary bet	ween settlement and Northe	rn Woodlands Lan	dscape Character ar
	ractors. rait or north					candary bett	seen settlement and Northe		

The position of the Parkhurst Forest on three sides and generally situated on rising and higher ground effectively screens and contains the side from wider visual impacts in those directions. However, higher parts of the site, such as the Impact: northern fields and former prison, have long distance views to the east and south east (where areas of East Newport at a similar height contour have been buildt up). The former prison is also exposed to southern directions due its position on a higher gradient above the forest to the south. Landscape impact varies across the site. There is alack of public footpath access and hence recreational value across the extent of the site. Eastern sections are of low value and sensitivity, with high capacity for change.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not in a conservation area but there are a number of listed buildings within and adjacent to the site, including the Camp Hill site. As such any development must have special regard to the desirability of preserving the buildings or their setting or any features of special architectural or historic interest which they possess.

8 ISP Housing Allocation Ref: HA039
to the south. The site is bounded by Parkhurst Forest fland on the western edges. Smaller sections of the site exist east of the main prison and have a stonger sense
and and SINC and has been discounted from the
ntal designations including, ancient woodland, LNR, , scheduled ancient monument or RIGG
ncluding heritage coast, historic park or garden, open
J.

be taken into account.

considered appropriate.

areas.

NEW002 Former HMP Camphill Site, Newport

Biodiversity / Ecological Impacts

Impact on Biodiversity:	Approximately 3.0ha of the site is located in an ancient woodland and SINC and has been discounted from the following assessment. There are a number of TPOs to the east and a couple scattered to the east of the site and a number of large trees individual and groupings and mature hedges that need to be considered. Part of the site discounted from assessment, is part of a larger ancient woodland and the northern and western boundaries are along ancient woodland and SINC buffers. Additional northern and western extent are located in the North Western Woods Local Ecological Network and there is a watercourse in the south west corner. The site is bordered on three sides by Parkhurst Forest, which is SSSI and large parts are ancient woodland
Biodiversity Net Gain Scope:	Given the scale of the site it has potential for SANG, as well as BNG. The entire Parkhurst Forest would benefit from a buffer kept free from development and enhanced as a green ecological corridor with wildflower meadow and wetlar habitats condusive to bat species, repitiles, amphibians, butterflies and insects. Provision of a public footpath route through the buffer, connecting to the Parkhurst For may contribute towards the aims of a SANG. Nearby properties may benefit from provision of bat boxes. Wider site buildings would benefit from House Sparrow and Starling (Red list), Swift and House Martin (Ai list) boxes - species which have been recorded in the area. Off-site areas would benefit from Barn Owl boxes and Hazel Dormouse nest boxes. Planting should benefit important local butterfly species (Grizzled Skipper, Large Skiper, Glanville Fritillary, Pearl-bordered Fritillary, Silver-washed Fritillary, White Adr Wall, Dingy Skipper, Small Heath, Orange Tip) and prioritise priority species already present in the Forest. SuDS should priorise mutifunctional wetland habitats prioriting pre-existing surface water pathways.
Flood Risk	
Flood Risk (including surface	water): No areas of FZ2 or 3. Some narrow bands of surface water flow/risk.

Proximity to Key Services

Access to Public Transport:	There is a bus stop along Horsebridge Hill, this is along Route 1 serving Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes Mon - Sat up minutes
Access to Pedestrian Cycle links:	There are network of paths within Park Forest. Pedestrian/cycle connections both to the existing urban area, Newport and recreational routes to the Forest will rec cycle links to and from Newport.
Access to services and facilities:	Newport has a full range of services and facilities

Access to open space recreation: In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace. The Playing Pitch Strategy identified an island wide need for 3G AGPs (need rising to six pitches required when factoring future demand). Accessibility catchments are less useful for a site of this scale simply because there is little existing development in the vicinity of most of the site's area. However it is notable that areas, allotments or parks/gardens to serve pre-existing populations in Parkhurst. There are however amenity open spaces in the area.

Highways Factors

Highway Access: There are a number of different access points including onto Forest Road and Horsebridge Hill/Parkhurst Road. Further work will be required to assess these options.

Availability Asse	essment	Available					
Availability:	This would need to be d	etermined					
Availability_Timeframe:							
Suitability and Require	ements for Other Forms	of Development					
Put forward for:		Yes - A developme recreation and edu	nt of this scale relatively far from Newport centre will need to be self-sufficient in services to a large extent - including employmer ucation facilities.				
Potential for a mix ofuse	es:	Given the size of the site it is anticipated that the site, if appropriate, would b a mixed use scheme					
Loss_of_employment_si	ite:	The site includes former HMP service buildings and other residential areas. Private residential buildings are not included in the assessment					
Potential for consideration	on as a Rural exception?	Not applicable					
Need for new open spac	ce and/or recreation:	lend itself to greer	ignificant opportunity to provide open space and recreation facilities both to serve its own need and pre-existing populations. The n infrastructure/allotments, while play and park facilities will need to be located so as to be accessible by foot to the current and fundamentary one play area, including one on the east side of the prison.				
Achievability Ass	sessment	Achievabl	e 🖌				

the south ite, ally, the		
and Forest		
Amber dmiral,		
unnai,		
t up to ever	y 7 minutes Sundays up to every 10	
require car	reful consideration. The wider area has	
at there are	e currently no nearby children's/youth play	
nent, comm	nunity/ retail services, open spaces,	
	sually sensitive northern section may best pulations. Given the scale of the site, there is	.,

NEW002	Former HMP Camphill Site, Newport								
Indicative yield:	750		Constraints to delivery / number_of_landowners:	It is unclear as to the number of landowners and					
Trajectory 23/24 to	o 27/28:	110		whether there are any covenants or legal issues. Private residential buildings are not included in the assessment. There are power lines across the site					
Trajectory Plan Per	iod:	535	Infrastructure capacity:	The site has some utilities but may require extensions to be factored in					
Trajectory Post-Pla	n Period:	215	Council_owned:						

SHLAA Conclusion

Deliverable

Conclusion 2022: Deliverable site in central and eastern area. However, fringe sections cannot be considered suitable due to landscape impacts and the need for ecological buffers. A development of this scale relatively far from Newport centre will need to be self-sufficient in services to a large extent - including employment, community/health/retail services, open spaces, recreation (including AGP), education facilities, sustainable transport and renewable energy. Therefore it will benefit an accessible central service hub providing a community focus maximising potential for shared trips. Multi-user sustainable transport links from the site to the existing urban area will be key, prioritising routes for pedestrians, cyclist and bus services.

The site offers an opportunity for a site wide district heating system to which all development will connect as part of a comprehensive scheme, with preference given to using heat from the Forest Road energy from waste facility, which will significantly reduce the carbon footprint.

The landscape impact of development would be reduced by green roofs, particularly on more exposed sections to the north and on redundant prison land. This would also benefit insect populations the pre-existing ecosystems and potentially contribute to offsetting impact/biodiversity net gain. SuDS should priorise mutifunctional wetland habitats for the same reason, prioriting pre-existing surface water pathways. This site offers a significant opportunity to provide open space and recreation facilities both to serve its own need and pre-existing populations. The more visually sensitive northern section may best lend itself to green infrastructure/allotments, while play and park facilities will need to be located so as to be most accessible for the currnent and future populations. Parkhurst Forest will benefit from a buffer kept free from development and enhanced as a green ecological corridor with wildflower meadow and wetland habitats condusive to bat species, repitiles, amphibians, butterflies and insects. Provision of a public footpath route through the buffer, connecting to the Parkhurst Forest may contribute towards the aims of a SANG.

Status

Land off Broadwood Lane, Newport **NEW007**

Key Details

Settlement: Newport	Settlement Tier:	1	Parisł	n: Newport	Site Area (6.4	2018 SHL	AA_Ref_N	lo: IPS386	2nd Reg18 ISP Housing Allocation Ref: HA038	
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):			L	ocated within Settlement	Boundary					
Location in relation to Settlement Boundary 2018:				he site is located outside b	out immediately adjac	ent to the current se	ttlement	boundary which	h is along the east boundary.	
Brownfield or Greenfield: Greenfield				rownfield Register (If appl	icable):					
Site Description: The site com	prises of two larger field	s to the edge of	Gunville. 1	The northern field is fairly l	level and the southerr	n field rises to the so	uth.			
Suitability Assessmen	t	Suitable								
Discounting Factors										
Environmental Discounts (Stage	A - 5m buffer)					Discounted by a	a Factor ii	n Stage A (5m b	uffer)	
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation Regionally important Geological and Geomorphological Site (RIGG), National Nat Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient M				e Reserve (NNR), Site of Im	portance for Nature				nental designations including, ancient woodland, LNR, mar scheduled ancient monument or RIGG.	
Environmental Discounts (Stage	-					Discounted by a	a Factor ii	n Stage A (No Bi	uffer)	
Includes Heritage Coast, Histori safeguarded as biodiversity mit		Ily Accessible O	pen Space,	Local Green Space, Land		The site is not loca space	ot located within any environmental designations including heritage coast, historic park			
Envonmental Discounts_Stage						\Box Discounted by a	a Factor ii	n Stage B		
Flood zones 2 3, Agricultural La	nd Quality Grades 12, Sm	nall Sites falling l	below the s	size threshold of 0.25ha or 5 dewllings: The site is located in FZ1 and is not class 1 or 2 agricultural land.			or 2 agricultural land.			
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones				Ground Instability Manage	ement	Discounted by a	Factor in	Stage B(ii)		
Character of the Surrounding	Area and Local Policy (Context (Includ	ing Neighb	oourhood Plan)						
Character and Compatibility of	the Surrounding Area:	The site is close	to existing	residential, no compatibili	ty issues are envisage	d.				
Local Policy Context (Including I	Neighbourhood Plan:	The site is locate	ed outside l	but immediately adjacent t	to the current settlem	ent boundary.				
Mineral Resources:		The site is not lo	ocated in a i	mineral or mineral safegua	arding area.					
Landscape Impacts										
Impact upon and relationship t	o the AONB: The site is	s not located in a	an AONB.							
Landscape Character Area Key	Factors: Historically pa	rt of the 'North	ern Lowland	ds' Landscape Character Ar	rea. Now part of the '	Fraditional Enclosed	Pasture L	and' Landscape	Character Area.	
Impact: by both rising grad	ient and mature deciduo	us trees. To a le	sser extent		enclosed tp the west	by a hedgeline and a	slight ind		ow North) by residential development. The site is well scree h extends down the western boundary, which connects wit	
Heritage Impacts										
Impact on Historic Environment	and Heritage Assets: T	he site is not loo	cated in a co	onservation area and there	e are no listed building	s close by. Unknowr	n archaeo	logical potentia	I. Early consultation with IWCAHES recommended.	
Biodiversity / Ecological Impa	octs									
			-	ion. There are no tree pre ving the two field sand at t		rger trees within the	site, alth	ough there are	a number of trees at the south	

