

## Island Planning Strategy (IPS): How the site allocations in the IPS have been selected

### 1.0 Introduction

- 1.1 The submission version of the IPS contains a suite of policies focused on a range of key sectors such as the environment, economic development, the high street and health and wellbeing. The aim of all the policies within the IPS will be to help achieve the outcomes within the IWC Corporate Plan<sup>1</sup>.
- 1.2 This supporting evidence paper focuses on the revised housing requirement and associated site allocations within the Island Planning Strategy (IPS) following the examination hearings that took place in early 2025.
- 1.3 The paper sets out the site selection process that the local planning authority have used to choose all of the allocations in the plan that are required to meet the increased housing requirement.
- 1.4 The paper also details how this site selection process has been informed by the outcomes of both the Integrated Sustainability Appraisal (ISA) and the SHLAA and clearly outlines the planning judgements that have been made on individual sites.
- 1.5 Appendix 1 provides a comprehensive list of over 150 sites that have been through both ISA and SHLAA assessments and where these sites are not proposed for allocation, the planning reasons why they have not been chosen. Where sites have been selected for allocation, this paper sets out the key principles that have been used to help inform those allocation decisions, whilst providing background on how those key principles have been influenced by ISA work on the spatial strategy for the plan.

### 2.0 How will the Inspectors Post Hearings letter revise the housing requirement in the IPS and what is the identified shortfall?

- 2.1 The [PINS Post Hearings Letter](#) (ED21) clearly sets out that the Inspectors' proposed 'interim approach' for the IPS, which the council is pursuing, represents a short term '5-year plan' in advance of either a new local plan being prepared (as required by the transitional arrangements in the NPPF) or a future Site Allocations DPD (as identified by the Inspectors).
- 2.2 This 'interim approach' sees the standard method housing number of 703 dwellings per annum at the time of submission of the IPS (in October 2024) as the starting point for the level of growth in the plan.
- 2.3 The council is adding a buffer of 5% to the standard method number and is therefore planning for a housing requirement of **3,691** net additional dwellings over the **first five years of the plan period (2025-2029)**, at an average of **738** dwellings per year.
- 2.4 In line with the 'Housing Shortfall Methodology' document that also forms part of the December 2025 consultation package, the council has updated its housing trajectory as of 31<sup>st</sup> October 2025 to ensure that the most up to date position can be taken on the number of dwellings that currently have planning permission.

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<sup>1</sup> Isle of Wight Council Corporate Plan 2021 to 2025

- 2.5 The supply of new homes planned for within the IPS will come from three sources, namely large sites with planning permission, from sites allocated in the plan via policy H2 and finally from windfall sites. Taking into account the above, rather than the 394 homes identified by the Inspectors in their post hearings letter, due to the passage of time (taking into account recent planning permissions issued) the housing shortfall to be addressed is **315 homes over the 5-year plan period**. The table below shows how this has been calculated.

Identifying the housing shortfall as of 31 <sup>st</sup> October 2025			
	<i>Need within 5-year plan period</i>		
A	Annual requirement	703	<i>Standard method on submission</i>
B	5-year plan period total (A x 5)	3515	
<b>C</b>	<b>IPS NEED</b>	<b>3515</b>	
	<i>Supply within the 5-year plan period</i>		
D	From large sites (10+) with permission	1990	<i>As of 31.10.25</i>
E	From sites allocated in the submitted IPS	886	<i>As of 31.10.25</i>
F	Total permissions / allocations (D+E)	2876	
G	Windfall allowance per annum	100	<i>As per submitted IPS policy G2</i>
H	Windfall plan period (G x 5)	500	
<b>I</b>	<b>IPS SUPPLY</b>	<b>3376</b>	
	<i>Buffer</i>		
J	Buffer to add	5%	
K	5% of IPS need (C /100 * 5)	176	
<b>L</b>	<b>Add buffer to need (C + K)</b>	<b>3691</b>	
	<b>Balance (I minus L)</b>	<b>-315</b>	<b><i>Housing shortfall</i></b>

- 2.6 The council has considered a combination of both adjusted policy levers and allocating additional sites to meet the shortfall identified. This will help to spread the risk across different planning approaches to minimise the risk of a single point of failure in housing delivery. The identified policy levers (an adjustment to policy G2 and subsequent increase in windfall from 100dpa to 115dpa) can be quantified as an additional 75 dwellings over the 5 year plan period, leaving **240 homes** to be covered by the allocation of new sites for residential.

### 3.0 What did the Inspectors Post Hearings letter say about the allocations within the submitted version of the Island Planning Strategy?

- 3.1 The Post Hearings letter, at paragraph 57, states '*We have not found reasons to remove any of the proposed housing and employment sites in the plan at this stage*'. The council has therefore calculated the housing shortfall above on the basis of all of the proposed allocations remaining in the plan (and providing 886 homes as part of the supply – line E in the table above).

- 3.2 Whilst the proposed allocations in the submitted version of the IPS have not been 're-assessed' in either ISA or SHLAA terms, Appendix 1 to this paper does provide an overview of all 24 sites that were proposed for allocation in the IPS that do not currently benefit from planning permission.
- 3.3 This overview identifies what the ISA assessment outcome was for those sites (suitable for consideration or not), together with the most recent SHLAA conclusion. The additional 8 new proposed allocations (totalling 249 new homes) are also listed within Appendix 1, all of which have been fully assessed through ISA and SHLAA processes. The process for selecting these is set out in later sections of this paper.
- 3.4 Full details of the individual ISA assessments for all 32 of the proposed allocations can be found within the Integrated Sustainability Appraisal 2025 update.

