

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS001

Briddlesford Copse 3m radius.

Potential heritage impact: The site is not within a conservation area. There is a locally listed building to the south east as such consideration must be given to its conservation including its setting.

Site access aspects: The site has an existing access onto the main road.

Access to public transport: The nearest bus stop is some distance away (approx. 2km), located at Winford Cross. This is served by Route 8 - Newport to Ryde service

Access to pedestrian/ cycle: NC9 public right of way is to the south of the site, this is also the location of the main dedicated cycle route from Sandown to Newport.

Access to services/ facilities: Newchurch has a primary school, Peddlers cafe and a pub.

Access to open spaces: There are some open space provisions within Newchurch including the Field of Hope Nature Reserve

Air quality sensitivities: None known Agricultural land class: The classification is Grade 3

Mineral resources?: The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate

Is there a loss to employment?: The site is not an allocated employment site but redevelopment may result in the loss of employment uses.

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site has existing utilities.

Potential compatibility impacts: The site is an employment area with other employment uses immediately adjacent.

Brief planning history: No relevant planning history.

Overarching policy context: The site is located outside the settlement boundary and in the wider rural area. It is brownfield with employment uses.

Steering group's conclusion: The steering group concluded that the site is not suitable. Whilst the site is not an allocated employment, any change would result in a loss of rural employment.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is not immediately available for development but is likely within 5 years. Once commenced could be developed in 2 years.

Put forward for: The site has been put forward for general housing.

Conversion?: Not applicable

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA Panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS001

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS002

Potential biodiversity impact:	Part of the site is within a SINC (albeit this has been removed from the assessment area) and three sides to the east are immediately adjacent to wooded areas. The south eastern edges are also in an ancient woodland buffer zone. The site is also located within a 3km radius of Briddlesford copse and is in a biodiversity enhancement area. Further biodiversity assessments will be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site would need a new access but could be accessed from Park Road. Likely to require some hedgerow removal.
Access to public transport:	The nearest bus stop is on Lushington Hill. This has services running to and from Newport and Ryde. The road is a fast road with no pavements
Access to pedestrian/ cycle:	The lower half of the site has a cycle and footpath running through it.
Access to services/ facilities:	There are no nearby services
Access to open spaces:	There is access to the wider countryside but other open spaces is at a distance.
Air quality sensitivities:	None Known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in. The submission advises that land is available for road widening should it be required.
Potential compatibility impacts:	The site is beyond the built up area and at located in the open countryside
Brief planning history:	No recent planning history
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded the site is not suitable. The site is too far from the settlement boundary and away from existing development. The landscape in this area is important to the local context and the area remaining rural. The site is also located in close proximity to a number of designations along its east side. Whilst the 1.8ha of the SINC would be removed, the steering group had concerns about the wider ecology impact.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but could be in the next 5 years with a reasonable prospect of taking place in 5 years though this would be dependent on volume permissible.
Put forward for:	This would need to be determined
Conversion?:	Not applicable
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded the site is not suitable and is therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS003

SHLAA Ref No:

IPS003

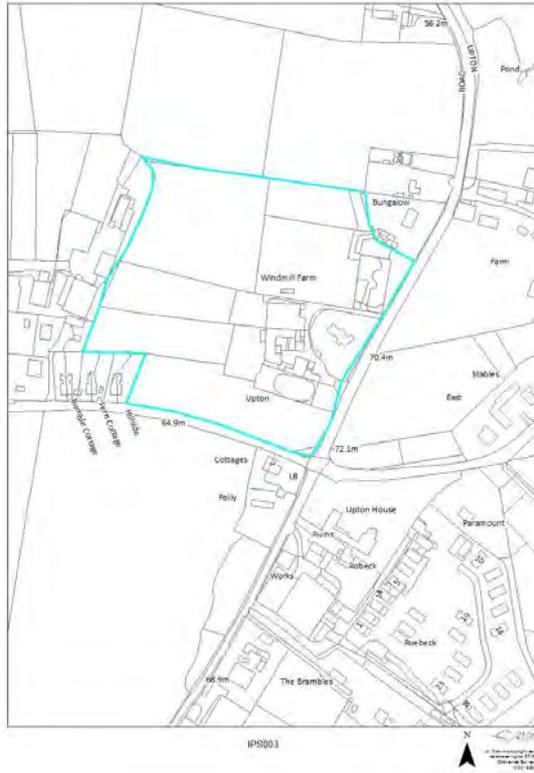
Site Area:

3.43

Site Address:

Windmill Farm, Upton Cross, Ryde, Isle of Wight, PO33 3LA

Site location



Site Description:

The site is part of Windmill Farm, which comprises of a number of fields as well as buildings relating to stabling and coal sales. The site is located at Upton Cross. The site is set above the adjacent road and slopes to the west.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site is part of Windmill Farm, which comprises of a number of fields as well as buildings relating to farming, stabling and coal sales.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area and is agricultural.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered.
The site is within the Briddlesford Copse range.

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Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has road access in two places, one quite close to Upton Cross and one further north. The site is away from the strategic road network and the junction/roundabout to Upton Cross has a narrow one way section.
Access to public transport:	There is a bus stop just outside the site. This is Route 37 and serves Ryde Haylands Binstead Ryde and runs Mon to Sat up to every 60 mins.
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	Whilst Ryde has a wide range of facilities and services the site is outside of the settlement area with no footpaths to nearby Haylands
Access to open spaces:	There are some public open space facilities on the edge of Ryde in the Haylands area but there are no footpaths to them
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="Some employment may be lost"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner. There are covenants relating to the power poles."/>
Infrastructure capacity aspects:	<input type="text" value="The site is not adjacent to the settlement boundary. There will be some services on site to serve the existing buildings but additional utility services may need to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is beyond the built up area and located in the wider rural area."/>
Brief planning history:	<input type="text" value="No recent planning history"/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary and in the wider rural area"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. It is too far south from the existing settlement boundary. There are no footpaths for pedestrian accessibility in the area with narrow roads. The site has a change in levels that would increase the visual impact of any additional development in this area. Whilst it is not an AONB it is an important landscape setting south of Ryde."/>

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="This would need to be determined"/>
Rural exception?:	<input type="text" value="This would need to be determined"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is not suitable and therefore not achievable."/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA Panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS003

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS004

Site Area:

0

Site Address:

Oakdene Nurseries, Packsfield Lane, Wootton, Isle of Wight, PO33 4RP

Site location



Site Description:

The site is a redundant nursery that has overgrown. It is currently accessed through the adjacent farm via an unmade road and across the railway track. The site is at a higher level and bounded by trees and hedges.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area and is more agricultural. The site slopes down from Packsfield Farm to the sip and then rises again. The site is elevated above the adjacent public right of way.