rine conservation

or garden, open

ened to the south ith a wider

NEW007 Land off	Broadwood Lane, Newport						
ecolo An ec have Simila Dwell impor	buthern section of the site leads into a more ecologically diverse area off-site comprising mature woodlands and a small lake. The small woodland would benefit gical buffer, particularly as this part of thes ite is on higfhest ground in the site and is visible from the surrounding countryside. ological planted tree corridor down the east boundary would improve ecological network connectivity, as well as benefitting the amenity of neighbouring resider quite short gardens. A pond serving as multifunncional SuDs could be placed ast the point of surface water flood risk cental on the east boundary. rly, the public footpath on the west could be enhanced as a green corridor with tree planting and a strip of adjacent wild flower meadow. ings would benefit from boxes for House Sparrow (Red list), Swift and House Martin (Amber list) which have been recorded in the area. Planting should benefit tant local butterfly species (Grizzled Skipper, Large Skipper). Bat boxes on buildings, particularly on the southern section of the site, would also be beneficial - as es have been identified locally.						
Flood Risk							
Flood Risk (including surface water):	Small area of surface water flood risk centre east of the site.						
Proximity to Key Services							
Access to Public Transport:	There are bus stops along Gunville Road which are within walking distance.						
-	There are a number of public rights of way in the area and N65 runs along the north and west of the site, there is a pavement/footpath that runs along the Broad are no direct cycle links paths close by.						
Access to services and facilities:	Gunville has access to a number of facilities and services and Newport town centre is accessible by bus						
space recreation: The site is outside	Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace. the accessibility walking threshold of all types of open space, except natural greenspace. Indeed, unusually for a residential area of its scale, Gunville has no ope ion. NEW007 and NEW081 both offer opportunities to address this situation.						
Highways Factors							
	essed from Broadwood Lane at the Forest Hills section, and a second potential access is further south off Arthur Moodty way. h links connect at the NW and the SW.						
Availability Assessment	Available 🔽						
	mediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3-5						
Availability_Timeframe:							
Suitability and Requirements for O	ther Forms of Development						
Put forward for:	The site has been put forward for general housing.						
Potential for a mix ofuses:	TBC						
Loss_of_employment_site:	No						
Potential for consideration as a Rural	exception? No						
Need for new open space and/or recr	eation: This site offers an urgent opportunity to provide much needed open space for Gunvile, prioritising childrens provision, and amenity open space in p the site, near to access points so as to be utilised by the wider community. Other types of open space such as allotments, park/garden and teenage catchment) may be better located oin the more centrally located site NEW081 to the East.						
Achievability Assessment	Achievable 🗹						
Indicative yield:150Trajectory 23/24 to 27/28:	Constraints to delivery / number_of_landowners: There is one landowner and there are no known covenants or legal issues. The site is currently rented						
Trajectory Plan Period:	150Infrastructure capacity:to farmers.150Infrastructure capacity:The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.						
Trajectory Post-Plan Period:	0 Council_owned:						
SHLAA Conclusion							

it from an	
lents who	
as several	
adwood La	ne areas from the site into Gunville. There
en space a	t all - which is at least partially the legacy of
-5 years.	
	This should be provided on the east side of on (all of which have a larger walking

Land off Broadwood Lane, Newport **NEW007**

Conclusion 2022: Deliverable site. There are two potential vehicle access points to the east that can be utilised, and footpath connections to the north and south.

There are significant pre-existing open space deficits in Gunville and this site offers an opportunity to address these to benefit the community, prioritising childrens and young people's provision, and amenity open space in particular. This should be provided on the east side of the site, near to access points so as to be utilised by the wider community.

The southern section of the site leads into a more ecologically diverse area off-site comprising mature woodlands and a small lake. The small woodland would benefit from an ecological buffer, particularly as this part of thes ite is on highest ground in the site and is visible from the surrounding countryside. An ecological planted tree corridor down the full length of the east boundary would improve ecological network connectivity, connect to the amenity open space/platy area as well as benefitting the amenity of neighbouring residents who have quite short gardens. A pond serving as multifunncional SuDs could be placed ast the point of surface water flood risk cental on the east boundary. Similarly, the public footpath on the west could be enhanced as a green corridor with adjacent tree planting. This provides pedestrian coinnections to the north, south and wider countryside.

Status

Deliverable

NEW009 Land South of Noke Common, Newport

Key Details

Rey Details							
Settlement: Ne	wport	Settlement Tier:	1 F	Parish: Newport	Site Area (8.	5 2018 SHLAA_Ref_No: IPS358	2nd Reg1
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):			Located within Settlem	ent Boundary			
Location in relat	Location in relation to Settlement Boundary 2018:				de but immediately adja	cent to the current settlement boundary which is	s along the east b
Brownfield or Gr	eenfield: Mix. Pred	ominantly greenfie	eld	Brownfield Register (If a	applicable):		
Site Description	The site comprise views across to N		torage areas, agricultur	al, grazing areas and paddo	cks with a mix of outbuild	dings. The site is bounded by hedges some inter-	spersed with trees
Suitability /	Assessment		Suitable 🔽				
Discounting Fac	ctors						
Includes Ramsar Regionally impor Conservation (SI	rtant Geological and NC), Local Nature Re	on Area (SPA), Spe Geomorphological serve (LNR), Ancie	Site (RIGG), National N	on (SAC), Site of Special Scie ature Reserve (NNR), Site c Monument, Marine Conser	f Importance for Nature	Discounted by a Factor in Stage A (5m buff The site is not located within any environmen zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sch	ntal designations ir heduled ancient m
Includes Heritag	Discounts (Stage A No e Coast, Historic Park Diodiversity mitigatio	or Garden, Public	ally Accessible Open Sp	ace, Local Green Space, Lar	nd	Discounted by a Factor in Stage A (No Buffer The site is not located within any environmer space.	
Envonmental Dis Flood zones 2 3,		uality Grades 12, S	mall Sites falling below	the size threshold of 0.25h	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
	Discounts Stage B(ii): ttlement boundaries	Coastal Change N	lanagement areas, Zone	es of Ground Instability Ma	nagement	□ Discounted by a Factor in Stage B(ii)	
Character of th	e Surrounding Area	and Local Policy	Context (Including Ne	ighbourhood Plan)			
Character and Co	ompatibility of the Su	irrounding Area:	The site is close to exis	sting residential, no compat	ibility issues are envisage	ed. Residential to the east and south is high dens	ity, where as to th
Local Policy Cont	text (Including Neigh	bourhood Plan:	The site is located out	side but immediately adjac	ent to the current settlen	nent boundary.	
Mineral Resourc	es:		The site is not located	in a mineral or mineral safe	eguarding area.		
Landscape Imp	pacts						
Impact upon an	d relationship to the	AONB: The site to Newp		NB. It is outside the settlem	ent boundary on the out	skirts of the area where the land is more agricul	tural. The area is
Landscape Char	acter Area Key Facto	ors: Part of North	ern Lowlands Historic L	andscape Character Area. I	Now part of the 'Tradition	nal Enclosed Pasture Land' Landscape Character	Area.
		_		-		ng areas and paddocks with a mix of outbuildings h trees. The area is elevated from the area to the	
Heritage Impac	ts						
Impact on Histor	ric Environment and	-		n a conservation area and t haeological implications	here are no listed buildin	gs close by.	

Biodiversity / Ecological Impacts

18 ISP Housing Allocation Ref: HA036

oundaries.

es. The area is elevated from the area to the south with

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

including heritage coast, historic park or garden, open

d.

he north it ow low density,

elevated from the area to the south with views across

daries within the site are marked by scattered trees. s across to Newport. Value and sensitivity are medium.

NEW009	Land Sc	outh of N	loke Comm	on, Ne	ewport		
Impact on Biodiversit	on o The land 460	determining th Noke Plantati d 140m to the Im to the NW i	e final developable a on SINC woodland is east forms part of the	rea of the 50m off-site Medina \ t SSSI and	site if applicable. There are some buildings within the si te to the west. Land off site to the west also forms part /alley Local Ecological Network. Ancient Woodland. There are records of multiple specie	ne eastern boundary. These TPOs will need to be taken into ac ite that may require bat surveys. of the Local Ecologoical Network - North Western Woods. Sim es of bats in the vicinity of the site, including on Noke Commor	
Biodiversity Net Gain	Eco	-				y. It forms part of a gap between two separate sections of the ees and woodland fringe areas of the site may be important for	
	The bel for Gre Spa	e site would be t connecting ac the communit een roofs, parti arrow and Starl	cross the site at the site y. Similarly tree plant cularly on the northe	outh could ing and bu rn section as Swift ar	be built up and enhanced by wild flower buffer planting uffers along the east boundary would be beneficial to the s would also be beneficial ecologically, as well as soften and House Martin (Amber list) which have been recorded	SuDS. Bat boxes could be installed alongside development. The g. This would also serve as an area of accessible natural greens e ecological network connectivity. ing landscape impacts. Dwellings would benefit from boxes for in the area. Neighbouring woodland could be enhanced by Ba	
Flood Risk							
Flood Risk (including	g surface water	r): No flood zo	one 2 or 3 on site. Tin	y strip of s	surface water flood risk to south-east.		
Proximity to Key Se	rvices						
Access to Public Trar	nsport:	There s a bu to every 10		nity on Ho	rsebridge Hill and is along Route1 - Newport St Mary's	5 Hospital Parkhurst Northwood Park & Ride Cowes. Th	
Access to Pedestrian	Cycle links:	There are no	public rights of way	or cycle lii	nks close by and the immediate roads do not benefit fro	m footpaths although there are grass verges.	
Access to services an	nd facilities:	Newport ha	s a full range of servio	ces and fac	cilities		
					eficits of all types of open space except accessible natur reshold for amenity greenspace and accessible natural g	al greenspace. reenspace - but well outside it for children's and young people	
Highways Factors							
0 /			Common Road. he south will also be	key for the	e permeability of the site and to encourage trips by walk	ing and cycle. However this may require negotiation with third	
Availability As	sessment		Available	✓			
Availability:	The site is	immediately a	vailable is owned by	developer	s, with a reasonable prospect of development taking pla	ce within 5 years. Once commenced could be achieved within	
Availability_Timefram	ne:						
Suitability and Requ	uirements for	Other Forms					
Put forward for:	_		•	ut forward	for general housing.		
Potential for a mix of			To be determined				
			site is not an allocated employment site but there is a small area of employment on the site				
Potential for conside			No				
Need for new open s	pace and/or re	ecreation:			ed to be considered alongside the other large scale alloca ant compinent of the site nonetheless alongside biodiver	ations in north-west Newport and Parkhurst. Although not a q rsity net gain and landscaping.	
Achievability	Assessme	nt	Achievable				
Indicative yield:	100				Constraints to delivery / number_of_landowners:	There is one landowner and there are no known	
Trajectory 23/24 to 2	27/28:		10			covenants or legal issues.	