#### **4.0 How have the council updated the Integrated Sustainability Appraisal following the Inspectors Post Hearings letter?**

- 4.1 Within their Post Hearings letter, the Inspectors also considered that changes to the Integrated Sustainability Appraisal (ISA) would be necessary to make it clearer how different policy approaches and reasonable alternatives and sites have been explored and considered throughout the plan preparation process.
- 4.2 A significant amount of work has been undertaken on the updated ISA to inform the proposed changes that are being consulted on. This paper will highlight some of that updated ISA work and explain how the iterative ISA process that has supported the plan-making process for the IPS has helped to inform and should be read in conjunction with the ISA 2025 version.
- 4.3 The update of the ISA included an assessment of the spatial strategy and reasonable alternatives. Five different spatial strategies were assessed against the higher level of development (over the first five years of the plan) that the IPS is now seeking to plan for following the Inspectors Post Hearings letter. These five spatial options are listed below, and their full assessment can be found in paragraphs 4.4.5 to 4.5.21 of the ISA (2025).

<b>Option C</b>	Growth in locations not previously considered
<b>Option E</b>	Focus significant majority of development to within OR immediately adjacent to the primary settlement boundaries
<b>Option F</b>	Focus additional development to within or immediately adjacent secondary settlement boundaries
<b>Option G</b>	Focus additional development to within or immediately adjacent settlement boundaries of rural service centres
<b>Option H</b>	Focus majority of development to within the settlement boundaries, with additional development immediately adjacent rural service centres boundaries

- 4.4 The NPPF states<sup>2</sup> that a sound plan is one that (amongst other things) is based upon an appropriate strategy, taking into account the reasonable alternatives. The NPPG<sup>3</sup> expands on what is meant by ‘reasonable alternatives’ when carrying out sustainability appraisal as “...the different realistic options considered by the plan-maker in developing the policies in the plan.” and of relevance here, “They need to be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made.” The 5 spatial strategy options tested in the ISA (2025) for the higher level of growth in the first five years of the plan all represent a different spatial way of accommodating the additional growth.
- 4.5 The preferred spatial option ‘**Option H: Focus majority of development to within the settlement boundaries, with additional development immediately adjacent rural service centres boundaries**’ was assessed by the SA as outperforming all of the other options. It was considered to better address the issues around policy flexibility and therefore certainty in ability to deliver the quantum of development required over the (5 year) lifetime of the proposed plan. This option will allow a range of sites in terms of both location and size to come forward that effectively ‘spread the risk’ rather than focusing on one development scenario. The option is also more likely to meet the requirements of the SMEs that make up the Island’s development industry, with associated economic and social benefits.
- 4.6 The following key principles have been informed by the updated SA work as a mechanism to apply the preferred spatial strategy when identifying potential allocation sites from those considered suitable in ISA terms and deliverable or developable in SHLAA terms;
- A. Allocate sites within existing settlements (to include sites that would make a logical extension to the settlement with an adjustment to the settlement boundary to include such a site);
  - B. Take a proportionate approach that matches quantum of allocations/housing with settlement size;
  - C. Prioritise brownfield sites within settlement boundaries;
  - D. Take a definitive approach to primary and secondary settlement boundaries, particularly with regards to development outside but immediately adjacent to a settlement boundary.
- 4.7 A set of principles have been developed as a result of successive consultation processes during the development of the plan. This has included two separate Regulation 18 consultations on draft plans and the councils’ corporate plan. These additional principles have been used to help steer the decision making approach to the allocation of housing sites within the Draft IPS:
- i. Improve the delivery and affordability of new homes to best meet Island needs, in the most sustainable locations (reducing the reliance on private transport);
  - ii. Prioritise the use of land within existing settlement boundaries, particularly where the land is brownfield and/or in public sector ownership;
  - iii. Reflect the importance of a high quality built and natural environment and the associated positive impacts on wellbeing and contribution to UNESCO Biosphere Reserve status;
  - iv. Create certainty through the adoption of a local plan over what is expected of development proposals and how places are likely to change as a result of the plan.

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<sup>2</sup> NPPF (2024) Paragraph 36

<sup>3</sup> NPPG, Strategic environmental assessment and sustainability appraisal, 31 December 2020