Potential biodiversity impact:

The site is not located in any environmental designations. There are a number of TPO trees to the western boundary and to the eastern corner. There is also a pond area and the land is very scrubby. The site is within the 3km Briddlesford Copse and the norther half is also in a biodiversity enhancement area. Further biodiversity studies would be

	required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	Although there is a right of access this is difficult to ascertain and though third party land and along a narrow road.
Access to public transport:	The nearest bus stop is on Lushington Hill. This has services running to and from Newport and Ryde.
Access to pedestrian/ cycle:	There is a public right of way immediately to the west of the site and cycle links in the wider area.
Access to services/ facilities:	There are no services close by.
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	<div style="display: flex; align-items: flex-start;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">None known</div> <div style="display: flex; flex-direction: column;"> <p style="margin: 0;">Agricultural land class:</p> <div style="border: 1px solid black; padding: 2px; margin-top: 2px;">The classification is Grade 3 with a small section to the SE being in Grade 4.</div> </div> </div>
Mineral resources?:	The northern 3/4 of the site is located within the minerals safeguarding area
Is there a loss to employment?:	No, the nursery is no longer in operation
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. There were a number of concerns including how the site could achieve a vehicular access and that any vehicular access would impact on the surrounding landscape. Furthermore, the site is higher than the adjacent public right of way and any development is likely to have a negative impact on the character of the area and the historic steam railway due to the topography. There are also a number of ecology concerns.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available for development
Put forward for:	The site has been put forward for general housing, mixed development (housing led) and affordable housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.
Indicative yield:	<div style="display: flex; align-items: center;"> <input style="width: 100px; text-align: center;" type="text" value="0"/> <div style="margin-left: 20px;"><input type="checkbox"/> Site achievable if ticked</div> </div>

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA Panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS004

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS006

Site Area:

0.8

Site Address:

New field, Copse Lane, Freshwater, Isle of Wight, PO40 9TL

Site location



Site Description:

The site is an agricultural field just outside of Freshwater. It is located along Copse Lane and is bounded by a hedge to the road and post and wire fencing to the dwelling to the south and scrub to the north.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary. It is not adjacent but in close proximity.

It is brownfield/greenfield:

The site is a greenfield site with no structures.

Potential landscape impact:

The site is not located in an AONB but given the sites proximity to the monument and country park, any development will need to take account of landscape impact especially relating to views from outside the site area to and from the monument.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There is an area of scrub to the north and a strong hedge to the road.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS006

Potential heritage impact:	The site is not located in a conservation area. There is a Scheduled Ancient Monument which is also a listed building to the north west. Therefore any development would need to take account of the setting.
Site access aspects:	The site can be accessed from Copse Lane.
Access to public transport:	There are bus stops to the east along Copse Lane
Access to pedestrian/ cycle:	There are no pedestrian or cycle links adjacent to the site but the wider area has a number of public rights of way and cycle paths.
Access to services/ facilities:	There are no pedestrian or cycle links adjacent to the site but the wider area has a number of public rights of way and cycle paths.
Access to open spaces:	Golden Hill Fort, country park and nature reserves are to the north west of the site.
Air quality sensitivities:	<input type="text" value="None Known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	Part of the northern section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in
Potential compatibility impacts:	The site is beyond the built up area.
Brief planning history:	No recent planning history
Overarching policy context:	The site is located outside and not immediately adjacent to the current settlement boundary. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site would bring development too far north. Further concerns were raised over potential landscape impact given the site's location and proximity to the AONB and Scheduled Ancient Monument and the interrelation between the two.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.
Put forward for:	The site has been put forward for general housing
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA Panel agreed with the steering group's conclusions making the following additional comments: There is concern in regards to access and the footpath.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS008

Site Area:

1.69

Site Address:

Charlie Bown, Isle of Wight, PO40 9DL

Site location



Site Description:

The site is currently used for agricultural uses. The site is located on the edge of Freshwater. The boundaries to all sides are mature hedgerows. The boundary to the west and public right of way is a hedgerow, bank with scrubby trees. The land rises from the west to the east and from the south to the north.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

The boundary edge of three sides of the site is located within a SINC.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary and is more agricultural. The site rises from the west to the east and is higher than the adjacent PROW. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design

	principles.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are a number of trees to the western boundary with the PROW. The site is also located immediately adjacent to a SINC with the buffer extending into the site on three sides. The site is located in a biodiversity enhancement area.
Potential heritage impact:	The site is not located in a conservation area. The site is however, south of a Schedule Ancient Monument which is also a listed building as such consideration must be given to its conservation including its setting.
Site access aspects:	The site cannot be accessed directly, it will need adjacent land to be developed first.
Access to public transport:	There are bus stops to the east along Copse Lane
Access to pedestrian/ cycle:	There is a public right of way to the west of the site and the wider area has cycle paths.
Access to services/ facilities:	Freshwater has good access to a number of services and facilities.
Access to open spaces:	Golden Hill Fort, country park and nature reserves are to the north and west of the site.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to other properties so extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site has a SINC to three sides which separates it from nearby development.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside and not immediately adjacent to the current settlement boundary. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is not suitable due to the proximity to and potential impact of the site to the SINC and the separation from other nearby development. It is also considered that a green gap is important in that location given the proximity of the Scheduled Ancient Monument.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years.
Put forward for:	The site has been put forward for general housing and non-housing development.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA Panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS011

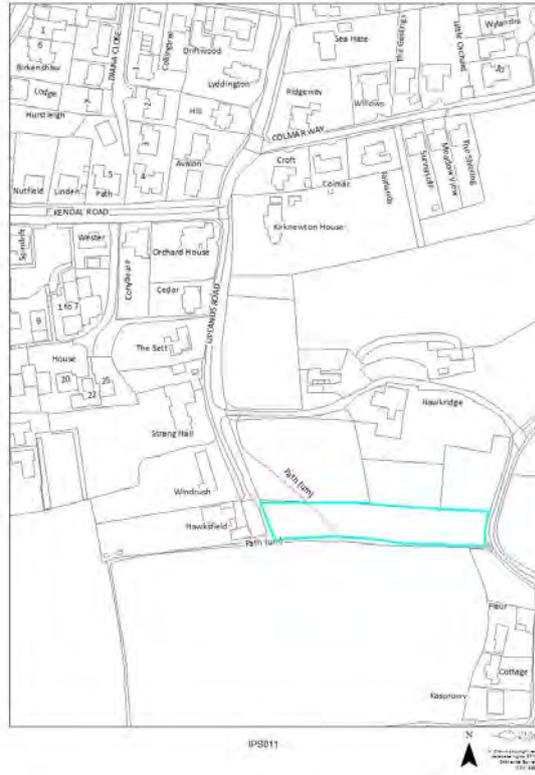
Site Area:

0.24

Site Address:

Land on the East Side of Uplands Road, Totland Bay, Isle of Wight,

Site location



Site Description:

The site is a narrow site located between Totland and Freshwater. It is mainly scrubby areas on the edge of a larger field with a public right of way crossing the site from north to south.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINCE, SPA, SSSI, scheduled ancient monument or RIGG