account
milarly
on and
he Local
foraging
he tree
enspace

for House Barn Owl

This runs Mon - Sat up to every 7 minutes | Sundays up

ple, allotments, parks & gardens and outdoor sport.

ird party landowners.

in 0-5 years.

quantitive or access need, accessible natural

NEW009	Land South of No	oke Common, Ne	ewport	
Trajectory Plan Pe	riod:	100	Infrastructure capacity:	The site has some utilities but extensions would need to be factored in.
Trajectory Post-Pla	an Period:	0	Council_owned:	
SHLAA Conc	lusion			
	vehicle access to the north but peo Given the high density of developm development on the north bounda The site appears to have some imp and woodland fringe areas of the s development. The tree belt connec	destrian/cycle access will be ment to the east and south, i ary with a range of plots acro portance for biodiversity. It for site may be important foragin cting across the site at the so	key to the sites permeability and avoidin it would not be unreasonable to achieve oss the site. orms part of a gap between two separate ng habitat. The site would benefit from a puth could be built up and enhanced by v	d alongside other allocations and considering the emerging context of the w ng car dependency and shoul dbe secured to the NE, NW, east and south. a reasonble density on this adjacent sections of this site, thoiugh care will n e sections of the Local Ecological Network. There are records of several bat a pond to support bats and amphibians as well as providing multifunctional S wild flower buffer planting. This would also serve as an area of accessible na cy. Green roofs, particularly on the northern sections would also be beneficia
Status	Deliverable			

vider area to a large extent. There are options for

beed to be taken to blend in with the lower density

species in the vicinty which suggest the scattered trees SuDS. Bat boxes could be installed alongside atural greenspace for the community. Similarly tree ial ecologically, as well as softening landscape impacts.

NEW011 Land north of Sylvan Drive, Newport

Key Details

Settlement: Newport Settleme	ent Tier: 1	Parish: Newport	Site Area (10.	3 2018 SHLAA_Ref_No: IPS231	2nd Reg	
Relationship to Settlement Boundary (IPS Reg 1	.8 part 2 - 2021):	Located within Settleme	nt Boundary			
Location in relation to Settlement Boundary 20	18:	The site is located outsid	e but immediately adjace	ent to the current settlement boundary which	is along the east ar	
Brownfield or Greenfield: Greenfield		Brownfield Register (If ap	plicable):			
Site Description: Site is located to north of Sy Stream.	vlvan Drive, is identified	d as open fields with trees on the east	ern, western and field b	oundaries. The land is undulating and is quite	steeply sloping in p	
Suitability Assessment	Suitable					
Discounting Factors						
Environmental Discounts (Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m bu	uffer)	
Includes Ramsar site, Special Protection Area (S Regionally important Geological and Geomorph Conservation (SINC), Local Nature Reserve (LNF	nological Site (RIGG), N	ational Nature Reserve (NNR), Site of	Importance for Nature	The site is not located within any environmental designations zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient		
Environmental Discounts (Stage A No buffer):				Discounted by a Factor in Stage A (No Bu	(ffer)	
Includes Heritage Coast, Historic Park or Garden safeguarded as biodiversity mitigation	n, Publically Accessible	Open Space, Local Green Space, Lanc		The site is not located within any environmental designations space.		
Envonmental Discounts_Stage B				Discounted by a Factor in Stage B		
Flood zones 2 3, Agricultural Land Quality Grad	es 12, Small Sites fallir	ng below the size threshold of 0.25ha	or 5 dewllings:	The site is primarily located in FZ1 and is not class 1 or 2 agrice reduces the developable are to 9.3ha.		
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal C	hange Management ar	reas, Zones of Ground Instability Mana	agement	□ Discounted by a Factor in Stage B(ii)		
Character of the Surrounding Area and Loca	I Policy Context (Incl	uding Neighbourhood Plan)				
Character and Compatibility of the Surrounding	Area: The site is clo	se to existing residential, no compatib	ility issues are envisaged	l.		
Local Policy Context (Including Neighbourhood	Plan: The site is loc	cated outside but immediately adjace	nt to the settlement bou	ndary of Newport. which has access to a full r	ange of service and	
Mineral Resources:	The site is no	t located in a mineral or mineral safeg	uarding area.			
Landscape Impacts						
Impact upon and relationship to the AONB:	The site is not located i	n an AONB				
Landscape Character Area Key Factors: Histo	prically part of the 'Nor	thern Lowlands' Landscape Character	Area. Now part of the 'T	raditional Enclosed Pasture Land' Landscape	Character Area.	
Impact: on the horizon to the north and no The site itself comprises two fields	orth-west. Residential of scrubby pasture bo undary and another cr	development marks the southern and unded by hedgerows. osses the south-west corner of the sit	eastern boundary.	valley of the Gunville Stream. The site is relatives sidered appropriate, the impact on nearby ho		
Heritage Impacts						
Impact on Historic Environment and Heritage A		located in a conservation area and the rith IWCAHES recommended.	re are no listed buildings	s close by. Formerly a deer lawn within Parkh	urst Forest. Field pa	
Biodiversity / Ecological Impacts						

18 ISP Housing Allocation Ref: HA033

nd south boundaries.

places. The north boundary approximates to the Gunville

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

including heritage coast, historic park or garden, open

ultural land. FZ2/3 across the northern boundary

facilities.

acks to the the north. The Parkhurst Forest can e seen

ea and views into and out of the site will need to be

attern is significant and should be retained. Early

NEW011	Land n	orth of S	ylvan Drive,	New	port					
Impact on Biodive	have TPOs. These include TPO/2008/34 TPO within the site. Appropriate buffers considered. The Gunville Stream valley a			Group T will nee approxim	ndary is directly adjacent to a SINC (Kitbridge Farm). There are a number of trees along the boundary of the site, some of which p Tree Preservation Order G1 & TPO/1986/24 Tree Preservation Order T22 on a very small part of the site. There is also a single eed to be incorporated and opportunities for enhancements along the boundary especially the northern boundary should be kimately marks the northern boundary. t any development to mitigate impacts upon the Special Protection Area.					
Buffer to Gunville stream and SINC alor amphibians that have been recorded in This area could also provide a public for southern boundaries to secure the inte Dwellings would benefit from boxes for				g northe the area otpath to grity of th House S	replace those public rights of way impacted by develone ecological network. parrow and Starling (Red list) as well as Swift and Hous	Protection Area. al wetland habitats serving as multi-functional SuDS. This would benefit oment. Retention and enhancment of hedgerows at eastern and e Martin (Amber list) which have been recorded in the area. Bat boxes on buildings would also be beneficial - as several species				
Flood Risk										
Flood Risk (includ	ling surface wat	er): A band of f	ood zone 2/3 stretch	es along	the north boundary alongside the Gunville Stream. It e	fectively reduces the developable area to 9.3ha.				
Proximity to Key	Services									
Access to Public T	ransport:	Sylvan Drive	is on a bus route and	the bus	stops are within walking distance.					
Access to Pedestr	ian Cycle links:	Public footp	ath N211 runs across	the soutl	nern parts of the site. The road network has pavement	s but there are no direct cycle links.				
Access to services	s and facilities:	The site is lo	cated just outside of	the main	country town of Newport which has access to a full ran	ge of service and facilities.				
space recreation: Highways Factor Highway Access:	The north-eas The site is out s	t and south-wes side the walking	t of the site are within threshold for allotme	the wall nts and p	parks&gardens, and on the fringes of being outside the	reas. However the amenity greenspace to the south is very small, so furt walking threshold for children/young people. ong the south boundary - west, mid and east. There is a further potentia				
ingitway Access.					particularly for pedestrians and cyclists, will help ensu					
Availability	Assessmen	t	Available	✓						
Availability:	The land	lowner/agent ha	s confirmed the site i	s availabl	e but has not indicated when it might be brought forw	ard or developed.				
Availability_Timef	frame:									
Suitability and R	equirements fo	or Other Forms								
Put forward for: This would need to be cla				e clarifie	d.					
Potential for a mix ofuses: No										
Loss_of_employment_site: No Potential for consideration as a Rural exception? No										
Need for new ope				(south o	r central) would be beneficial. Children's play should be	e provided, preferably in the less accessible northern section. A park/gar	den and an allotment area would also			
Achievabilit	y Assessme	ent	Achievable							
Indicative yield:	225				Constraints to delivery / number_of_landowners:	There is one landowner and there are no known				
Trajectory 23/24 t			0			covenants or legal issues.				
Trajectory Plan Pe	Plan Period:225Infrastructure capacity:The site is immediately adjacent to the settlement boundary where adjoining properties appear to									

NEW011 Land north of Sylvan Drive, Newport

Trajectory Post-Plan Period:

0 Council_owned:

benefit from connections to utility services.

SHLAA Conclusion

Conclusion 2022	2: Deliverable. There are at least four potential access points. Access onto the site can be achieved from Sylvan Drive at three points along the south boundary - west, mid and east. Th
	the north-east, although this may require third party land. Multiple accesses, particularly for pedestrians and cyclists, will help ensure the permeability and sustainability of the site.
	Amenity open space (south or central) would be beneficial. Children's play should be provided, preferably in the less accessible northern section. A park/garden and an allotment are
	Formerly a deer lawn within Parkhurst Forest. Field pattern has heritage significance and should be retained. Early consultation with IWCAHES recommended.
	A band of flood zone 2/3 stretches along the north boundary alongside the Gunville Stream which effectively reduces the developable area.
	Biodiversity net gain scope includes a buffer to Gunville stream and SINC along northern boundary, containing wild flower planting and natural wetland habitats serving as multi-fund
	have been recorded in the area. This area could also provide a public footpath to replace those public rights of way impacted by development. Retention and enhancment of hedger
	the integrity of the ecological network.
	There is potentially scope for SANG to support any development to mitigate impacts upon the Special Protection Area.
Status	Deliverable

There is a further potential access via 'The Willows'to e. area would also address deficits.

unctional SuDS. This would benefit amphibians that gerows at eastern and southern boundaries to secure