**5.0 How sustainability has been taken into account in site selection**

- 5.1 This further set of key principles developed from the plan-making process to date help steer the approach to housing when considering the increased housing requirement that the IPS is now planning for, i.e. *'Improve the delivery ... of new homes ... in the most sustainable locations'* defining this as amongst other things, *'reducing the reliance on private transport'*.
- 5.2 So in the context of identifying sustainable sites for allocation in the local plan, preferred locations are those that offer the possibility of reducing reliance on private transport by both proximity to existing services and transport links other than private vehicle. Recent decisions made by the Planning Inspectorate through the planning appeals process on the Island underline the robustness of the preferred approach to the location of new development (the preferred spatial strategy).
- 5.3 Appeal reference 21/00008/REF Outline for proposed dwelling was dismissed. The inspectors reasoning concluded that the nearest bus stop located 400m from site on a road that does not benefit from street lighting or a footpath – whilst this route may be satisfactory for able bodied persons, this would not be the case for those with low mobility or small children, buggies etc. or with shopping, bad weather or winter months. Consequently, the bus stop and nearby cycle routes would not reduce the need to travel by car to a significant degree. Whilst the proposal would not in itself generate a large number of traffic movements, the cumulative effect of allowing developments in locations such as this would be likely to increase the number of unsustainable journeys made. In addition, that the proposal would suburbanise the site and erode openness of the area, encroaching on the countryside setting and would not conserve or enhance AONB, harming its integrity.
- 5.4 Appeal reference 21/00028/REF Proposed detached dwelling was also dismissed. In this case the inspector reasoned that the site lies some distance from the settlement of Brighstone which has some facilities, although future occupiers would be likely to travel beyond Brighstone to access services and facilities to support day-to-day living. Infrequent bus services and absence of street lighting and a continuous footpath to the nearest settlement would be likely to lead to future residents relying on the private car for the majority of trips. Consequently, the scheme would not represent a sustainable form of development. Again the inspector also commented on the site's position, being open and largely undeveloped in character, the proposed dwelling would stand out as a harmful intrusion, to the detriment of the AONB. This would be exacerbated by additional hardstanding and domestic paraphernalia.
- 5.5 Appeal reference 22/00042/REF Removal of existing mobile home; Proposed dwelling with associated car parking and landscaping; alterations to reduce size of existing barn A was dismissed. One of the main issues was whether the site represents a suitable location for housing having particular regard to its accessibility to services and facilities. On the suitable location the inspector stated there was no evidence to suggest appeal scheme is meeting a specific local need for housing. The nearest village (Shalfleet) has a limited range of services and although a bus stop is in walkable distance and gives occupants a choice in mode of transport, it only runs every hour and consequently it is likely that to access shops and services found in larger settlements, future occupiers would prefer the convenience of a private car. This would not accord with the aim of existing core strategy policies (SP7 and DM17) which support proposals that increase travel choice and provide alternative means to travel to the car.
- 5.6 Appeal reference 22/3310130/REF Barn-style dwelling and associated works with car parking and landscaping; removal of existing mobile home; reduction in size of existing barn A. Again this was dismissed with one of the main issues being whether the site represents a suitable location for housing having particular regard to its accessibility to services and

facilities. The inspector made a number of observations on the sustainability of settlements, including the range of services, accessibility to public transport and the provision of service (in this case bus regularity), stating, *“Whilst the bus would give some degree of choice in mode of transport, the limited facilities nearby means future occupiers would need to use the shops and services found in larger settlements for the majority of their day to day needs. Given the bus service is only hourly, it is likely that to access these future occupiers would prefer the convenience of the private car.”* The inspector concluded that that the appeal site would not be a suitable site for new housing having particular regard to its accessibility to shops and services.

- 5.7 The above decisions support the principles of locating development in or as close to existing settlements so as to increase the potential to reduce journeys by vehicle, increase the potential to use more sustainable forms of travel and minimise the impact on the more rural areas of the Island.

## **6.0 Revisiting the site selection process for the post hearings IPS and required additional allocations**

- 6.1 In order to meet the identified housing shortfall, new housing allocations are required over and above the 24 sites proposed for allocation in the submitted version of the Draft IPS that do not currently benefit from planning permission. As identified in paragraph 2.6 of this paper, a total of 240 homes are necessary from additional allocations.
- 6.2 The decision as to whether to allocate a site or not is one that sits outside of, but is informed by, the ISA process. This is an important distinction to set out. There is a degree of subjectivity and planning judgement in the decision as to whether to allocate a site or not. As the Inspectors note in paragraph 37 of their post hearings letter *‘There is no obligation to choose the most sustainable option, but sound reasons must, however, be given in SA for the rejection of “reasonable alternatives” so that those with an interest in the Plan are able to know what those reasons are.’*
- 6.3 This paper has set out how the preferred spatial strategy option has informed a set of key principles that have been used to help guide the site selection process. The Inspectors also add in paragraph 37 of their Post Hearings Letter that *‘it is not clear from the various iterations of the ISA as to how “reasonable alternatives” for sites have been considered.’* This paper, including Appendix 1, provides a comprehensive list of all of the alternative sites considered, their ISA and SHLAA status, and if not chosen for allocation, why that decision has been made.
- 6.4 With regard to the allocation of additional sites to meet the identified shortfall, the council had to firstly consider what the ‘pool’ of sites was that could provide new allocations. A formal ‘Call for sites’ process was not undertaken. The recent Regulation 19 period of representation and examination hearings provided an opportunity for any site promoter / developer to raise / suggest additional sites and the council’s call for sites has been continually ‘open’ for over 6 years since the end of the first Regulation 18 consultation in mid-2019. A number of new sites have been promoted to the council over the past 12 months alongside those raised during the Regulation 19 representations and others that have been ‘re-promoted’.
- 6.5 The council considers at this stage it is important to note the lack of any volume national housebuilders being represented in the examination process to date. This current work on proposed changes to the Draft IPS is effectively for a short term, 5-year plan, and as set out in the Hearing Statement from Jacton Properties (promoters of a large strategic site (IPS359) that is not proposed for allocation as there is no housebuilder on board), such sites will not come forward and deliver units in the next 5 years. This represents one (R9) of the 10 reasons

that sites have not been allocated at this time which are listed in more detail later in this section.