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. The land is higher than the field to the south with views across. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders within the site, however the area has a number of trees to the east and is scrubby to the west with hedgerows to the south boundary. Biodiversity studies may be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	<input type="text" value="At this stage there is no vehicular access to the site. Currently it can only be accessed through third party land by way of the public right of way. It is difficult to see how the site can be accessed from Uplands Road. Windmill Lane is a fairly steep narrow access road that is also a public right of way and not suitable for increased traffic. Furthermore, where the area is heavily treed where the access could be. Access through Summers Court would also need third party land."/>
Access to public transport:	<input type="text" value="Whilst Totland and Freshwater have regular buses to Newport, there are no bus stops close by"/>
Access to pedestrian/ cycle:	<input type="text" value="There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity"/>
Access to services/ facilities:	<input type="text" value="Both Totland and Freshwater do have services and facilities."/>
Access to open spaces:	<input type="text" value="There is limited public open space provision nearby but the site does have access the wider countryside through the adjacent public rights of way"/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner, there are covenants regarding buildings and the site has access issues that will need to be overcome."/>
Infrastructure capacity aspects:	<input type="text" value="Extensions to existing utility services will need to be factored in"/>
Potential compatibility impacts:	<input type="text" value="The site is beyond the built up area and located in the wider rural area"/>
Brief planning history:	<input type="text" value="No relevant planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside and not immediately adjacent to the current settlement boundary."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. It is not in an appropriate location for residential development, the site is too narrow, likely to be too visual in the landscape and has no appropriate means of access to the site."/>

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years."/>
Put forward for:	<input type="text" value="The site has been put forward for eco friendly housing"/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is not suitable and therefore not achievable."/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA Panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS011

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS012

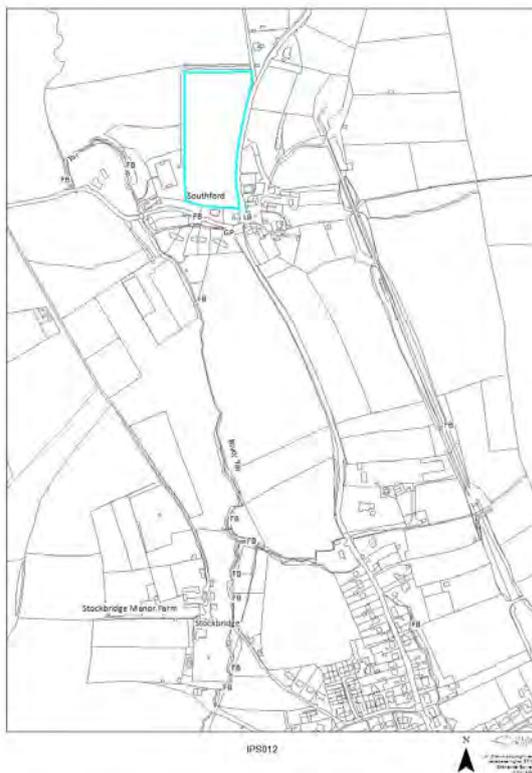
Site Area:

1.59

Site Address:

Land rear of Quintons, Southford Lane, Whitwell, Isle of Wight, PO38 2QJ

Site location



Site Description:

The site is a fairly level grass field that gently slopes to the west with a newly planted hedge to the west and north. It has an open boundary to the east and residential property to the south. The site has a large garage towards the southern part of the site.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is a greenfield site with a double garage located to the southern end.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are some new plantings to the west and north.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS012

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is an existing double width farm gate on the adjacent road
Access to public transport:	There are no bus stops in close proximity
Access to pedestrian/ cycle:	There is a public right of way to the south east of the site (NT97). There are no cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised. It is some distance from Whitwell. This is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC).
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None Agricultural land class: The classification is Grade 3
Mineral resources?:	The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services but extensions will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and is located in the wider rural area. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is located outside the settlement boundary in the wider rural area. The site is too visually disconnected from nearby Whitwell and is located in an unsustainable location away from local facilities and services with no connecting footpaths/pavements. Further concerns were raised that development would be visually harmful on the rural character of the area.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1-2 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	0 <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA Panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS013

Site Area:

0.33

Site Address:

Land to rear of 394-402 North Fairlee Road, Newport Isle of Wight, PO30 2JX

Site location



Site Description:

The site is located to the rear of a number of houses along the main Newport to Ryde road. The site is level and bounded by trees and hedgerows. The site is scrubby with some dense tree coverage.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. The site is on the outskirts of the area. There are houses to the front of the site along a linear development, this site is to the rear and bounded by the public right of way to the north and the dismantled railway to the south east.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Cope. There are a number of individual TPOs across the site of just beyond the boundary. There are further additional trees individuals and groupings and these will need to be considered. Further biodiversity studies may be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	Access is off an unmade road, Belmont Lane which serves Belmont House. Access may be able to be achieved directly onto Fairlee Road. Neither of these access points are wide and are along the strategic road network.
Access to public transport:	The site is a regular bus service, serving Newport, East Cowes and Ryde. Routes 5 and 9 with buses running between 10-30 minutes depending on the route. There is a bus shelter on the site side of the road to the south west.
Access to pedestrian/ cycle:	There is a public right of way directly to the north east and there are cycle links along the dismantled railway. There is a pavement on the site side of the road.
Access to services/ facilities:	Newport has a full range of services and facilities but these are not likely to be in walking distance.
Access to open spaces:	There is a green corridor running to the rear/south of the site. Newport has a range of open space facilities but these are not likely to be in walking distance.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is more than one landowner (6) but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services. There are also some connections to the site.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is outside the settlement boundary and would represent back land development.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too far from Newport and would constitute back land development. There are further concerns over access, the impact on character, trees and ecology and proximity to existing houses and the need for appropriate buffers.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	It is not clear if the site is immediately available but it is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.
Put forward for:	The site has been put forward for general housing and mixed development (housing led).
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable. Furthermore, there could be deliverability issues due to the number of landowners.
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Indicative yield:

 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS013

Panel comments:

The SHLAA Panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS014

Site Area:

0.5

Site Address:

80 Church Road, Wootton Bridge, Isle of Wight PO33 4NH

Site location



Site Description:

The site is a large flat garden area to the rear of 80 Church Road and the dwelling. The boundaries are a mix of hedgerows with trees and some fencing. The site is located outside but immediately adjacent to the settlement boundary of Wootton with residential development to the south and some scattered development to the north, west and east.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is part in and part outside but immediately adjacent to the current settlement boundary. Wootton being a rural service centre. The dwellings to the south are generally a mix of single and two stories, detached and not screened.

It is brownfield/greenfield:

The site is a large paddock, garden relating to a dwelling.