NEW012 Acorn Farm, Horsebridge Hill, Newport

Key Details

Settlement: Newport	Settlement Tier	: 1	Parish: Newport	Site Area (16.	2 2018 SHLAA_Ref_No: IPS200	2nd Reg
Relationship to Settlement Boundary	y (IPS Reg 18 part)	2 - 2021):	Located within Settleme	nt Boundary		
Location in relation to Settlement Bo	oundary 2018:		The site is located outsic	le but immediately adjac	ent to the current settlement boundary which is	along part of the
Brownfield or Greenfield: Greenfiel	d		Brownfield Register (If a	pplicable):		
Site Description: The site comprise a hedge within th		ds with some structure	es to the west. The site slopes	gradually from the north	to the south of the site following the contour of	the main road.
Suitability Assessment		Suitable 🗹				
Discounting Factors						
Environmental Discounts (Stage A - 5	5m buffer)				Discounted by a Factor in Stage A (5m buffe	r)
Includes Ramsar site, Special Protect Regionally important Geological and Conservation (SINC), Local Nature Re	Geomorphologica	al Site (RIGG), Nationa	l Nature Reserve (NNR), Site of	Importance for Nature	The site is not located within any environmenta zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, sche	-
Environmental Discounts (Stage A No	o buffer):				□ Discounted by a Factor in Stage A (No Buffer	r)
Includes Heritage Coast, Historic Par safeguarded as biodiversity mitigatic		cally Accessible Open	Space, Local Green Space, Land	d	The site is not located within any environment space.	
Envonmental Discounts_Stage B Flood zones 2 3, Agricultural Land Q	uality Grades 12, S	Small Sites falling belo	w the size threshold of 0.25ha	or 5 dewllings:	 Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 	e agricultural land
Environmental Discounts Stage B(ii): Remote from settlement boundaries		Management areas, Zo	ones of Ground Instability Man	agement	□ Discounted by a Factor in Stage B(ii)	
Character of the Surrounding Area	a and Local Policy	y Context (Including	Neighbourhood Plan)			
Character and Compatibility of the S	urrounding Area:	The site is close to e	existing residential, no compati	bility issues are envisaged	d.	
Local Policy Context (Including Neigh	bourhood Plan:	The site is located o	utside but immediately adjace	nt to the current settlem	ent boundary which is along part of the south ea	ist corner.
Mineral Resources:			ed in a mineral or mineral safe			
Landscape Impacts						
Impact upon and relationship to the	AONB: The site	e is nolocated in an AO	NB.			
Landscape Character Area Key Fact	ors: Historically	part of the Northern L	owlands Historic Landscape Ch	naracter Area. Now Tradio	dtional Enclosed Pastrure Land Landscape Chara	cter Area.
	npact on the wide	er area and views into	and out of the site will need to		across the east over the Medina Valley, particula	-
Heritage Impacts						
Impact on Historic Environment and	Heritage Assets:		d in a conservation area and the ry encampment. Early consulta	-	•	
Biodiversity / Ecological Impacts						

18 ISP Housing Allocation Ref: HA032

e south east corner.

The fields are bounded by hedges and trees and there is

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

including heritage coast, historic park or garden, open

d.

gher sections of the site to the west. The site has some at field boundaries, but no formal rights of way/public

NEW012	Acorn	Farm, Ho	orsebridge H	ill <i>,</i> Ne	ewport			
Impact on Biodivers	S	ection of the site	is within the Medina I	Estuary Lo	vironmental designation. There are no tree preservatio ocal Ecological Network. ooundary, which is classed as Lowland Mixed Deciduou	on orders or larger trees within the site. The eastern and north		
Biodiversity Net Gai	P	Potential for gree Owellings would I	en roofs to limit landsca benefit from boxes for	ape impao House Sp	hin the Medina Estuary Local Ecological Network. Scop ct, as well as act as SuDs to benefit biodiversity. parrow and Starling (Red list) which have been recorde Drange Tip). Bat boxes on buildings would also be bene	d in the area. Planting should benefit important local butterfly		
Flood Risk								
Flood Risk (includir	ng surface wa	ter): No risks ide	entified on main body	of site. Su	Irface water flow risks associated with streams to east	and south boundaries amidst vegetation.		
Proximity to Key S	ervices							
Access to Public Tra	ansport:	There s a bu	us stop in close proxim	ity and is	along Route1 - Newport St Mary's Hospital Parkhur	rst Northwood Park & Ride Cowes. This runs Mon - Sat up		
Access to Pedestria			• •	-	ycle paths in close proximity, the area is served by publ			
Access to services a			is a full range of service			, , <u></u>		
		•	0					
space recreation:	•	hin the walking			eficits of all types of open space except accessible natu by open space and accessible natural greenspace. It is b	ral greenspace. eyond the walking accessiility threshold for childrens & young		
Highways Factors								
Highway Access:	The site is acc	essed via Horseb	ridge Hill, however an	v developi	ment would require an ungrading to the existing highwa	ay entrance. The strategic road network is located along Horsel		
			-		to the healthcare allocation to the south and the road			
Availability A	ssessmer	nt	Available	✓				
Availability:			available, is owned by	develope	rs with a reasonable prospect of development taking p	lace within 5 years. Once commenced could be achieved withi		
Availability_Timefra	ame:							
Suitability and Re	quirements f	or Other Forms	of Development					
Put forward for:			The site has been pu	t forward	for general housing and mixed development (housing l	led)		
Potential for a mix of	ofuses:		Has potential for some mixed use					
Loss_of_employme	nt_site:		No, but the area has	in the pas	t been allocated for employment			
Potential for consid	eration as a R	ural exception?	Not applicable					
Need for new open	space and/or	recreation:				otments, as well as accessibl enature greenspace alongside biod or open space, as well as a NE buffer strip (as per the Core Stra		
Achievability	Assessm	ent	Achievable	✓				
Indicative yield:	150				Constraints to delivery / number_of_landowners:	Landowners have commited to the principle of		
Trajectory 23/24 to			150			wishing to develop and there are no known covenants or legal issues.		
Trajectory Plan Peri	od:			150	Infrastructure capacity:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.		
Trajectory Post-Plar	n Period:			0	Council_owned:			
SHLAA Conclu	usion							

ther	
fly species	
up to every 7	' minutes Sundays up to every 10 minutes
ng peoples pr	ovision, outdoor sport, parks & gardens
sebridge Hill.	
thin 0-5 years	5.

iodiversity net gain and green infrastructure. The entire strategy allocation).

22: Deliverable allocation. The entire eastern section, some 140m from the eastern edge, should be reserved for either GI or open space, as well as a NE buffer strip (as per the Core Stra
The site is accessed via Horsebridge Hill, however any development would require an upgrading to the existing highway entrance. A pedestrian/cycleway link will need to be connected
and the road network to the south-east.
The site would benefit from on-site amenity open space, children's play area and allotments, as well as accessible naturural greenspace alongside biodiversity net gain and green infr
Deliverable

trategy allocation). ected through to the healthcare allocation to the south

nfrastructure.

NEWO	81 La	nd East of Gunvill	le					
Key Deta	ails							
Settlement:		Settlement Tier: 1	Pa	arish: Newport	Site Area (10	82 2018 SHLAA_Ref_No: IPS126, IPS161, IPS23 2nd Reg18 ISP Housing Allocation Ref: HA031		
	•	: Boundary (IPS Reg 18 part 2 -		Located within Settlement Bo				
		lement Boundary 2018:		The site is located in the settl	· .			
	or Greenfield:			Brownfield Register (If applica	•			
Site Descrip	otion: A serie	s of fields on the east of Gunvil	le gently sloping down	to the north, plus a brownfiled	former school site o	n the high ground.		
Suitabili [.]	ty Assessr	nent	Suitable 🔽					
Discounting	-							
_	-	Stage A - 5m buffer)				Discounted by a Factor in Stage A (5m buffer)		
Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservati Regionally important Geological and Geomorphological Site (RIGG), National N Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient			ite (RIGG), National Na	ture Reserve (NNR), Site of Impo	ortance for Nature	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.		
Environmen	tal Discounts (Stage A No buffer):				Discounted by a Factor in Stage A (No Buffer)		
Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation			ce, Local Green Space, Land		The site is not located within any environmental designations including heritage coast, historic park or garden, open space			
Envonmenta	al Discounts_St	age B				Discounted by a Factor in Stage B		
Flood zones	2 3, Agricultu	ral Land Quality Grades 12, Sm	all Sites falling below th	he size threshold of 0.25ha or 5	dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.		
	tal Discounts S n settlement b	•	nagement areas, Zones	s of Ground Instability Managem	nent	□ Discounted by a Factor in Stage B(ii)		
Character o	of the Surroun	ding Area and Local Policy C	ontext (Including Neid	ghbourhood Plan)				
Character ar	nd Compatibili	ty of the Surrounding Area:	The site is close to existi	ing residential, no compatibility	issues are envisaged			
Local Policy	Context (Inclu	ding Neighbourhood Plan:						
Mineral Reso			The site is not located ir	n a mineral or mineral safeguard	ding area.			
Landscape	Impacts							
Impact upo	n and relations	ship to the AONB: The site is	not located in an AONE	В.				
Landscape (Character Area	Key Factors: Historically par	rt of the 'Northern Low	lands' Landscape Character Are	ea. Now part of the 'T	raditional Enclosed Pasture Land' Landscape Character Area.		
Impact:	any visual imp The most elev	pact from the south are set aga vated point of the site, the form	inst the backdrop of at ner school, is brownfiel	the developed settlement area of Id and with redundant buildings,	of Newport as well a s, so the landscape in	ich limits their recreational value. The main body of the site is set at the same gradient as adjacent residential areas and being partly screened by woodland. pact will not be worsened by redevelopment provided there is not an increase in height or massing. This part of the site s slow and sensitivity is low/medium so capacity fo change is high.		
Heritage Im	npacts							
Impact on H	listoric Environ	ment and Heritage Assets: Th	ne site is not located in	a conservation area and there a	are no listed building	s close by		
	/ Ecological	_						

NEW081 Lan	d East of Gu	inville						
Impact on Biodiversity:	their boundaries, Dwellings would b	and the schol site has some ma penefit from boxes for House S	ature trees within it. Ateriary river crosses the site midp	Amber list) - all of which have been recorded in the area.				
Biodiversity Net Gain Scope: There is scope for S Enhanced boundar enhance biodiversi The existing water Dwellings would be		ary planting will improve ecologisty and create habitats for am rcourse/ surface water flow papenefit from boxes for House S	phibians, reptiles, dragonflies and other species, as well th will need to be retained and incorporated within the parrow and Starling (Red list) Swift and House Martin (form of ponds and wetland habitat at the low lying north of the as providing a buffer to the SINC and public amenity.				
Flood Risk								
Flood Risk (including surface	e water): No significa	ant risk identified. Very small a	rea of surface water flood risk on lower lying northern f	ield.				
Proximity to Key Services								
Access to Public Transport:	There are bu	•		y Lane Newport runs Mon - Fri every hour from 0930 until 13				
Access to Pedestrian Cycle li	nks: There are no	o public rights of way or cycle li	blic rights of way or cycle links close by but the immediate roads do benefit from footpaths.					
Access to services and facilit	Gunville has	access to a number of facilitie	s and services and Newport town centre is accessible b	y bus.				
space recreation: The site i	s outside the accessil	pility walking threshold of all ty	deficits of all types of open space except accessible naturpes of open space, except natural greenspace. Indeed, ortunities to address this situation.	unusually for a residential area of its scale, Gunville has no ope				
	lirect access from Gu	nville Road. There is access on	to Taylor's Road, but a formal access would need to be	constructed				
Availability Assess		Available 🕑						
Availability: All	landowners/agents h	ave confirmed the site is availa	-	ght forward or developed (2018 SHLAA sites233, 234 and 382) pect of development taking place within 5 years. Once comme				
Suitability and Requiremen	nts for Other Forms	of Development						
Put forward for: Potential for a mix ofuses:			d for general housing or mixed development.					
Loss_of_employment_site:		No - Potential gain of employment land.						
Potential for consideration a	s a Rural exception?	No						
Need for new open space an	d/or recreation:	park/garden is needed in We	st Newport, the southern section offers a good central	and West Newport, which could be spread across more than o ocation in an area that lends itself to higher density housing an s facility set in amenity open space, given that children's play a				
Achievability Asses	sment	Achievable 🔽						
Indicative yield: 175			Constraints to delivery / number_of_landowners:	The site was originally five separate sites in the 2018				
Trajectory 23/24 to 27/28:		0		SHLAA. Land equalisatiin agreements may be necessary to bring the site forward given the open space demands.				