- 6.6 Sites considered through previous SHLAAs remained on the 'long list' of sites. Any sites formally submitted to the council sites since the completion of the last SHLAA in 2022 or through the local plan making process (via reps at Regulation 19 stage for example) were added into the SHLAA process and a SHLAA assessment undertaken (if it hasn't previously been carried out).
- 6.7 All of the long list of sites were then assessed for suitability through the Integrated Sustainability Appraisal (ISA) if they had not already been assessed in that way. Following completion of these SHLAA and ISA assessments, for those sites considered suitable from an ISA perspective, and also developable or deliverable from a SHLAA perspective, as per previous rounds of plan making it was a plan-making decision when considering which additional sites to allocate to meet the identified housing shortfall. There are some new sites that were discounted or not suitable from a SHLAA perspective that were therefore not assessed through the ISA.
- 6.8 The ten reasons that sites were not considered for allocation are listed below, and repeated at the start of Appendix 1. Those coloured green below are those where a level of planning judgement has been exercised. Those coloured orange are the more binary / factual reasons. These reasons for not allocating a site seek to ensure the IPS is focused on planning for growth in the most sustainable locations with the fewest barriers to delivery by implementing the identified key principles from the preferred spatial strategy and plan making process to date. The table overleaf then shows how these ten reasons, or planning judgements, perform against the key principles.
- 6.8 As mentioned above, part of this planning judgement included a key consideration of the degree of certainty a site offers that homes will be completed in the next five years. Sites that are likely to provide housing completions post 2029/30 have not been proposed as additional allocations (**R9**) but will instead be considered as part of the new local plan or future Site Allocations DPD.
- 6.9 In summary, the site selection process has been undertaken using planning judgement, informed by the ISA. Appendix 1 provides a clear list of all reasonable alternatives that have been considered for allocation, and if not chosen, the reason why.

<b>R1</b>	Site too small to allocate (under 10 units so no on-site affordable housing)
<b>R2</b>	Outside of (and not immediately adjacent to) any Primary, Secondary or Rural Service Centre boundary (therefore not aligning with spatial strategy)
<b>R3</b>	Immediately adjacent to a Rural Service Centre so <10 units could come forward via policy G2 (RSC) or >10 units could be a Rural / First Homes Exception Site
<b>R4</b>	Site at a Sustainable Rural Settlement so could come forward as a Rural / First Homes Exception Site
<b>R5</b>	Operational commercial site or existing use means reduced certainty of delivery
<b>R6</b>	Site no longer being promoted (a) or built out prior to year 1 of plan period (b)
<b>R7</b>	Adjacent greenfield site not forming a logical extension to the settlement boundary
<b>R8</b>	Site specific issues affecting suitability of site (e.g. flood risk, access)
<b>R9</b>	Site not deliverable in years 1-5 of plan period (could come forward in future Site Allocations DPD or next local plan)
<b>R10</b>	SHLAA assessment = 'Not suitable', 'Discounted' or 'Too small'

## How the planning judgements for not allocating sites align with the principles guiding the preferred spatial strategy

		Key principles that address issues raised from the plan making process and corporate plan alignment				ISA preferred spatial strategy key principles			
		Improve the delivery and affordability of new homes to best meet Island needs, in the most sustainable locations	Prioritise the use of land within existing settlement boundaries, particularly where the land is brownfield and/or in public sector ownership	Reflect the importance of a high quality built and natural environment and the associated positive impacts on wellbeing and contribution to UNESCO Biosphere Reserve status	Create certainty through the adoption of a local plan with what is expected of development proposals and how places are likely to change as a result of the plan	Allocate sites within existing settlements	Take a proportionate approach that matches quantum of allocations / housing with settlement size	Prioritise brownfield sites	Take a definitive approach to primary and secondary settlement boundaries, particularly with regards to development outside but immediately adjacent to a settlement boundary
Reason site not allocated within the plan									
R1	Site too small to allocate (under 10 units so no on-site affordable housing)	✓			✓		✓	✓	✓
R2	Outside of (and not immediately adjacent to) any Primary, Secondary or Rural Service Centre boundary (therefore not aligning with spatial strategy)	✓	✓	✓	✓	✓	✓	✓	✓
R3	Immediately adjacent to a Rural Service Centre so <10 units could come forward via policy G2 (RSC) or >10 units could be a Rural / First Homes Exception Site	✓	✓	✓	✓	✓	✓	✓	✓
R4	Site at a Sustainable Rural Settlement so could come forward as a Rural / First Homes Exception Site	✓	✓		✓		✓	✓	



<b>R5</b>	Operational commercial site or existing use means reduced certainty of delivery	✓	✓	✓	✓	✓		✓	✓
<b>R6</b>	Site no longer being promoted (a) or built out prior to year 1 of plan period (b)	✓			✓				
<b>R7</b>	Adjacent greenfield site not forming a logical extension to the settlement boundary	✓	✓	✓	✓	✓	✓	✓	✓
<b>R8</b>	Site specific issues affecting suitability of site (e.g. flood risk, access)	✓		✓	✓				✓
<b>R9</b>	Site not deliverable in years 1-5 of plan period (could come forward in future Site Allocations DPD or next local plan)	✓			✓		✓		✓
<b>R10</b>	SHLAA assessment = 'Not suitable', 'Discounted' or 'Too small'	✓		✓	✓		✓		✓