Potential landscape impact:

The site is not located within an AONB.
The site is relatively flat. It is on the edge of the settlement towards the coast.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders but there are some trees within and to the boundaries.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS014

Potential heritage impact:	The site is not located in a conservation area. St Edmunds Church and ground are to the south east. Currently no known archaeological implications
Site access aspects:	Access would require an adjacent site or the demolition of the dwelling. The paddock is however on an angle to the dwelling and access may not be achievable without third party land. The strategic road network is at the start of Palmers Road just under a kilometre away.
Access to public transport:	There are a number of bus stops along Palmers Road and along the SRN.
Access to pedestrian/ cycle:	There is a public right of way at the end of Church Road. Some distance from the cycle network.
Access to services/ facilities:	Wootton has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	The open space audit identifies an area of open space to the east of the site, the grounds of St Edmunds Church.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The site is classified as Grade 3
Mineral resources?:	There is a small section to the north of the site that is located within a mineral safeguarding area
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The existing house would need to be demolished to achieve access.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services. The access along Church Road may need to be upgraded.
Potential compatibility impacts:	The site is adjacent to existing residential, no compatibility issues envisaged.
Brief planning history:	<input type="text"/> No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary with good access to facilities.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site's potential is recognised but there are concerns over the access arrangements and the linear nature of the site.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text"/> It is unclear if the site is immediately available. However it is likely to be within the next 5 years.
Put forward for:	<input type="text"/> The site has been put forward for general housing.
Conversion?:	<input type="text"/> No
Rural exception?:	<input type="text"/> No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable. The site's potential is recognised but there are concerns over the access arrangements and the linear nature of the site. If the site were to form part of a wider development opportunity there may be potential. Therefore it is not considered achievable in isolation at this stage.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS015

Site Area:

0.16

Site Address:

The Crest, Blythe Shute, Chale, Isle of Wight, PO38 2HJ

Site location



Site Description:

The site is elevated above the road and comprises of an extended garden laid to grass with some planting throughout. The site is bounded to the road by a high scrubby hedge.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and away from the nearest village

It is brownfield/greenfield:

The site is greenfield, there are no buildings or structures located on the site.

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the wider landscape character. The site is also immediately adjacent to the Heritage Coast and is elevated from the road.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS015

Site access aspects:	There is no current access to this elevated site and consequently an appropriate access will need to be considered. The site is located on a bend with access to the public right of way and a pull in for the bus service.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 6 -Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor. The service runs Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	There is a public right of way immediately to the north of the site giving access to the wider countryside. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	The site is not close to any services or facilities. Nearby Chale does benefit from a garage and a pub.
Access to open spaces:	There is limited public open space provision near by, however, the open coast and beaches are close by.
Air quality sensitivities:	None known. Agricultural land class: The classification is Grade 4
Mineral resources?:	There is a small area to the north west corner within the site that is located within the minerals safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary, there are a few sporadic properties close by as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary and away from the nearest village and in the wider rural area. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is located outside the settlement boundary and away from the nearest village, therefore considered to be in a unsustainable location. Further concerns were raised over access and challenges presented by the corner and junction with PROW. Wider concerns about landscape impact.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 1 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA Panel agreed with the steering group's conclusions making the following additional comments: There is a lack of infrastructure, very little around the site, although there are some units around, could potentially be a single plot only if need is demonstrated.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS016

Site Area:

0.6

Site Address:

Land opposite Hillside, Buckbury Lane, Newport Isle of Wight, PO30 2NJ

Site location



Site Description:

The site is a sloping site that slopes to the south west. It does not appear to be actively used and has scrubbed up across the site. The boundaries to the site are hedges.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the north eastern boundary on the other side of the unmade road.

It is brownfield/greenfield:

The site is greenfield there is one building to the north east

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is becoming more rural and agricultural. The site slopes to the south west with views across. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. Appropriate biodiversity studies

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

may be required including consideration of the site's location within the 3km radius of Briddlesford Copse

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects: The site is sloping and does have access via a gate onto Buckbury Lane an unmade road. This is likely to need upgrading and may require hedgerow removal.

Access to public transport: The nearest bus stop is along Long Lane. This is Route 8 which serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to pedestrian/ cycle: There is a public right of way to the south west. The wider area has cycle links to Newport.

Access to services/ facilities: Newport has a full range of services and facilities

Access to open spaces: There are a number of public open space facilities nearby.

Air quality sensitivities: Agricultural land class:

Mineral resources?: There is a small section to the south corner that is located in a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment?:

Potential constraints to delivery: There is more than one landowner but there are no known covenants or legal issues.

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history: No apparent planning history.

Overarching policy context: The site is located outside but adjacent to the current settlement boundary which is along the north eastern boundary on the other side of the unmade road.

Steering group's conclusion: The steering group concluded that the site is not suitable and had concerns over increased access along Buckbury Lane. The site is elevated and additional concerns were raised over the landscape impact due to the sloping nature of the site.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years.

Put forward for: The site has been put forward for general housing.

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The following comments were made by the members of the panel: The council should await

appeal determination for Fernlea. However, access is poor and would struggle to achieve numbers.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel, this site and the sites in close proximity (IPS138b & IPS407 were re-considered. There is general concern over the access and cumulative impact on the road. If the site were to be considered in conjunction with IPS138b and IPS407 and road improvements and resurfacing were undertaken there may be potential for some limited frontage development, with screening to the west/south west. This was discussed with Island Roads who advised that it is unlikely to be achievable due to costs of improvements required against number of homes. Further concerns were raised by ecology officers in relation to the hedge removal in this area. Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

	to make any proposals acceptable.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are some scrubby areas and some more substantial hedgerows that may have biodiversity interests and require further investigation.
Potential heritage impact:	The site is not in a conservation area but there are two listed thatch cottages within the site on the eastern boundary. As the site affects a listed building, any development must have special regard to the desirability of preserving the buildings or their settings or any features of special architectural or historic interest which they possess.
Site access aspects:	The submitted form advises that the site can be accessed from Allotment Road. This would impart be accessed off a narrow, unmade class 4 road.
Access to public transport:	There are bus stops within the village of Niton. This is Route 6 - Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor and runs Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	There are public rights of way to the north, east (NT21) and south (NT24) of the site that extend into the wider countryside and AONB.
Access to services/ facilities:	Niton has a range of facilities in line with it being a RSC.
Access to open spaces:	There are some open space provisions within Niton and there is access to the wider countryside.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 4.
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Need to understand if the submission includes the listed buildings. Drainage is likely to need upgrading.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	The steering group concluded that the site may have some very limited potential but raise a number of concerns. Whilst the site is located outside but immediately adjacent to the current settlement boundary, there are concerns over the density of the immediate area, impact, proximity and setting of the listed buildings, accessibility of the site given the entrance to the public right of way to the south, the shape of the site and drainage/surface water flooding.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development. Likely to be available in years 6-10 and would be dependent on market forces as to final delivery.
Put forward for:	The site has been put forward for general housing
Conversion?:	Nor applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site may have some limited potential and may therefore be achievable if issues can be resolved. The site as shown includes LBs, this site boundary may need to be amended but the comments remain.

Indicative yield: 1-2

 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The following comments were made by the members of the panel: *Design could reflect and mirror listed buildings which could provide 3-4 units on Northern end. *Not possible near the field gate. * There are better options for development available in the village. *May be ownership questions depending on extent of boundary.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that if site constraint issues and land ownership issues are resolved, 1 or 2 dwellings may be suitable. Therefore the site is considered as currently not developable at this stage.