d trees at	
the site will	
t boxes on all Heath,	
1330 and Rc	oute 38 -Newport Gunville Carisbrooke
open space a	t all - which is at least partially the legacy of
82). menced cou	ld be achieved within 3 years.

n one location within this large site. A formal and employment. v areas exist a KM or more to the east and south, and a

NEW081	Land East of Gunville		
Trajectory Plan Pe	riod: 175	Infrastructure capacity:	Given the location of the site it is considered that suitable connections can be made.
Trajectory Post-Pla	an Period: 0	Council_owned:	
SHLAA Conc	lusion		
	are significant open space needs that will effect the yield. He This site offers an good opportunity to provide much needer the southern section offers a good central location in an are This site also offers an opportunity to provide a centrally loc located on site NEW007 to the west. Allotments could be pr The existing watercourse/ surface water flow path will need	owever, this can be balanced by the assumpt d open space for Gunvile and West Newport, a that lends itself to higher density housing a cated teen/young persons facility set in amen rovided on the northern section section, acti to be retained and incorporated within the borth of the site will enhance biodiversity and	nity open space, given that children's play areas exist a KM or more to the e ing as a buffer to the off-site SINC. layout as an ecological corridor. Enhanced boundary planting will improve create habitats and feeding grounds for amphibians, reptiles, bats and othe

Status

Deliverable

an be provided onto Gunvile Road to the west. There developments.

te. A formal park/garden is needed in West Newport,

east and south, and a new children's play area can be

e ecological network connectivity. Multifunctional SuDS ner species, as well as providing a buffer to the SINC and

Key Details					
Settlement: Newport	Settlement Tier: 1	Parish: Newport	Site Area (2018 SHLAA_Ref_No: N/a	2nd Reg18
Relationship to Settlement B	oundary (IPS Reg 18 part 2 - 2021):	Located within Settlemen	nt Boundary		
Location in relation to Settle	ment Boundary 2018:	The site is located in the	settlement boundary.		
Brownfield or Greenfield: Bi	rownfield	Brownfield Register (If ap	oplicable):		
Site Description: An urban	industrial estate/retail park/storag	e site sandwiched between high density res	idential terraces.		
Suitability Assessme	ent Suita	able 🔽			
Discounting Factors					
Environmental Discounts (Sta	.			Discounted by a Factor in Stage A (5m bu	ffer)
Regionally important Geologi	ical and Geomorphological Site (RIC	a of Conservation (SAC), Site of Special Scier GG), National Nature Reserve (NNR), Site of Ilands, Ancient Monument, Marine Conserv	Importance for Nature	The site is not located within any environme zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, s	-
Environmental Discounts (Sta	age A No buffer):			□ Discounted by a Factor in Stage A (No But	fer)
Includes Heritage Coast, Histo safeguarded as biodiversity n		essible Open Space, Local Green Space, Lanc	I	The site is not located within any environme space.	·
Envonmental Discounts_Stag	ge B			□ Discounted by a Factor in Stage B	
lood zones 2 3, Agricultural	l Land Quality Grades 12, Small Site	s falling below the size threshold of 0.25ha	or 5 dewllings:	The site is located in FZ1 and is not class 1 o	r 2 agricultural land.
, 0					
Environmental Discounts Sta		ent areas, Zones of Ground Instability Mana	agement	□ Discounted by a Factor in Stage B(ii)	
Environmental Discounts Stag Remote from settlement bou	undaries, Coastal Change Managem	ient areas, Zones of Ground Instability Mana t (Including Neighbourhood Plan)	agement	□ Discounted by a Factor in Stage B(ii)	
Environmental Discounts Star Remote from settlement bou Character of the Surroundi	undaries, Coastal Change Managem				
Environmental Discounts Stag Remote from settlement bou Character of the Surroundi Character and Compatibility o	andaries, Coastal Change Managem ing Area and Local Policy Context of the Surrounding Area: The site	t (Including Neighbourhood Plan)			
Environmental Discounts Stag Remote from settlement bou Character of the Surroundi Character and Compatibility of Local Policy Context (Includin	ing Area and Local Policy Context of the Surrounding Area: The site	t (Including Neighbourhood Plan)	pility issues are envisage		
Environmental Discounts Stag Remote from settlement bou Character of the Surroundi Character and Compatibility of Local Policy Context (Includin Mineral Resources:	ing Area and Local Policy Context of the Surrounding Area: The site	t (Including Neighbourhood Plan) e is close to existing residential, no compatil	pility issues are envisage		
Environmental Discounts Stag Remote from settlement bou Character of the Surroundi Character and Compatibility of Local Policy Context (Includin Mineral Resources:	ing Area and Local Policy Context of the Surrounding Area: The site ng Neighbourhood Plan: The site	t (Including Neighbourhood Plan) e is close to existing residential, no compatil e is not located in a mineral or mineral safeg	pility issues are envisage		
Environmental Discounts Stag Remote from settlement bou <i>Character of the Surroundi</i> Character and Compatibility of Local Policy Context (Includin Mineral Resources: <i>Landscape Impacts</i> Impact upon and relationshi	ing Area and Local Policy Context of the Surrounding Area: The site ng Neighbourhood Plan: The site	t (Including Neighbourhood Plan) e is close to existing residential, no compatil e is not located in a mineral or mineral safeg	pility issues are envisage		
Environmental Discounts Star Remote from settlement bou Character of the Surroundi Character and Compatibility of Local Policy Context (Includin Mineral Resources: Landscape Impacts Impact upon and relationshi Landscape Character Area K	ing Area and Local Policy Context of the Surrounding Area: The site of Neighbourhood Plan: The site ip to the AONB: The site is not loc	t (Including Neighbourhood Plan) e is close to existing residential, no compatil e is not located in a mineral or mineral safeg cated in an AONB.	pility issues are envisage		
Environmental Discounts Stag Remote from settlement bou Character of the Surroundi Character and Compatibility of Local Policy Context (Includin Mineral Resources: Landscape Impacts Impact upon and relationshi Landscape Character Area K Landscape Layout will need	ing Area and Local Policy Context of the Surrounding Area: The site of Neighbourhood Plan: The site ip to the AONB: The site is not loc Key Factors: Settlement area	t (Including Neighbourhood Plan) e is close to existing residential, no compatil e is not located in a mineral or mineral safeg cated in an AONB.	pility issues are envisage		
Environmental Discounts Stag Remote from settlement bou Character of the Surroundi Character and Compatibility of Local Policy Context (Includin Mineral Resources: Landscape Impacts Impact upon and relationshi Landscape Character Area K Landscape Impact:	ing Area and Local Policy Context of the Surrounding Area: The site of the Surrounding Area: The site of Neighbourhood Plan: The site ip to the AONB: The site is not loc Key Factors: Settlement area d to consider neighbouring amenitie	t (Including Neighbourhood Plan) e is close to existing residential, no compatil e is not located in a mineral or mineral safeg cated in an AONB.	pility issues are envisage guarding area.	d.	

8 ISP Housi	ng Allocation	Ref: HA110)	

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

including heritage coast, historic park or garden, open

NEW083	Land	at Moreys	s Timber Yaro	d, Tra	falgar Road
Biodiversity Net G	ain Scope:		ng. Green roof potenti ber list species favouri		habitats - House Sparrow, Starling, Swift and House Martin, all of which have ben recorded in the area.
Flood Risk					
Flood Risk (includ	ling surface w	vater): No flood ri	isks identified		
Proximity to Key	Services				
Access to Public T	ransport:	There is a b	us route on Trafalgar F	load.	
Access to Pedestrian Cycle links: Connects to		adjacent streets with	footways	and a public footpath on the west boundary.	
Access to services	and facilities	Located wit	h Newport - a top tier	settleme	nt, which has a full range of services and facilities.
Access to open space recreation:		•			eficits of all types of open space except accessible natural greenspace. In space types except amenity open space.
Highways Factor	S				
Highway Access:	Direct acces	s onto Trafalgar R	oad. Terrace Road and	Albert St	reet to east and South View to the west are further potential access points. Pedestrian access to Nine Acres Lane or
Availability				✓	
Availability:			, wand bie		
Availability_Timef	rame:				
Suitability and R	equirements	for Other Forms	of Development		
Put forward for:					
Potential for a mix	cofuses:				
Loss_of_employm	ent_site:		Yes.		
Potential for consi					
Need for new ope	n space and/	or recreation:	Need for the site to p	orovide so	ome amenity open space to address the current deficit.
Achievabilit	y Assessr	nent	Achievable	✓	
Indicative yield:	100				Constraints to delivery / number_of_landowners:
Trajectory 23/24 t	o 27/28:		0		
Trajectory Plan Pe	riod:			100	Infrastructure capacity:
Trajectory Post-Pla	an Period:			0	Council_owned:
SHLAA Conc	lusion				
		-			y be suitable on south-west side, and/or at frontages. Other boundaroes and sections adjacent to existing housing v c amenity open space to address deficit, pedestrian access to north, east, west and south to ensure permeability.
Status	Deliverable				

n west boundary should be secured.