**Appendix A: Island Planning Strategy – site selection summary table**

Below are the reasons (planning judgement) that sites have not been taken forward for allocation:

<b>R1</b>	Site too small to allocate (under 10 units so no on-site affordable housing)
<b>R2</b>	Outside of (and not immediately adjacent to) any Primary, Secondary or Rural Service Centre boundary (therefore not aligning with spatial strategy)
<b>R3</b>	Immediately adjacent to a Rural Service Centre so <10 units could come forward via policy G2 (RSC) or >10 units could be a Rural / First Homes Exception Site
<b>R4</b>	Site at a Sustainable Rural Settlement so could come forward as a Rural / First Homes Exception Site
<b>R5</b>	Operational commercial site or existing use means reduced certainty of delivery
<b>R6</b>	Site no longer being promoted (a) or built out prior to year 1 of plan period (b)
<b>R7</b>	Adjacent greenfield site not forming a logical extension to the settlement boundary
<b>R8</b>	Site specific issues affecting suitability of site (e.g. flood risk, access)
<b>R9</b>	Site not deliverable in years 1-5 of plan period (could come forward in future Site Allocations DPD or next local plan)
<b>R10</b>	SHLAA assessment = 'Not suitable', 'Discounted' or 'Too small'

Site ref	Site address	Indicative yield	ISA (2025) suitability	SHLAA status	Proposed allocation / large site with pp	Primary reason not allocated
NEW	Land at 155 Staplers Rd, Newport	40	Yes	Deliverable (2025)	Yes HA125 (new)	N/A
IPS390 (part)	Land at Horsebridge Hill (between Old Dairy Farm and 80 HH), Newport	10	Yes	Deliverable (2025)	Yes HA126 (new)	N/A
IPS291	Land north of 266 Gunville Road, Newport	30	Yes	Deliverable (2025)	No	R7
IPS390 (part)	Land at Horsebridge Hill (west of Acorn Farm development), Newport	35	Yes	Deliverable (2025)	Yes HA127 (new)	N/A
IPS252 (part)	Land at Ashey Road, Ryde	40	Yes	Deliverable (2025)	Yes HA131 (new)	N/A
NEW	Western section of Former Ryde Theatre / Town Hall, Ryde	18	Yes	Deliverable (2025)	No	R5
NEW	Land rear of St Vincents Care Home, Ryde	10	Yes	Deliverable (2025)	Yes HA133 (new)	N/A
IPS041 (part)	Land adjacent to Highwood Grove, Rookley	39	Yes	Deliverable (2025)	Yes HA129 (new)	N/A
IPS127	Land at Eddington Road, Nettlestone	60	Yes	Deliverable (2025)	No	R2
IPS070	Land at Sandown Airport	40	Yes	Deliverable (2025)	Yes HA130 (new)	N/A
IPS263	Land adjacent to Chatfield Road, Niton	25	Yes	Deliverable (2025)	No	R3
NEW	Land rear of The Lodge, Main Road, Rookley	38	Yes	Deliverable (2025)	Yes HA128 (new)	N/A
IPS322	Elm Lane Calbourne	12	Yes	Deliverable (2025)	No	R2
IPS057	Merlins Farm Calbourne	15	Yes	Deliverable (2025)	No	R2
NEW	Land adjacent to Cleavelands, Wroxall	6	Yes	Deliverable (2025)	No	R1
NEW	Land off Seaview Lane, Steyne Road	7	Yes	Deliverable (2025)	No	R1
IPS323	Somerton Farm (Phase 2), Newport Road, Cowes	350	Yes	Developable (2025)	No	R9
NEW	Land adjacent Mountfield Road & Clarence Road, Wroxall	10	N/A	Not suitable (2025)	No	R10
NEW	Land adjacent to 7 Hollis Drive, Brighstone	6	N/A	Not suitable (2025)	No	R10
NEW	Land off Newport Road, Apse Heath	8	N/A	Not suitable (2025)	No	R10
NEW	Land adjacent to open space, south of A3054, Bouldnor	14	N/A	Not suitable (2025)	No	R10
NEW	Land at Alpaca Farm, Wellow	6	N/A	Not suitable (2025)	No	R10
IPS256	Land off Forest Road, Newport	300	N/A	Not suitable (2025)	No	R10
IPS093	Land off Alvington Manor View	25	N/A	Not suitable (2025)	No	R10
NEW	Land at Yaverland Road, Sandown	10	N/A	Discounted (2025)	No	R10
NEW	Land at St Wilfrids, Ventnor	8	N/A	Discounted (2025)	No	R10
NEW	Land at Dottens Farn, Baring Road, Cowes	2	N/A	Too small (2025)	No	R10
IPS007	Church Field, Copse Lane, Freshwater	10	Yes	Developable (2018)	No	R6a