The site is considered: Currently not developable

 Site could be considered for allocation if ticked Site is suitable for BFR if ticked

SHLAA Ref No:

IPS020

Site Area:

8.5

Site Address:

1) Station Ground/Allotments, Nettlecombe Lane 2) Stenbury Mead, Nettlecombe Lane 3) Corner Field, Nettlecombe Lane

Site location



Site Description:

The site comprises of three field areas on a sloping site with the land rising up away from the village. The fields are all agricultural and one has 2 large agricultural buildings located in the top corner. The fields have strong hedge boundaries.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is greenfield with two large buildings located in the north eastern corner of the site.

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation

	orders or larger trees within the site
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access would be on to Nettlecombe Lane, a single track road. Beyond the dismantled railway towards the main road the road opens up.
Access to public transport:	There is a bus stop at the junction of Nettlecombe Lane with High Street. The bus stop is part of Route 7 that runs - Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor - Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	Public right of way (NT9) runs to the south of the site. There are some roads with footpaths in Whitwell.
Access to services/ facilities:	Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC).
Access to open spaces:	There are only small areas of recreation/open space within Whitwell
Air quality sensitivities:	<div style="display: flex; align-items: flex-start;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">None known</div> <div style="margin-right: 10px;">Agricultural land class:</div> <div style="border: 1px solid black; padding: 2px; flex-grow: 1;"> The classification is Grade 3 for most of the site with Grade 4 to a small area along the east boundary. </div> </div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area
Brief planning history:	No recent planning history.
Overarching policy context:	Whitwell does not currently have a settlement boundary but does have some services and is located close to Niton a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	<div style="border: 1px solid black; padding: 2px;"> The steering group concluded that the site is not suitable. The site is away from other development and located in wider rural area and elevated above the village to the west. Concerns were raised over the wider landscape and visual impact. </div> <div style="margin-top: 10px;"> <input type="checkbox"/> Site suitable if ticked <input checked="" type="checkbox"/> Site available if ticked </div>

Stage D - Assessment - Availability

Availability:	Subject to planning the site could be immediately available with a reasonable prospect of development taking place in the next 5 years.
Put forward for:	The site has been put forward for general housing, mixed development (housing led) and non-housing development.
Conversion?:	Not applicable
Rural exception?:	Would need to be clarified

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not available.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS020

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments:

Not attractive from developers point of view; Doesn't fit with existing context; Issues with services and access; Land slopes up & eastern boundary elevated; Concerns over size of site in context with size of existing settlement; Disconnected.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No: IPS022

Site Area: 1.07

Site Address: Mountfield, Norton Green, Freshwater, Isle of Wight, PO40 9RU

Site location



Site Description: The site is located off the main A3054 outside of Freshwater along Norton Green Road. The site is set behind houses fronting the road. The land rises to the south from the road.

Stages A and B - Discounting

- | | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | 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. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|---|
| Proximity to settlement: | The site is located outside and not immediately adjacent to the current settlement boundary. |
| It is brownfield/greenfield: | The site has had various previous permission for chalets in connection with holiday use. Some of these buildings are still in situ. |
| Potential landscape impact: | The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. |
| Potential biodiversity impact: | The site is not located in any environmental designations. There are a number of TPOs along the southern boundary and one in the centre of the site. These TPOs will need to be taken into account on determining the final developable area of the site if |

	applicable. Further arboricultural/biodiversity studies may be required.
Potential heritage impact:	The site is located adjacent and partly in 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. There are also a number of listed buildings close by, as such 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.
Site access aspects:	The site has a current access on to Norton Green.
Access to public transport:	The nearest bus stop is at some distance along Heathfield Road. This is along Route 7 serving Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a footpath to the north (F12), there are no cycle links close by and the roads do not benefit from pavements.
Access to services/ facilities:	The site is at some distance from the services and facilities within Freshwater.
Access to open spaces:	The site is at some distance from open space provisions within Freshwater but does have access to the open countryside.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is close to some sporadic residential but is an area where there is no direct access to service or facilities.
Brief planning history:	P/00441/16 - 33 units to be residential. Refused and dismissed at appeal. One of the reasons for refusal was the unsustainable location, no shops and services with limited/poor bus service. Unpaved and unlit roads.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. The site is part brownfield due to previous use as holiday lets. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too remote from services and facilities and is not well located or connected for bus services increasing the need to travel by car.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, is for sale, with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years.
Put forward for:	The site has been put forward for general housing, mixed development (housing led), affordable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS022

housing and gypsy and traveller accommodation.

Conversion?: This would need to be determined

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

outskirts of the area where the area is more rural and land agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. Further biodiversity studies may be required.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects: The site has access to Bullen Road but the visibility is restricted by the nearby hedgerows.

Access to public transport: The bus stop is about 0.5km to the north. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being 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: There is a public right of way to the north (R60). There are no cycle links close by and the immediate roads do not benefit from pavements.

Access to services/ facilities: The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised

Access to open spaces: There are no public open space facilities close by but the site has good access to the countryside

Air quality sensitivities: None known **Agricultural land class:** The classification is Grade 3

Mineral resources?: The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate

Is there a loss to employment?: No, the nursery is closed

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site benefits from some utilities but sewerage aspects would be required

Potential compatibility impacts: The site is located away from other development in the wider rural area.

Brief planning history: P/00654/16 - Prior approval for alterations and change of use from shop (A1) to a dwelling (C3) with associated parking (revised scheme). Approved - 28 July 2016.

Overarching policy context: The site is located outside the settlement boundary and in the wider rural area and is in part a brownfield site.

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is beyond the settlement boundary in the wider rural area and is too far out and disconnected from services and facilities.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.

Put forward for: The site has been put forward for general housing.

Conversion?: This would need to be determined

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS023

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS029

Site Area:

0.27

Site Address:

339 Newport Road, Cowes PO31 8PG

Site location



Site Description:

The site is located in Northwood just outside of Cowes. It is a site that extends across the back of the neighbouring site and has boundaries to two roads.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the west boundary.

It is brownfield/greenfield:

The site is a food wholesale/retail store. The existing building is a single storey metal clad unit with small trade/retail counter.

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, close to other housing and development any impact on landscape character will be reduced.