will need to be sensitively designed to respect amenities

NEW083	Land at Moreys Timber Yard, Trafalgar Road
---------------	--

Page 66

Key Details Settlement: Ryde Settlement Tier: 1 Parish: Ryde Site Area (0.64 2018 SHLAA_Ref_No: PS034 2nd Reg18 ISP Housing Allocation Ref: HA055 Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within Settlement Boundary Location in relation to Settlement Boundary 2018: The site is located in the settlement boundary. Brownfield Brownfield Brownfield Brownfield Register (If applicable): Site Description: The site is the site of vacant and derelict factory. The site is bounded by some fencing but also has some open boundaries. There is a slight incline from the main road. <				
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within Settlement Boundary Location in relation to Settlement Boundary 2018: The site is located in the settlement boundary. Brownfield or Greenfield: Brownfield Brownfield or Greenfield: Brownfield Register (If applicable): Site Description: The site is the site of vacant and derelict factory. The site is bounded by some fencing but also has some open boundaries. There is a slight incline from the main road. Suitability Assessment Suitable Discounting Factors Discounted by a Factor in Stage A (5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature				
Location in relation to Settlement Boundary 2018: The site is located in the settlement boundary. Brownfield or Greenfield: Brownfield Brownfield or Greenfield: Brownfield Register (If applicable): Site Description: The site is the site of vacant and derelict factory. The site is bounded by some fencing but also has some open boundaries. There is a slight incline from the main road. Suitability Assessment Suitable Discounting Factors Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSS), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature				
Brownfield or Greenfield: Brownfield Brownfield Register (If applicable): The site is the site of vacant and derelic factory. The site is bounded by some fencing but also has some open boundaries. There is a slight incline from the main road. Suitability Assessment Suitable Discounting Factors Suitable Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSS), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Discountage A, SMC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.				
Site Description: The site is the site of vacant and derelict factory. The site is bounded by some fencing but also has some open boundaries. There is a slight incline from the main road. Suitability Assessment Suitable Discounting Factors Suitable Environmental Discounts (Stage A - 5m buffer) Discounted by a Factor in Stage A (5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature				
Suitability Assessment Suitable Discounting Factors Discounting Factors Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Discounted by a Factor in Stage A (5m buffer) The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature				
Discounting Factors Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature				
Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature				
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature				
Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature conscience within any environmental designations including, uncertain designations				
	vation			
Environmental Discounts (Stage A No buffer):				
safeguarded as biodiversity mitigation	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.			
Envonmental Discounts_Stage B				
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings: The site is located in FZ1 and is not class 1 or 2 agricultural land.				
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management				
Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)				
Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.				
Local Policy Context (Including Neighbourhood Plan: The site is located in the settlement boundary.				
Mineral Resources: The site is not located in a mineral or mineral safeguarding area.				
Landscape Impacts				
Impact upon and relationship to the AONB: The site is not located in an AONB.				
Landscape Character Area Key Factors: Settlement area.				
Landscape Given the location of the site, among other housing any impact on landscape character will be minimal. Consideration will though need to be given to the nearby houses in regards to shading and overlooking.				
Impact:				
Heritage Impacts				
Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.				

Biodiversity / Ecological Impacts

RYD001	Old H	Old Hosiden Besson Site, Binstead Road Ryde Isle of Wight PO333NL								
Impact on Biodiversity: The site is not located in an environmental designation but is within the 3km radius of Briddlesford than just the site. The trees within the site make a positive contribution to the area and will need studies are likely to be required. Nonetheless the tree's position at boundaries as such so that it appears they may not be an undue and could be located within rear gardens. Trees at the north eastern boundary are situated on a sl the boundary may be more appropriately defined and adjusted to refelct this, subject to commerce					taken into account and include appropriate buffers. As such fur acle to development (subject to assessment of root protection a nat relates more to adjacent residential curtilages located off-site	ther reas)				
Biodiversity Net Gain	n Scope:	House Sparrow a	nd Starling (Red list) boxes. Multi	-functional SuDs - ponds, wetland habitat to benefit a	mphibians, etc.					
Flood Risk										
Flood Risk (includin	ng surface w	ater): Small area	of surface water risk on access ro	oad. Off-site to east is a river with associated flood ris	k zones 2/3 - which directly abuts site but doesn't impact upon it	t.				
Proximity to Key Se	ervices									
Access to Public Tra	ansport:	The site is v	vithin walking distance of a bus st	top. Ryde has a number of bus service options within	and to Newport and the wider area.					
Access to Pedestria	n Cycle links	: There is a p	ublic right of way close by (R112)	. He roads in the area have pavements and the wider	area has cycle links.					
Access to services a	nd facilities	Ryde has a	full range of services and facilities	5						
space recreation: Highways Factors	to the suppo In terms of a	orting Open Space accessibility, the s	e Assessment. ite is within the walking threshold	d of most types of open space (except allotments).	has a good supply of accessible natural greenspace and sufficier					
Highway Access: T	The site can	access the main r	oad. It is single width with limited	d space to park or turn except at the far end. Highway	works likely to be necessary to being to an acceptable standard	to cater for the development.				
Availability A	ssessme	nt	Available 🔽							
Availability:	The sit	e is immediately	available with a reasonable prosp	ect of development taking place within 5 years. Once	commenced could be achieved within 2 years					
Availability_Timefra		• • •								
Suitability and Req	quirements	for Other Form								
Put forward for: Potential for a mix o	ofuses:		The site has been put forward f No	or general nousing.						
Loss_of_employmer			No							
Potential for conside	_	Rural exception?	No							
Need for new open	space and/o	or recreation:	The site is not of the scale or sh	hape which lends itself to on-site provision, and in any	event is in an area that generrally meets most open space stand	Jards.				
Achievability	Assessn	nent	Achievable 🔽							
			ut reflecting surrounding densit	Constraints to delivery / number_of_landowners:	There is one landowner and there are no known					
Trajectory 23/24 to			20		covenants or legal issues. Given the historical uses there may be some potential for pollution / contamination. Appropriate investigations may be required.					
Trajectory Plan Perio	od:		20	Infrastructure capacity:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.					
Trajectory Post-Plan	Period:		0	Council_owned:						
SHLAA Conclu	ision									

Old Hosiden Besson Site, Binstead Road Ryde Isle of Wight PO333NL **RYD001**

Conclusion 2022: Deliverable.

Deliverable

The site has TPO trees within it. Nonetheless their position at boundaries as such so that it appears they may not be an undue obstacle to development (subject to assessment of root protection areas) and could be located within rear gardens. Trees at the north eastern boundary are situated on a slope that relates more to adjacent residential curtilages located off-site and the boundary may be more appropriately defined and adjusted to refelct this, subject to commercial negotiation. The estimated yield is based on a layout that would reflect the pattern, layout and density of surrounding devlopment.

Status

SAN003 Former Sandham Middle School Site, Perowne Way, Sandown.

Key Details

Key Details							
Settlement: The Bay (Sandown) Set	tlement Tier:	L P	arish: Sandown	Site Area (2.29	9 2018 SHL	AA_Ref_No: IPS077	2nd Reg18 ISP Housing Allocation Ref: HA080
Relationship to Settlement Boundary (IPS	Reg 18 part 2 -	2021):	Located within Settleme	nt Boundary			
Location in relation to Settlement Bounda	ary 2018:		The site is located part within (south section) and part out (north section) of the current settlement boundary.				
Brownfield or Greenfield: Brownfield			Brownfield Register (If a	pplicable):			
Site Description: The site comprises of printerspersed with hedge		ormer Sandham Midd	le School site. The buildings	s have been demolished a	nd there area is no	w vacant. Part of the site is	s covered by scrub and is bounded my a mix of metal and
Suitability Assessment		Suitable 🔽					
Discounting Factors							
Environmental Discounts (Stage A - 5m bu	lffer)				Discounted by	a Factor in Stage A (5m buf	fer)
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scienti Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Ir Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservat			Importance for Nature			ntal designations including, ancient woodland, LNR, mar heduled ancient monument or RIGG.	
Environmental Discounts (Stage A No buff	fer):				Discounted by	a Factor in Stage A (No Buf	fer)
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Spa safeguarded as biodiversity mitigation			ace, Local Green Space, Land	b		0 .	ntal designations including heritage coast, historic park o
Envonmental Discounts_Stage B					Discounted by	a Factor in Stage B	
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 of				or 5 dewllings:	A small section of the site is located in FZ 2 and 3 and this has been removed from the assessment b The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.		
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coas	stal Change Ma	nagement areas, Zone	es of Ground Instability Man		Discounted by a	a Factor in Stage B(ii)	
Character of the Surrounding Area and	l Local Policy C	ontext (Including Ne	ighbourhood Plan)				
Character and Compatibility of the Surrou	inding Area:	The site is close to exis	ting residential, no compati	bility issues are envisaged	ł.		
Local Policy Context (Including Neighbour	hood Plan:	The site is located part	within (south section) and	part out (north section) of	f the current settler	ment boundary.	
Mineral Resources:	-	Th north section of the	site is located in a mineral	or mineral safeguarding a	rea.		
Landscape Impacts							
Impact upon and relationship to the AON		not located in an AON ighbours where releva		e site, near other housing	and development a	any impact on landscape ch	aracter will be minimal. Consideration will need to be gi
		rt of Newchurch Enviro tlement landscape.	ons & Sandown Bay Historic	Landscape Character Are	a.		
	•		-	-			ne backdrop of th edevloped areas to the south and east ding remenants of the former school use. Value and sen
Heritage Impacts							
Impact on Historic Environment and Herit	age Assets. Th	ne site is not located in	a conservation area and th	ere are no listed huilding	s close by		
inspace on instonic environment and ment				ere are no instea buildings	5 Close by.		

Biodiversity / Ecological Impacts

d timber fencing

rine conservation

or garden, open

elow.

given to impact on

There is also nsitivity is low and

Impact on Biodiversity:	edge of the site. T than 200m from t	he adjacent woodland to the no he site boiundary, there is coas	n environmental designation. There are no tree preservation orders but there are scattered trees along the boundaries and on the south easi ent woodland to the north is classed as priority habitat wet woodland and parts of it have TPOs. Further north beyond the woodland, but still piundary, there is coastal and floodplain grazing marsh, also a S41 priority habitat. The Eastern Yar Local Ecological network is located off-site the site at its closest point a the NW boundary.						
Biodiversity Net Gain Scope:	would benefit am	phibians, dragonflies, bats, etc.	Flora planting should include priority species.	tifunctional role as SuDS in this area of surface water flood risk ecorded in the area. Buildings fronting woodland fringes may be					
Flood Risk									
Flood Risk (including surface	water): No FZ2 or 3	3 on site. Surface water risk alo	ng eastern and northern boundaries with a small patch	in SW corner. Also surface risks off site but across south access					
Proximity to Key Services									
Access to Public Transport:	Sandown is	well served by public transport	including Southern Vectis routes, 2 3 and 8.						
Access to Pedestrian Cycle lin	nks: There are a	number of public rights of way	in close proximity including SS35, the area is also well s	erved by public foot ways and paths to the local road network.					
Access to services and facilit	ies: The site is in	n the settlement boundary of Sa	andown where there are a range of services and facilitie	s.					
space recreation: There are west.	large areas of open	space in the vicinity. Adjacent t		pluses of other open space typoligies. e to the south-west is the Rugby Club and playing fields. The sit dens, outdoor sports facilies and natural and semi-natural gree					
Highways Factors									
- · ·		0		and may need upgrading, including with provision of pedestria					
			ists) would improve the site's permeability.						
Availability Assessn Availability: The		Available	spect of development taking place within 5 years. Once	commenced could be achieved within 1 to 2 years					
Availability_Timeframe:			spect of development taking place within 5 years. Once	commenced could be achieved within 1 to 2 years					
	nts for Other Forms	of Development							
Suitability and Requiremen									
Suitability and Requiremer Put forward for:		the site has been put forward	for general housing						
		the site has been put forward To be confirmed	for general housing						
Put forward for:			for general housing						
Put forward for: Potential for a mix ofuses:		To be confirmed	for general housing						
Put forward for: Potential for a mix ofuses: Loss_of_employment_site:	a Rural exception?	To be confirmed No No		s. These could potentially be provided on northern sections of					
Put forward for: Potential for a mix ofuses: Loss_of_employment_site: Potential for consideration as	s a Rural exception? d/or recreation:	To be confirmed No No The only need, demostrated in		s. These could potentially be provided on northern sections of					
Put forward for: Potential for a mix ofuses: Loss_of_employment_site: Potential for consideration as Need for new open space an Achievability Asses	s a Rural exception? d/or recreation:	To be confirmed No No The only need, demostrated in surrounding rural areas.	n both quantity and accessibility standards, is allotment	s. These could potentially be provided on northern sections of There is one landowner and there are no known					
Put forward for: Potential for a mix ofuses: Loss_of_employment_site: Potential for consideration as Need for new open space an Achievability Asses	s a Rural exception? d/or recreation:	To be confirmed No No The only need, demostrated in surrounding rural areas.							