## ISLAND PLANNING STRATEGY: HOUSING EVIDENCE PAPER E

November 2025

IPS025	Winchester House, Shanklin	20	Yes	Deliverable (2022)	Yes HA077 (submitted)	N/A
IPS034	Old Hosiden Besson Site, Binstead Road Ryde	21	Yes	Deliverable (2022)	Yes HA055 (submitted)	N/A
IPS035	Green Gate Industrial Estate, Thetis Road	25	No	N/A	N/A	N/A
IPS042	Former Somerton Reservoir, Newport Road	146	Yes	Deliverable (2022)	pp: P/00356/18	N/A
IPS065	Learning Centre, Berry Hill, Lake	30	Yes	Deliverable (2022)	Yes HA078 (submitted)	N/A
IPS068	Former SPA Hotel, Shanklin Esplanade	50	Yes	Deliverable (2022)	Yes HA084 (submitted)	N/A
IPS071	Heathfield Campsite, Heathfield Rd, Freshwater	60	Yes	Deliverable (2022)	Yes HA006 (submitted)	N/A
IPS074	23 Carter Street, Sandown	16	Yes	Deliverable (2018)	pp: P/01052/18	N/A
IPS077	Former Sandham Middle School Site, Perowne Way Sandown	74	Yes	Deliverable (2022)	Yes HA080 (submitted)	N/A
IPS081	Sandown Town Hall, Grafton Street, Sandown	11	Yes	Deliverable (2018)	pp: 20/00455/FUL	N/A
IPS082	Land and School buildings at Weston Primary School, Weston Road, Totland Bay	10	Yes	Deliverable (2022)	Yes HA002 (submitted)	N/A
IPS098	Palmers Farm Brocks Copse Road, Wootton Bridge	40	Yes	Deliverable (2018)	pp: P/00741/18	N/A
IPS150	Westridge Cross Dairy and land to the north of Bullen Road, Ryde	472	Yes	Deliverable (2018)	pp: 20/01061/FUL	N/A
IPS086	Land between Grasmere Avenue & Thornton Close, Appley Road, Ryde		Yes	Deliverable (2018)		
IPS183	Land north of Mill Road and east of High Street, Bembridge	130	Yes	Deliverable (2022)	pp: 23/01920/FUL	N/A
IPS184	Land east of Hillway Road and south of Steyne Road, Bembridge	57	Yes	Deliverable (2018)	pp: 21/01884/FUL	N/A
IPS189	Land to the east of Football Club, Camp Road, Freshwater	100	Yes	Developable (2022)	Yes HA005 (submitted)	N/A
IPS199	Land rear of 84 Wyatts Lane	20	Yes	Deliverable (2022)	Yes HA025 (submitted)	N/A
IPS200	Acorn Farm, Horsebridge Hill, Newport	202	Yes	Deliverable (2022)	pp: 23/01538/FUL	N/A
IPS231	Land West of Sylvan Drive, Newport	125	Yes	Deliverable (2022)	Yes HA033 (submitted)	N/A
IPS233	Land east of Gunville Road and west of playing fields, Newport	175	Yes	Deliverable (2022)	Yes HA031 (submitted)	N/A
IPS234	Land to rear of Gunville Road, Newport		Yes	Deliverable (2022)		N/A

## ISLAND PLANNING STRATEGY: HOUSING EVIDENCE PAPER E

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IPS382	Land adjacent to Carisbrooke College		Yes	Deliverable (2022)		N/A
IPS126	Taylor Road, Carisbrooke PO30 5QU		Yes	Deliverable (2022)		N/A
IPS161	Land between 156 and 162 Gunville Road, Newport		Yes	Deliverable (2022)		N/A
IPS237	Land adjoining Scotland Farm and Tresslewood Care Village, Scotland Corner, Godshill	107	Yes	Deliverable (2022)	pp: 22/00733/FUL	N/A
IPS271	Land off Quarry Road, Ryde	30	Yes	Developable (2022)	No	R8
IPS290	Land at Crossway, East Cowes	125	Yes	Deliverable (2022)	Yes HA046 (submitted)	N/A
IPS317	Land rear of Harry Cheek Gardens, Northwood	27	Yes	Developable (2022)	pp: 23/00849/FUL	N/A
IPS318	Land adjoining Lushington Hill & Hunters Way, Wootton	50	Yes	Developable (2018)	No	R7
IPS323 (part)	Somerton Farm (Phase 1), Newport Road, Cowes,	160	Yes	Deliverable (2022)	pp: 22/01720/OUT	N/A
IPS342	Land off Gunville Road, Newport	50	Yes	Deliverable (2018)	No	R6b
IPS358	Land South of Noke Common, Newport	100	Yes	Deliverable (2022)	Yes HA036 (submitted)	N/A
IPS307	Land south of 45 Noke Common, Newport, PO30 5TY		Yes	Deliverable (2022)		N/A
IPS357	Yard at 45 Noke Common, Newport, PO30 5TY		Yes	Deliverable (2022)		N/A
IPS371	Newport Harbour, Newport	250	Yes	Deliverable (2022)	Yes HA044 (submitted)	N/A
IPS383	Former library HQ, Newport	25	Yes	Developable (2022)	Yes HA037 (submitted)	N/A
IPS386	Land off Broadwood Lane, Newport	149	Yes	Deliverable (2022)	pp: 22/00629/OUT	N/A
IPS394	Medina Yard, Cowes	535	No	N/A	N/A	N/A
IPS403	Land rear of Lanes End, Totland	10	No	N/A	N/A	N/A
IPS406	Former HMP site Newport	750	Yes	Deliverable (2022)	Yes HA039 (submitted)	N/A
IPS410	Land east of Birch Close, Freshwater	44	Yes	Deliverable (2022)	HA114 (submitted)	N/A
IPS411	Former Polars Guest House Newport	44	Yes	Deliverable (2022)	Yes HA115 (submitted)	N/A
IPS412	St Marys RC Church, High Street Ryde	25	Yes	Deliverable (2022)	Yes HA116 (submitted)	N/A
IPS413	Moreys Timberyard, Newport	100	Yes	Deliverable (2022)	Yes HA110 (submitted)	N/A
IPS414	Land at Red Funnel, East Cowes	30	Yes	Developable (2022)	Yes HA120 (submitted)	N/A
IPS415	Land at Harcourt Sands, Ryde	128	Yes	Deliverable (2022)	pp: P/00573/15	N/A
IPS009	School Ground, Copse Lane, Freshwater		Yes	Developable (2018)	No	