Potential biodiversity impact:

The site is not located in an environmental designation. There is a tree preservation order to the west of the site reference TPO/1995/16. There are a number of mature trees to the field boundary to the north, these form part of a group TPO reference number TPO/1995/16. Relevant surveys will be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS029

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The current access is located along Newport Road the strategic road network. It is located quite close to a junction and traffic lights.
Access to public transport:	The site is located along the Cowes to Newport service that runs every 10 minutes
Access to pedestrian/ cycle:	There is a pavement to the residential side of the west boundary
Access to services/ facilities:	Northwood has access to some services and facilities
Access to open spaces:	There are a few public open space facilities nearby.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	The site is not allocated as employment but there is an employment use within the site
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services. The site also has connection to some facilities.
Potential compatibility impacts:	The site is immediately adjacent to a garage and car dealership buffers to the site are likely to be required.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable for residential development. The site is adjacent to a busy garage and car dealerships with associated services that could lead to compatibility issues if residential were to be developed immediately adjacent. Furthermore, a buffer would be required to the garage and to the TPO area reducing any potential developable area.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development. It is likely to be available within the next 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.
Indicative yield:	0 <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: *The yield is poor and would be more suitable to be used by the garage.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS029

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS032

Site Area:

0.7

Site Address:

Dean Farm, Whitwell Road, Whitwell, Isle of Wight, PO38 2AB

Site location



Site Description:

The site is a collection of farm buildings. To the west of the site the buildings form a complex of stone barn conversions and to the east the buildings are a mixture of sheds and buildings related to the farm. There are hedgerows to the road with a fence in behind and a mix of hedges elsewhere.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and not on class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary in the wider rural area.

It is brownfield/greenfield:

The site has been put forward for consideration through the BFR. Whilst part of the site is brownfield, the other part is still considered greenfield as it is still in agricultural use.

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS032

Potential heritage impact:	The site is not located in a conservation area but the farmhouse and stone barns are listed. The barns, outbuildings and cow sheds are Grade II as is the farmhouse, although this is under a separate listing. Consequently, consideration will need to be given as to whether residential development is suitable taking account the special features and character of the listed buildings and their setting.
Site access aspects:	There are two accesses to the site. One to the yard complex of stone barns and one to the farm yard area. The farm yard access is fairly wide and set back.
Access to public transport:	There are bus stops in close proximity and form part of route 6 - Mon - Sat 5 journeys Sundays 3 journeys. The bus stop are on the main road with no pedestrian footpaths leading to them or bus shelters
Access to pedestrian/ cycle:	There are no pedestrian footpaths, public rights of way or cycle links close by.
Access to services/ facilities:	The nearest RSC is at Niton, Whitwell does have a public house and garage sales court.
Access to open spaces:	There are no public open space provision in close proximity
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	Yes, whilst not an allocated employment site there are local rural businesses within the farm yard
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	There are existing connections on the site and these may be able to be extended.
Potential compatibility impacts:	The site is located away from other development in the wider rural area.
Brief planning history:	No relevant planning history.
Overarching policy context:	The site is located outside the settlement boundary and is in the wider rural area. The site is part brownfield but also contains a greenfield element. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site contains a number of rural businesses and there is concern that these will be lost. Converting any of the listed barns to residential is likely to lose the farm yard setting and character of the listings due to the need for amenity space, residential paraphernalia. There is also concern over the location being outside and away from the settlement boundary and away from the nearby village. There are no pedestrian links or pavements in this area.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but could come forward within the next 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	The site has been put forward for mixed development housing led.
Conversion?:	This will need to be determined
Rural exception?:	This will need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS033

Site Area:

0.07

Site Address:

The Plough & Barleycorn, 4 North Road, Shanklin, Isle of Wight, PO37 6DB

Site location



Site Description:

The site is an existing public house on the main through road in Shanklin. The building is a detached stone built building with road frontage but no onsite parking.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

The site is an existing public house

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal. Impact onto neighbours through overlooking and shading will need to be considered.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects:

The site is located on the strategic road network. It has no ability for onsite parking but is located within the town centre boundary.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Access to public transport:	The site is close to nearby bus stops. Shanklin is served by Routes 2 and 3 that serve Newport to Ryde and run every 30 minutes throughout the week.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the area and the local roads have footpaths. There are cycle links to Newport in the wider area.
Access to services/ facilities:	Shanklin has a wide range of services and facilities.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="There would be a loss of the public house facility"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site has the benefit of connections to some utilities and adjoining properties appear to benefit from connections to utility services."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged."/>
Brief planning history:	<input type="text" value="No apparent planning history."/>
Overarching policy context:	<input type="text" value="The site is located in the settlement boundary."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. There is concern over the loss of a community asset and this would need to go through the correct processes. If the loss could be justified then conversion is more appropriate."/>

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="The building has the potential to be converted."/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that as the site is not suitable it is not achievable"/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The following comments were made by members of the panel: *Loss of community asset has limited weight due to location in Shanklin. *Conversion may not be suitable in viability terms. Possibility also questionable if re-developed. Difficult to design due to overlooking. - The panel noted that residential may be acceptable but there are a number issues to resolve including design challenges."/>
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Stage G - SHLAA Conclusion

Final conclusions:	<input type="text" value="Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA."/>
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The western part of the site and being mostly the access road is located within a biodiversity enhancement area. A watercourse runs along the north western boundary. There are a number of barns and open sheds. Appropriate biodiversity surveys may be required.
Potential heritage impact:	The site is not in a conservation area. There is a barn to the north of the site that is Grade II listed. As the site affects or 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.
Site access aspects:	The site is access down a lane from the main road.
Access to public transport:	There is a bus stop along Bowcombe Road. This is Route 12 and serves Newport Shorwell Brighstone Freshwater Bay Freshwater Totland Alum Bay. The service runs Mon - Fri 5 journeys Saturdays 4 journeys.
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. There is no pavement to Bowcombe Lane.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	Whilst not an allocated employment site, the redevelopment would result in a loss of employment
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Some activities on the site have been industrial and as such parts of the site may need further investigation to ensure there is no contamination or pollution impacts.
Infrastructure capacity aspects:	The site is already serviced by utilities.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. The site is a brownfield site with current employment uses.
Steering group's conclusion:	The steering group concluded that the site is not suitable for residential. Whilst the site is a brownfield site it is located away from the settlement boundary and any services and doesn't relate to any nearby development. Furthermore, the site is an important rural employment site that has a good variety of rural businesses.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: * Concern over loss of rural employment.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS037

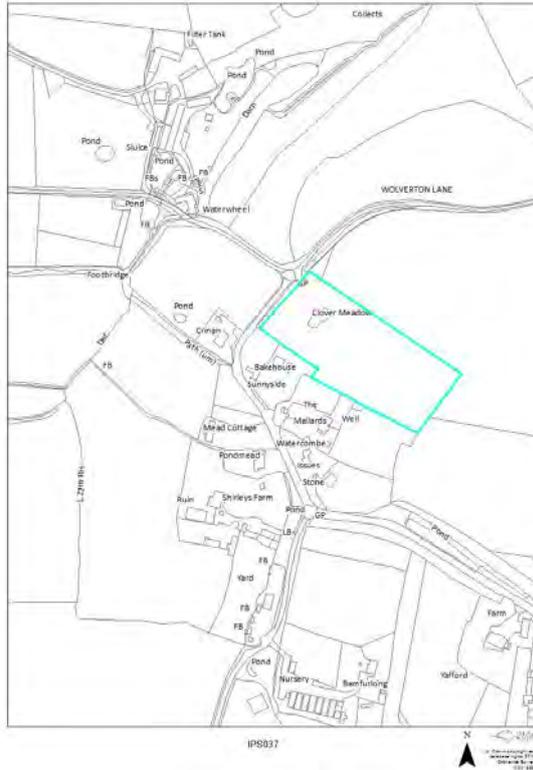
Site Area:

1.29

Site Address:

Brookfield, Yafford, Newport PO30 3LH

Site location



Site Description:

The site incorporates a large detached property and triple garage with garden on all sides. There is a meadow/amenity land to the rear. The site is bounded by a hedge to the road, cut trees to the north and mix of hedges and trees to other boundaries. The site is on the outskirts of Yafford and is the last dwelling to the north of the hamlet.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is both. As the house is in the open countryside, it and its immediate curtilage are brownfield, the amenity land to the rear is greenfield.