astern	
still less	
ite to the	
isk. This	
benefit	
ess points.	
k. The wid	er area has cycle links to Newport.
site is bour	nded by strips of amenity greenspace to the
eenspace.	
ian footway	ys. A second access point exists on Perowne
of the site a	and provide an additional buffer to the

SAN003	Former Sandham Middle School Site, Perowne Way, Sandown.						
Trajectory Post-P	lan Period:	O Council_owned:	Yes				
SHLAA Cond	clusion						
Conclusion 2022:	Ecological buffer to the priority ha	rovide allotments, for which the evidence suggests a need. These abitat wet woodland to the north would be advantageous, inters If 84 was based on schemes drawn up for an extra care flatted de	persed with wetland habitats serving a multifunction	al role as SuDS in this area			
Status	Deliverable						

additional buffer to the surrounding rural areas. a of surface water flood risk. a reduced yield.

SHK001 Winchester House, Sandown Road, Shanklin, Isle of Wight ,PO37 6HT

Key Details

Settlement: The Bay (Shankli	n) Settlement Tier:	1	Parish: Shanklin	Site Area (0.	.76 2018 SHLAA_Re	ef_No: IPS025	2nd Reg1		
Relationship to Settlement Bo	oundary (IPS Reg 18 part 2	- 2021):	Located within Settlem	nent Boundary					
Location in relation to Settlen	nent Boundary 2018:		The site is located in the settlement boundary.						
Brownfield or Greenfield: Brownfield	ownfield		Brownfield Register (If	applicable):					
Site Description: The site is	a YMCA facility that also ir	ncorporates a nursery	, day camps and respite cer	tre. The building is a brid	ck building with a tiled roof	. The site is level on a	a cliff top with som		
Suitability Assessme	ent	Suitable 🔽							
Discounting Factors									
Environmental Discounts (Stag Includes Ramsar site, Special R Regionally important Geologic Conservation (SINC), Local Na	Protection Area (SPA), Spe cal and Geomorphological	Site (RIGG), National	Nature Reserve (NNR), Site	of Importance for Nature	Discounted by a Factor The site is not located w zone, NNR, RAMSAR, SA	vithin any environmer	ntal designations in		
Environmental Discounts (Sta	ge A No buffer):				Discounted by a Factor	or in Stage A (No Buff	er)		
Includes Heritage Coast, Histo safeguarded as biodiversity m		Illy Accessible Open S	pace, Local Green Space, La	nd	The site is not located w space.	0	,		
Envonmental Discounts_Stage Flood zones 2 3, Agricultural I		nall Sites falling below	<i>t</i> the size threshold of 0.25	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 				
Environmental Discounts Stag Remote from settlement bour		anagement areas, Zoi	nes of Ground Instability Ma	anagement	Discounted by a Facto	r in Stage B(ii)			
Character of the Surroundin	ng Area and Local Policy	Context (Including N	leighbourhood Plan)						
Character and Compatibility o	of the Surrounding Area:	The site is close to ex	isting residential, no compa	tibility issues are envisage	ed.				
Local Policy Context (Including	g Neighbourhood Plan:	The site is within the	settlement boundary.						
Mineral Resources:		he site is not located in a mineral or mineral safeguarding area.							
Landscape Impacts									
Impact upon and relationship	to the AONB: The site i	s not located in an AC	NB.						
Landscape Character Area Ke	ev Factors: Settlement ar	ea							
	•		oment any impact on landso	ape character will be red	uced. The site is though loc	ated on a cliff top and	d any developmen		
Heritage Impacts									
Impact on Historic Environme	-	he site is not located Chapel contains impor		here are no listed building	gs close by. However, the A	rchaeology team advi	ised: Building is ar		
Biodiversity / Ecological Imp	pacts								
Impact on Biodiversity:			signation. There are no tre which is also S41 priority hat	•	hin the site but there are sc pe).	me larger trees, part	cularly on the nort		

18 ISP Housing Allocation Ref: HA077

ne trees to the north.

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

including heritage coast, historic park or garden, open

nt should take account of views into the site from the

n undesignated heritage asset (IWHER 8302).

th side. It

SHK001	Winchest	er Hou	ise, Sandow	n Ro	ad, Shanklin, Isle of Wight ,PO3	37 6HT				
Biodiversity Net Gain	Scope: Scope f	or enhance	ments to S41 priority	habitat	(Maritime Cliff & Slope), green roofs.					
Flood Risk										
Flood Risk (including	g surface water):	Small area o	of surface water flood	risk to s	outh of site.					
Proximity to Key Sei	rvices									
Access to Public Tran			cated in close proxim o every 30 minutes	ity to a b	us stop. This is along Route 3 Newport Rookley God	shill Ventnor Shanklin Sandown Brading Tesco Ryde. The serv				
Access to Pedestrian	Cycle links: TI	here are a r	mber of public footpaths located immediately adjacent to the site. The wider area has cycle links to Newport.							
Access to services an	nd facilities: T	he site is in	the settlement bound	dary of S	hanklin/Lake and close to Sandown where there are a r	ange of services and facilities.				
space recreation: T Highways Factors	he site is within th	e walking a	ccessibility catchmen	ts of ame	enity greenspace, natural and semi-natural greenspace,	erson provision and a larger deficit of allotments against the quantity sta outdoor sports.				
		ong the stra			quire a new access or use of the adjacent land.					
Availability As		ine ne e die te								
Availability: Availability_Timefran		immediate	ly available for devel	opment	but is likely within 5 years with a reasonable prospect o	r development taking place within 2 years.				
Suitability and Requ		her Forms	of Development							
Put forward for:				t forward	d for mixed development (housing led)					
Potential for a mix of	fuses:		Potential depending	on mix						
Loss_of_employmen	t_site:		The YMCA has advise	d that it	is committed to delivering the services and any services	there would be relocated.				
Potential for consider	ration as a Rural ex	xception?	No							
Need for new open s	pace and/or recrea	ation:	A notable access de	ficit is ch	ildren's play. If the semi-circular amenity greenspace so	uth of the site were to be included it may offer scope for provision.				
Achievability /	Assessment		Achievable	✓						
Indicative yield:	20				Constraints to delivery / number of landowners:	There is one landowner. There is a strip of				
Trajectory 23/24 to 2	27/28:		0			unregistered land to the north of the site and access may be trough third party land. The freehold is subject to a covenant held by the Girls Friendly Society which expires in 2024. It is understood this covenant would not restrict development of this site. The YMCA has advised that committed to delivering the services and any services there would be relocated.				
Trajectory Plan Perio	d:			20	Infrastructure capacity:	The site is fully serviced with electricity, gas and water.				
Trajectory Post-Plan	Period:			0	Council_owned:					
SHLAA Conclus	sion									

Conclusion 2022: Developable conversion. Building has some heritage value and is recorded on the HER. Geo-tech report likely required - Proximity to cliff /cliff path may be an issue. Unclear why land to the south is not included as offers scope to provide parking and gardens for the site.

vice runs Mon - Sat up to every 30 minutes |

ndards.

SHK001	Winchester House, Sandown Road, Shanklin, Isle of Wight ,PO37 6HT					
Status	Deliverable					

Page 75

SHK003 Former SPA Hotel, Shanklin Esplanade

Key Details

Ney Details									
Settlement: The Bay (Shanklin) Settlement Tier	1	Parish:	Shanklin	Site Area (0.3	38	2018 SHLAA_Ref_No	IPS068	2nd Reg18 ISP Housing Allocation Ref: HA084	
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):		Loc	Located within Settlement Boundary						
Location in relation to Settlement Boundary 2018:		The	e site is located in th	e settlement boundary.					
Brownfield or Greenfield: Brownfield		Bro	wnfield Register (If	applicable):					
Site Description: The site is a car park to the front ar (tourist attraction) to the top is to t		ed hotel t	to the rear. The site	is accessed on the seafron	ont road an	d has views out to sea	a. The east of th	he site is set against and at the bottom of a cliff and the	
Suitability Assessment	Suitable 🔽								
Discounting Factors									
Environmental Discounts (Stage A - 5m buffer)					Disco	unted by a Factor in S	Stage A (5m buf	fer)	
Includes Ramsar site, Special Protection Area (SPA), Sp Regionally important Geological and Geomorphologica Conservation (SINC), Local Nature Reserve (LNR), Ancie	al Site (RIGG), National	Nature F	eserve (NNR), Site o	of Importance for Nature			•	ntal designations including, ancient woodland, LNR, mari heduled ancient monument or RIGG.	
Environmental Discounts (Stage A No buffer):					Disco	unted by a Factor in S	Stage A (No Buff	ier)	
Includes Heritage Coast, Historic Park or Garden, Publi safeguarded as biodiversity mitigation	cally Accessible Open	Space, Lo	cal Green Space, Lar	nd	The site is not located within any environmental designations including heritage coast, historic par space.				
Envonmental Discounts_Stage B					Disco	unted by a Factor in S	Stage B		
Flood zones 2 3, Agricultural Land Quality Grades 12, 5	Small Sites falling belo	w the size	e threshold of 0.25h	a or 5 dewllings:	The site is located in FZ1 and is not class 1 or 2 agricultural land.				
Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change I	Management areas, Zo	ones of G	ound Instability Ma	nagement	Discou	unted by a Factor in S	tage B(ii)		
Character of the Surrounding Area and Local Policy	Context (Including	Veighboi	urhood Plan)						
Character and Compatibility of the Surrounding Area:	The site is in a touris	sm area, i	esidential is compat	tible, more so as a complir	mentary us	se on upper storeys.			
Local Policy Context (Including Neighbourhood Plan:	The site is situated w	vithin the	settlement bounda	ry and a confirmed brown	nfield site.				
Mineral Resources:	The site is not locate	ed in a mi	neral or mineral safe	eguarding area.					
Landscape Impacts									
Impact upon and relationship to the AONB: The site	is not located in an A	ONB.							
Landscape Character Area Key Factors: Settlement	area								
Landscape Given the location of the site, close to oth Impact:	er development and a	igainst th	e cliff any impact on	landscape character will l	be reduced	d. Should the site be	suitable, design	should take account of views into the site from the sea.	
Heritage Impacts						1		or enhancing the character or appearance of the area	
impact on Historic Environment and Heritage Assets	The site is within a co	nservatio	n area, as such any	development must hav sh	pecial atten	tion to the desirabilit	v ot preserving	or enhancing the character or appearance of the area	

The site is also special attention to the desirability of preserving of emiancing located close to a locally listed property as such consideration must be given to its conservation including its setting. Site may contain remains associated with PLUTO pipeline and pumps. Further investigation required.