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IPS010	Regina Field, Copse Lane, Freshwater	90	Yes	Deliverable (2018)		R7
IPS090	Land to the north west of Regina Road, Freshwater		Yes	Deliverable (2018)		
IPS019	Castle Works, Castle Road, Wroxall	15	Yes	Deliverable (2018)	No	R8
IPS051	Land adjacent to Castleworks, Castle Lane Wroxall		Yes	Deliverable (2018)		
IPS021	Land to the rear of 34 High Street, Oakfield, Ryde	8	Yes	Developable (2018)	No	R1
IPS027	Former Flamingo Park, Oakhill Road, Seaview	15	Yes	Developable (2018)	No	R2
IPS030	Highwood Nursery, Main Road, Rookley	7	No	Developable (2022)	No	R1
IPS043	Land at Moor Farm, Godshill and located to the rear of the Council Car Park	40	Yes	Developable (2018)	No	R7
IPS053	117 Medina Avenue, Newport	12	Yes	Deliverable (2018)	No	R5
IPS055	6-8 George Street, Ryde, IOW, PO33 2EB	10	Yes	Developable (2018)	No	R8
IPS060	Coppid Hall Farm, Main Road, Havenstreet	25	Yes	Developable (2018)	No	R4
IPS066	Barton School Site, Green Street, Royal Exchange, Newport	25	Yes	Developable (2018)	No	R5
IPS067	Depot site at Lowtherville Road, Ventnor, Isle of Wight	15	No	N/A	N/A	N/A
IPS072	Havenstreet Garage, Main Road, Havenstreet, Ryde, Isle of Wight	6	Yes	Deliverable (2018)	No	R1
IPS073	Former Worsley Inn, High Street Wroxall	6	Yes	Developable (2018)	No	R1
IPS078	Test Centre site, 23 Medina Avenue Newport	6	Yes	Deliverable (2018)	No	R1
IPS079	Ventnor Youth Club, Victoria Street Ventnor	15	No	N/A	N/A	N/A
IPS080	St Thomas Street Car Park, Ryde	20	Yes	Developable (2018)	No	R5
IPS091	Land to the east of Ventnor Road, Apse Heath	16	Yes	Deliverable (2018)	No	R2
IPS096	Land at Main Road, Wellow	15	Yes	Deliverable (2018)	No	R2
IPS102	Land Near Brading Roman Villa Land off Morton Road Brading	15	Yes	Deliverable (2018)	No	R3
IPS104	Land off Solent View Road Seaview PO35 ( Land to the rear of 51 - 67 )	12	Yes	Deliverable (2018)	No	R4
IPS105	Land Adjoining Puckpool Hill ( The Archery Field) Ryde ( Appley Butts, Appley Playing Field)	25	Yes	Developable (2018)	No	R8
IPS115	Land East of Alverstone Road, Apse Heath, Sandown	50	Yes	Developable (2018)	No	R2
IPS117	LAND REAR OF HIGH STREET WHITWELL WITH ACCESS	15	Yes	Developable (2018)	No	R4
IPS125	Land at Seagrove Farm Road, Seaview	13	Yes	Developable (2018)	No	R4
IPS131	Land at Baring Road Cowes	6	Yes	Deliverable (2018)	No	R1
IPS135	Land north of Perowne Way and west of Brook Close, Sandown, Isle of Wight.	100	No	N/A	N/A	N/A
IPS217	Land adjacent Perowne Way, Sandown		No	N/A	N/A	N/A
IPS137	Land at Lower Bramstone Farm, Newport Road, Chale Green	10	Yes	Deliverable (2018)	No	R4
IPS145a	Land north of Quay Lane, Brading	25	Yes	Developable (2018)	No	R3
IPS147	Land to east of Chale Street and north of Upper House Lane, Isle of Wight	30	No	N/A	N/A	N/A
IPS154	Land to west of Newport Road, NORTHWOOD	4	Yes	Deliverable (2018)	No	R1