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS037

Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has an existing access to the triple garage and is located immediately opposite the junction to the Yafford Mill. There is a lane to the south of the site, this is narrow and unlikely to fit a car.
Access to public transport:	There are no public transport facilities close by
Access to pedestrian/ cycle:	There is a public right of way to the west (SW10), but there are no cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities but the site has good access to the coast and countryside
Air quality sensitivities:	None known
Agricultural land class:	The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is beyond the settlement boundary in the wider rural area. The site is too remote and isolated from services and facilities and represents an unsustainable location.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.
Put forward for:	The site has been put forward for general housing, mixed development (housing led) and allotments
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
Indicative yield:	0

- Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS037

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS039

Site Area:

0.7

Site Address:

Dukes Farm, Rew Street, Gurnard, Isle of Wight, PO31 8NW

Site location



Site Description:

The site is a farm yard with associated buildings and structures. The site has an existing access and is located on the edge of a small hamlet.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINCC, SPA, SSSI, scheduled ancient monument or RIGG

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is a farm yard with associated agricultural buildings which appear to still be in agricultural use.

Potential landscape impact:

The site is not located in an AONB. It is located on the edge of a hamlet adjacent to other development which is located to the north. The site rises to the west. Some impact may be visible in the wider landscape but this would be in context of the existing development.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are a number of buildings and barns that may house bats and swallows as such relevant biodiversity studies may be

	required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has a current access onto the adjacent road
Access to public transport:	There is a bus stop in close proximity, however, this is along Route 32 that serves Cowes Gurnard Northwood Cowes. The bus only runs in the morning from Tuesday to Saturday only. The Cowes service to Newport is a regular service
Access to pedestrian/ cycle:	The nearest public rights of way are to the south approximately 330m away. There are no cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open spaces in close proximity.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The entire site is within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The existing site benefits from utilities and services and therefore it is anticipated that services will be available
Potential compatibility impacts:	The site is a farm yard adjacent to some other residential but located in the wider rural area.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary and is located in the wider rural area. Gurnard has an adopted neighbourhood plan. It sets out that Gurnard Parish is to remain a separate and distinct village and that housing development will generally be small scale to meet the identified housing needs of residents and their families. The Housing Needs Survey estimates a small additional housing requirement (19 additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health. The Plan also set out the need to safeguard and enhance Gurnard's valued landscape, open spaces and biodiversity for the benefit of the local community and visitors. In particular it noted that the Jordan Valley (LCA 7) plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an 'important high quality landscape'. The Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The farm is still a working farm and whilst development may incorporate some reuse of buildings it is not a brownfield site. Furthermore, the site is too isolated, there are no nearby services and there are no pavement connections to Northwood.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS044

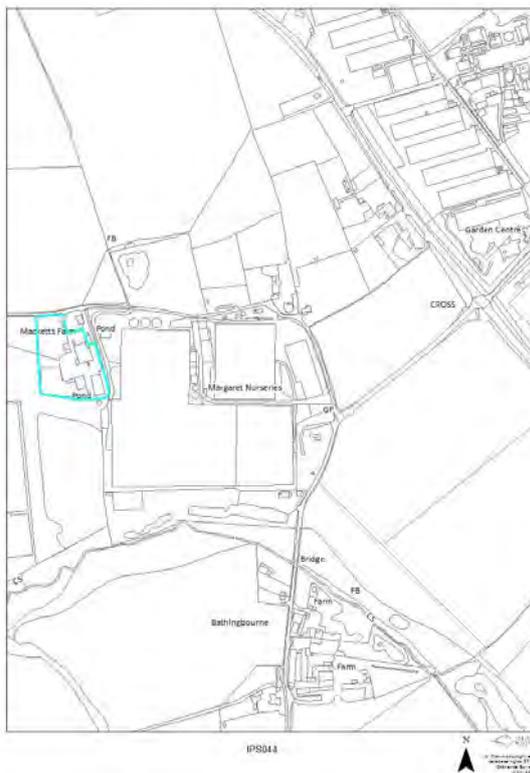
Site Area:

1

Site Address:

Macketts Farm, Macketts Lane, Hale Common, Isle of Wight, PO30 3AS

Site location



Site Description:

The site incorporates Rew Valley Dairies, associated farm buildings and biscuit factory. The fairly flat site is bounded by a mix of hedges, trees and fencing and is accessed off Macketts Lane.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1.

Discount

The site is on Grade 2 agricultural land. This is high grade agricultural land that should be protected. Sites located on Grade 2 are discounted at Stage B. However, as the site is part brownfield and used as a biscuit factory site has been assessed as a reviewed site.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site incorporates Rew Valley Dairies, associated farm buildings and biscuit factory. The site also incorporates a small parcel of land to the west.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS044

	to be considered and reflected in any design principles
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are though a number of barns and buildings within the site that may require appropriate bat surveys.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The site is accessed off Macketts Lane.
Access to public transport:	There is a bus stop to the main road some distance away. This is Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde and runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the north of the site (A21) but no cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities but the site has good access to the countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 2
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	The site is not an allocated employment site but there would be a loss of employment as a result of changes
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but extensions to existing utility services will need to be factored in. - There is a 199KW wood pellet biomass boiler providing heat to neighbouring units.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is a brownfield site located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too remote and isolated from services and facilities increasing the need to travel by car. Furthermore, whilst the site is not an allocated employment site, any change would result in a loss of rural employment.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, is for sale with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS044

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: *Could be a possible site for accommodation for White Salads employees, otherwise commercial.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS045

Site Area:

3.8

Site Address:

East Afton Farm Buildings (to the east of East Afton Farm) and cottages to the west of East Afton Farm, including: Pyewipe, 1&2 East Afton Farm Cottages and Ashwood

Site location



Site Description:

The site is a mix of farm buildings and cottages bounded by a mix of fences and hedges. The site sits slightly lower than the adjacent Newport Road. There is a general downhill slope from south to north.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site incorporates a number of farm buildings and cottages. There is a mix of style of both barns and sheds including block. The site also incorporates brick cottages under slate and tile.