Biodiversity / Ecological Impacts

public elevator

ine conservation

or garden, open

Impact on Biodiv	versity:			gnation. There are no tree preservation orders or larger n to bats, nesting birds, reptiles etc. The cliffs appear to b	trees within the site. The site is located close to a cliff and t e S41 habitat 'Martime Cliffs and Slopes'.
Biodiversity Net	Gain Scope:			- · ·	lopes Habitat Action Plan. Flora planting should include prior lings fronting woodland fringes may benefit from bat boxes.
Flood Risk					
Flood Risk (inclu	uding surface w	ater): Approxim	ately 1/8 of thesite at the rear	south-west is subject to surface water risk.	
Proximity to Ke	y Services				
Access to Public	Transport:	Shanklin is	served by Island buses routes	2 and 3 located close to the site.	
Access to Pedes			•		er area has cycle links to Newport. Upon the cliff top is Coast
Access to service	es and facilities	: Shanklin ha	as a wide range of services and	facilities.	
Access to open space recreation	: Upon the cl	iff top is Coastal C	Cliff Walk Section 4, which was	pace typologies, but a small deficit of childrens/young pe classed as a Green Corridor in the open space assessme greenspace, parks & gardens, natural greenspace.	erson provision and a larger deficit of allotments against the nt.
Highways Facto	ors				
Highway Access:	The site can	be accessed from	the car park off the main sea	front road.	
Availability	Assessme	ent	Available 🗹		
Availability:				ospect of development taking place within 5 years. Onc	e commenced could be achieved within 2 years
Availability_Time			· · · · · · · · · · · · · · · · · · ·		
Suitability and	Requirements	for Other Form	s of Development		
Put forward for:	-	-		rd for mixed development (housing led).	
Potential for a m	nix ofuses:		Yes depending on design. Sit	e lends itself to tourism related businesses.	
Loss_of_employ	ment_site:		The hotel is closed		
Potential for con	sideration as a	Rural exception?	No		
Need for new op	pen space and/	or recreation:	The seafront location means	s informal recreation opprtunities are plentiful and the si	te does not readily lend itself to the open space typoes in de
Achievabili	ity Assessr	nent	Achievable 🔽		
Indicative yield:	50			Constraints to delivery / number_of_landowners:	There is one landowner and there are no known
Trajectory 23/24	to 27/28:		50		covenants or legal issues. Car parking at the site can be reworked.
Trajectory Plan P	Period:		50	Infrastructure capacity:	The site had connections to utilities historically and there is no reason to think they couldn't again.
	Plan Period:		0	Council_owned:	Yes
Trajectory Post-F					
	clusion				
Trajectory Post-F SHLAA Cone Conclusion 2022	Deliverable. achievable, s The site is wi	et back from the s thin a conservation	site frontage reflecting prevail on area, as such any developm	ing and adjacent plot scales, form, grain and massing. ent must pay special attention to the desirability of prese	st uses along the ground floor frontage, hotel, flats and multi erving or enhancing the character or appearance of the area. n PLUTO pipeline and pumps. Further investigation required.

nerefore	
ty species.	
ty species.	
al Cliff Walk	Section 4
quantity sta	ndards. The seafront is opposite the site.
ficit in the v	vicinity.
ficit in the v	vicinity.

-storey parking to the rear. Three storeys should be

The site is also located close to a locally listed property

SHK003	Former SPA Hotel, Shanklin Esplanade
--------	--------------------------------------

Land between The Spinney & The Linhay, Park Road **WBR022**

Key Details

Settlement: Wooton Bridge	Settlement Tier:	2	Parish	: Wootton Bridge	Site Area (0	.5	2018 SHLAA_Ref_No: IPS157	2nd Reg18
Relationship to Settlement Boundar	y (IPS Reg 18 part 2 -	2021):	Ir	nmeadiately adjacent to the	Settlement Bound	dary		
Location in relation to Settlement B	oundary 2018:		Т	he site is located outside but	t immediately adja	icent to th	e current settlement boundary which i	s along the south bo
Brownfield or Greenfield: Greenfie	ld		В	rownfield Register (If applica	able):			
Site Description: The site is an are	a of scrub land with	trees, hedges and s	crub to	the boundaries. The site is f	lat on the edge of	the built u	ip area.	
Suitability Assessment		Suitable 🗹						
Discounting Factors								
Environmental Discounts (Stage A -	5m buffer)					Disc	counted by a Factor in Stage A (5m buff	er)
Includes Ramsar site, Special Protect Regionally important Geological and Conservation (SINC), Local Nature Re	Geomorphological	Site (RIGG), Nationa	l Nature	e Reserve (NNR), Site of Impo	ortance for Nature		e is not located within any environmer NNR, RAMSAR, SAC, SINC, SPA, SSSI, scl	-
Environmental Discounts (Stage A N Includes Heritage Coast, Historic Par safeguarded as biodiversity mitigatio	lly Accessible Open	Accessible Open Space, Local Green Space, Land			 Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations in space. 			
Envonmental Discounts_Stage B Flood zones 2 3, Agricultural Land C	Quality Grades 12, Sn	all Sites falling below the size threshold of 0.25ha or 5 dewllings:			 Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land. 			
Environmental Discounts Stage B(ii): Remote from settlement boundarie:		anagement areas, Zo	ones of	Ground Instability Managem	ient	Disco	ounted by a Factor in Stage B(ii)	
Character of the Surrounding Are	a and Local Policy (Context (Including	Neighb	ourhood Plan)				
Character and Compatibility of the S	Surrounding Area:	The site is close to e	he site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context					
Local Policy Context (Including Neigh	hbourhood Plan:	he site is located outside but immediately adjacent to the current settlement boundary.						
Mineral Resources:		The site is not locat	ne site is not located in a mineral or mineral safeguarding area.					
Landscape Impacts								
Impact upon and relationship to the	e AONB: The site is	not located in an A	ONB					
						D .		
Landscape Character Area Key Fact		hedgerow trees and		•	I now Northern Cla	ay Pasture	land which has the following Key Chara	acteristics:

Ancient woodland

Rolling pastoral landscape on heavier clay soils Historic farmsteads dispersed throughout the area I Historic buildings and designed landscape in the coastal area in the north

close to Springvale

I Grassland areas

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

Landscape The site is a scrubby field that is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. The site slopes down to the north-west and there are long views over the surrounding countryside. The site has development on three of its four sides. Landscape value and sensitivity is low/medium. Impact:

8 ISP Housing Allocation Ref: N/a	
boundary.	

ncluding, ancient woodland, LNR, marine conservation nonument or RIGG.

ncluding heritage coast, historic park or garden, open

the area is more rural.

WBR022 Land bet	tween The Spinney & Th	ne Linhay, Park Road	
Heritage Impacts			
Impact on Historic Environment and H	Heritage Assets: The site is not located in	a conservation area and there are no listed buildings close	se by.
Biodiversity / Ecological Impacts			
			llesford Copse and is in Local Ecological Network (North Easte reas of ancient woodland in the vicinity - 80m east and 400m
Biodiversity Net Gain Scope: Reinf	forced tree/hedge connection along bound	laries. Pond creation. Green roof.	
Flood Risk			
Flood Risk (including surface water):	No risks identified.		
Proximity to Key Services			
Access to Public Transport:	There is a bus stop within walking distanc	e to the main road. This is Route 9 - Newport Fairlee/S	Staplers Wootton Binstead Ryde and runs Mon - Sat up to
		ink to the north along the old dismantled railway.	
Access to services and facilities:	Wootton has a number of local facilities in	n line with it being classified as a rural service centre.	
the site falls outside	ide the walking access threshold of all open	n space types except accessible natural greenspace.	
Highway Access: The site can be acc	cessed from Park Road.		
Availability Assessment	Available 🔽		
Availability: The landow	ner/agent has confirmed the site is availab	le but has not indicated when it might be brought forwar	rd or developed.
Availability_Timeframe:			
Suitability and Requirements for O			
Put forward for: Potential for a mix ofuses:	The site has been put forwar No	rd for general housing.	
Loss_of_employment_site:	No		
Potential for consideration as a Rural			
Need for new open space and/or recr		e of site and non-central location.	
Achievability Assessment	t Achievable 🗹		
Indicative yield: 5 Trajectory 23/24 to 27/28:		Constraints to delivery / number_of_landowners:	There is one landowner and there are no known covenants or legal issues.
Trajectory Plan Period:		Infrastructure capacity:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Trajectory Post-Plan Period:		Council_owned:	
SHLAA Conclusion			

า	
vest.	
everv 10	minutes Sundays up to every 15 minutes
	······································
nents. How	wever, the evidence shows East Medina ha
ents. Hov	wever, the evidence shows East Medina ha
ents. Hov	wever, the evidence shows East Medina ha
ents. Hov	wever, the evidence shows East Medina ha
ents. Hov	wever, the evidence shows East Medina ha
ents. Hov	wever, the evidence shows East Medina ha
ients. Hov	wever, the evidence shows East Medina ha
nents. Hov	wever, the evidence shows East Medina ha
nents. Hov	wever, the evidence shows East Medina ha
nents. Hov	wever, the evidence shows East Medina ha
nents. Hov	wever, the evidence shows East Medina ha
ients. Hov	wever, the evidence shows East Medina ha
ents. Hov	wever, the evidence shows East Medina ha

Land between The Spinney & The Linhay, Park Road **WBR022**

Conclusion 2022: Deliverable. Although remote from the services and core of Woottoin Bridge, the site is essentially an infill plot that sits sandwiched between existing residential development so further development of this site in line with prevailing character is considered to be acceptable subject to minimising and mitigating landscape/ecological impacts and consideration of neighbouring amenities. Development should be a single row of houses to follow existing pattern of linear development.

Status

Deliverable

WBR022	Land between The Spinney & The Linhay, Park Road
--------	--