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IPS157	Land between The Spinney & The Linhay, Park Road	5	Yes	Deliverable (2022)	No	R1
IPS160	The Bayhouse Hotel, 8 Chine Avenue, Shanklin	14	Yes	Deliverable (2018)	No	R6a
IPS162	Merstone Valley Nurseries, Merstone Lane	15	Yes	Deliverable (2018)	No	R2
IPS177	Chester Lodge Hotel, 7 Beachfield Road, Sandown	5	Yes	Deliverable (2018)	No	R1
IPS192	Land to South of Clayton Road, Freshwater	130	Yes	Developable (2018)	No	R7
IPS193	Land between Court Road and Spinfish Lane, Freshwater		Yes	Suitable but not developable (2022)		
IPS194	Land between Spinfish Lane & Locksley Close/ Queens Road, Freshwater		Yes	Suitable but not developable (2022)		
IPS196	Land at Puckwell Farm, adjacent to Niton Primary School, Niton.	5	Yes	Suitable but not developable (2022)	No	R1
IPS197	Land off Chatfeild Road, Niton	25	Yes	Developable (2018)	No	R6b
IPS198	Land at eastern end of Allotment Road, Niton	6	Yes	Developable (2018)	No	R1
IPS204	12 Wyatts Lane, Northwood	5	Yes	Not developable (2018)	No	R1
IPS205	Land rear of 37 Pallance Road, Northwood	5	Yes	Not developable (2018)	No	R1
IPS213	Wrax Farm, New Road, Brading	20	Yes	Deliverable (2018)	No	R8
IPS215	Manor Farm (West Field), Wellow Top Road, Wellow, Yarmouth	7	Yes	Developable (2018)	No	R1
IPS220	Land at Lower Bramstone Farm, Newport Road, Chale Green	10	No	N/A	N/A	N/A
IPS222	Land at Tithe Barn Farm, adjacent Newport Road, Chale	5	No	N/A	N/A	N/A
IPS225	Holme Farm, Church Road, Shanklin	7	No	N/A	N/A	N/A
IPS226	Westmeanth, Land at White Dymes, Main Road, Newchurch	10	Yes	Developable (2018)	No	R4
IPS247	Land opposite Holme Farm, Church Road, Shanklin	3	No	N/A	N/A	N/A
IPS250	Popes Farm, High Street, Newchurch	15	Yes	Deliverable (2018)	No	R4
IPS270	Land at and adjacent to New Fairlee Farm	15	Yes	Deliverable (2018)	No	R6a
IPS281	Gibb Well Field, off Seaview Lane, Seaview	15	Yes	Deliverable (2022)	No	R4
IPS283	31 Ventnor Road, Apse Heath, Isle of Wight, PO36 0JT	12	Yes	Deliverable (2018)	No	R2
IPS285	Land off Alum Bay New Road, Totland	6	Yes	Deliverable (2018)	No	R1
IPS286	Site of former Southview Cottages, Niton Road, Rookley	5	Yes	Developable (2018)	No	R1
IPS297	Land at St John's Road, Wroxall	10	Yes	Developable (2018)	No	R3
IPS300a	Land fronting Thorley Street, Thorley	15	Yes	Deliverable (2018)	No	R2
IPS306	Land at Moor Lane (2), Brighstone	4	No	N/A	N/A	N/A
IPS312	Reynards Cattery, Palmers Road, Wootton	8	Yes	Deliverable (2018)	No	R6b
IPS316	Medham Farm, Medham Farm Lane (2), Northwood	10	Yes	Not developable (2018)	No	R8
IPS319	The Builder's Yard, Yarbridge, Brading	5	No	N/A	N/A	N/A



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IPS331	Guildford Park Caravan Site, ST Helens	25	Yes	Deliverable (2018)	No	R3
IPS336	<i>The Apple Farm, Newport Road, Freshwater</i>	10	No	N/A	N/A	N/A
IPS337	Luton Farm (East of Wyatts Lane)	15	Yes	Developable (2018)	No	R7
IPS340	Land at Deacons Nursery, Moor View, Godshill	50	Yes	Developable (2018)	No	R8
IPS347	Fakenham Farm, Eddington Road, St Helens	75	Yes	Deliverable (2018)	No	R3
IPS349	Land to east of at Rookley Green	30	Yes	Developable (2018)	No	R3
IPS350	Buildings at Lee Farm, Wellow	17	Yes	Deliverable (2018)	pp: 21/00684/FUL	N/A
IPS352	187 Baring Road, Cowes Isle of Wight	15	Yes	Deliverable (2018)	No	R7
IPS359	Land at New Fairlee Farm, Newport	800	Yes	Suitable but not developable (2022)	No	R9
IPS367	Parklands Centre Park Road Cowes	7	Yes	Deliverable (2022)	No	R1
IPS368	Land off Chestnut Drive, Willow Close, Ventnor	8	Yes	Deliverable (2018)	No	R1
IPS373	Shanklin Esplanade Car Park, Shanklin	50	Yes	Developable (2018)	No	R5
IPS376	Land at Fairlee Road, Hillside, Newport	8	Yes	Developable (2022)	No	R1
IPS387	Kingswell Dairy, Newport Road	66	Yes	Deliverable (2018)	pp: P/00823/18	N/A
IPS393	Fairfield Lodge, Priory Road, Shanklin	10	Yes	Developable (2018)	No	R6a
IPS400	Land at Warlands, Shalfleet	70	Yes	Deliverable (2018)	pp: 22/00989/FUL	N/A
IPS122	Cockleton Farm	117	Yes	Not developable (2018)	pp: 23/01430/OUT	N/A
IPS219	Land at Dodnor Lane, Newport	50	Yes	Not developable (2018)	No	R7
IPS304	Land at Worsley Road, Newport	30	Yes	Not developable (2018)	No	R7
COW034	Bucklers View, Worsley Road	12	Yes	Deliverable (2022)	HA118 (submitted)	N/A
RYD043	Pennyfeathers Land, South of Smallbrook Lane, Brading Road, Ryde	800	Yes	Deliverable (2022)	HA119 (submitted)	N/A
SHK018	Former Laurels, Highfield Road, Shanklin	10	Yes	Deliverable (2022)	HA117 (submitted)	N/A



