

HOUSING SHORTFALL: Table of new proposed allocations

- The housing shortfall to be addressed in the Draft Island Planning Strategy is **315 homes over the 5-year plan period**.
- Officers consider that a combination of both adjusted policies and allocating additional sites is the most appropriate way forward to spread the risk and importantly to present a 'sound' way forward to the Planning Inspectors.
- There are **8** new site allocations totalling **249 new homes** which are listed in the table below. Maps of each can be viewed in a separate document.
- A key factor for all additional sites is the ability for the homes to be delivered within the next 5 years.

	Site address	Yield	Settlement	Tier	Relationship to settlement boundary	Brownfield / Greenfield	Comments
1	HA125: Land at 155 Staplers Road	40	Newport	Primary	Immediately adjacent	Greenfield	Adjoins and is accessed from site with planning permission for 14 homes (21/02479/FUL)
2	HA126: Land at Horsebridge Hill (between Old Dairy Farm and 80 HH)	10	Newport	Primary	Immediately adjacent	Mix brownfield and greenfield	Positive pre-application discussions
3	HA127: Land at Horsebridge Hill (west of Acorn Farm development)	32	Newport	Primary	Within	Greenfield	Subject of current planning application (25/01556/FUL) for 32 dwellings following positive pre-application discussions. Part of wider ongoing Acorn Farm scheme.
4	HA128: Land rear of The Lodge, Main Road	38	Rookley	Rural Service Centre	Immediately adjacent	Greenfield	Subject of current planning application (25/01332/OUT) for 38 dwellings following positive pre-application discussions
5	HA129: Land adjacent to Highwood Grove	39	Rookley	Rural Service Centre	Immediately adjacent	Greenfield	Adjoins and is accessed from recently completed development site. Positive pre-application discussions.
6	HA130: Land at Sandown Airport	40	Sandown	Primary	Wider Rural Area	Brownfield	Extant permission for 4 storey, 40-bed hotel. Positive pre-application discussions for residential scheme.
7	HA131: Land at Ashey Road	40	Ryde	Primary	Immediately adjacent	Greenfield	Closer to urban area than Rosemary Vineyard (resi permission on opposite side of road), opportunity to improve highway pinch point
8	HA133: Land rear of St Vincents Care Home	10	Ryde	Primary	Within	Brownfield	Area of land behind existing care home utilising existing access
Total new homes		249					