Potential landscape impact:

The site is not located in an AONB but is immediately adjacent to it and the Heritage Coast. The site is outside the settlement boundary in the wider rural area where the land is rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS045

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders within the site but there are some groupings of trees around the cottages. There are also a number of barns and buildings within the site that may require appropriate bat surveys
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	There are a couple of accesses to the site. The one to the west is limited by the curve of the road and visibility to the east is limited due to the dip in the road.
Access to public transport:	There is a bus stop close by. This is Route 7 - Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way to the east (F27) but no cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities but the site has good access to the coast and countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	The site is not located in a mineral or mineral safeguarding area.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is beyond the settlement boundary in the wider rural area and too remote from services and facilities with poor pedestrian connectivity.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS045

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS049

SHLAA Ref No:

IPS049

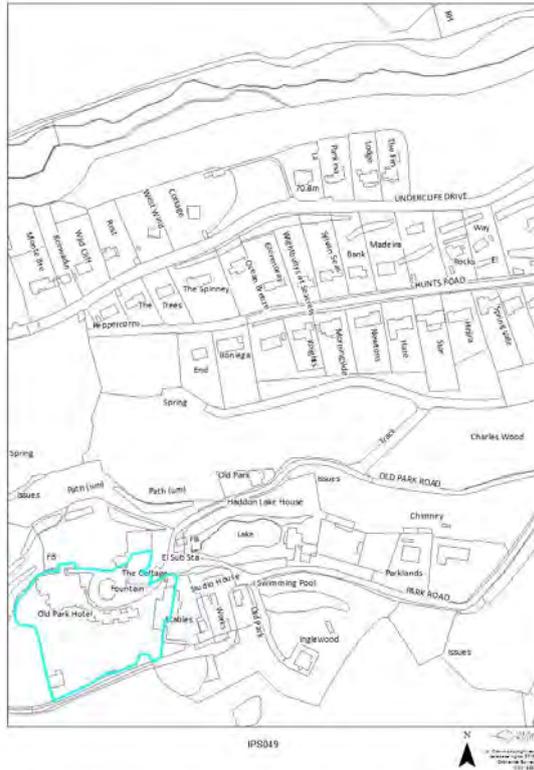
Site Area:

0

Site Address:

Old Park Hotel, Old Park Road St Lawrence Isle of Wight PO38 1XS

Site location



Site Description:

The site is a former hotel set in its own grounds. The hotel is part Victorian, part Georgian with some later extensions. There are some stone walls in the ground and there is mature woodland to the west and north.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is a former hotel and associated building including a separate leisure building

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB. The site is also immediately adjacent to the heritage coast.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS049

Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. The site is also close to a SINC. Due to the proximity of the SINC and the site being wooded with mature trees biodiversity studies are likely to be required.
Potential heritage impact:	The site is not located in a conservation area but the building is listed. As such 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.
Site access aspects:	There is an existing access to the hotel off Old Park Road via a one way system (single track) serving hotel and residential properties.
Access to public transport:	There is currently no bus service serving St Lawrence.
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities close by but the site has good access to the coast and countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 5
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	Redevelopment will result in the loss of Tourism
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Need to consider impact on tourism and any loss of accommodation.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too far from services and facilities and is not well located or connected for bus services increasing the need to travel by car. Furthermore, the hotel is listed and there is concern over converting the building to a number of smaller units. There is also concern over the loss of tourism accommodation.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 18 months
Put forward for:	This would need to be determined
Conversion?:	Potentially depending on the impact on the listed building
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS049

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The following comment was made by panel members: *Some enabling development for the house to be improved may be suitable/ to protect the listed building.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA. If an application were to be submitted it would be assessed on the planning merits and any other material considerations.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS054

Site Area:

0.03

Site Address:

9/11 George Street, Ryde, IOW, PO33 2EB

Site location



Site Description:

The site is a current tyre business located in Ryde. The building is mostly single storey with a two-storey element set back from the road.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The majority of site is located in FZ 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.

The site is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

The building is mostly single storey with a two-storey element set back from the road.

Potential landscape impact:

The site is not located in an AONB. 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.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS054

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.
Potential heritage impact:	The site is located in the conservation area and adjacent to listed buildings. As the site affects or is near to listed buildings/conservation area, 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 it possesses and the character of the area.
Site access aspects:	The site is accessed off George Street.
Access to public transport:	There are bus stops in close proximity and Ryde is well served by public transport as well as ferries.
Access to pedestrian/ cycle:	There are no public rights of way or cycle paths in close proximity, but the area is well served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.
Access to services/ facilities:	The site is in the settlement boundary of Ryde where there are a range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby
Air quality sensitivities:	None known Agricultural land class: The classification is urban
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	Yes
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is within the settlement boundary but subject to flooding so will need to meet the relevant tests. The loss of employment will also need to be considered.
Steering group's conclusion:	The steering group concluded that the site is not suitable. Whilst the site is a brownfield site, located in the town centre and in an area of regeneration, there is concern about achieving a safe means of access and egress should flooding occur.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but will be in years 6-10. Once commenced could be achieved within 1 year.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable. Some residential above a ground floor commercial element may be acceptable subject to appropriate considerations but it is not considered that minimum numbers for SHLAA could be achieved.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS054

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Maybe a windfall – safe means of access required.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

buildings and may require further biodiversity studies. The whole site is in a biodiversity enhancement area.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS056

Panel comments:

The comments of the SHLAA panel were mixed. The following comments were made: The site is brownfield and suitable for residential development. Concerns over viability of residential being less than existing use. Concerns over the distance from existing built farm and agree with the steering group. Concerns and issues regarding access. Would not consider existing use could be re-located into existing industrial estate due to gas storage. Possible 4 if able.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked
- Site is suitable for BFR if ticked

to be considered and reflected in any design principles

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are though a number of barns and buildings within the site that may require appropriate bat surveys.

Potential heritage impact: The site is not located in a conservation area. The site forms part of a historic farmyard setting and incorporates a number of Grade II listed barns. There is also a listed building immediately to the north of the site. As such 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.

Site access aspects: The site is served by the existing access onto the main A3056.

Access to public transport: There is a bus stop to the main road some distance away. This is Route 8 - Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde and runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to pedestrian/ cycle: There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.

Access to services/ facilities: The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised

Access to open spaces: There are no public open space facilities but the site has good access to the countryside.

Air quality sensitivities: None known **Agricultural land class:** Agricultural Land Grade 2

Mineral resources?: The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment?: The site is not an allocated employment site but there would be a loss of employment as a result of changes

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site has some utilities but extensions to existing utility services will need to be factored in.

Potential compatibility impacts: The site is beyond the built up area and located in the wider rural area.

Brief planning history: LDC for civil engineering business and ready-mix concrete supplier, conditional approval 4 March 1998: (TCP/15331/B/P/285/98) TCP/15331/E, P/00095/14: Change of use of redundant agricultural building to waste transfer station, approved 26 April 2013

Overarching policy context: The site is a brownfield site, used for employment uses and located outside the settlement boundary in the wider rural area

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is too remote and isolated from services and facilities. Furthermore whilst the site is not an allocated employment, any change would result in a loss of rural employment.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: It is not clear if the site is immediately available but might be available within the next 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 4 years.

Put forward for: The site has been put forward for general housing and mixed development (housing led)

Conversion?: This would need to be determined

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: The buildings are being used for different uses with possible long leases. Not a suitable location for residential.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS061

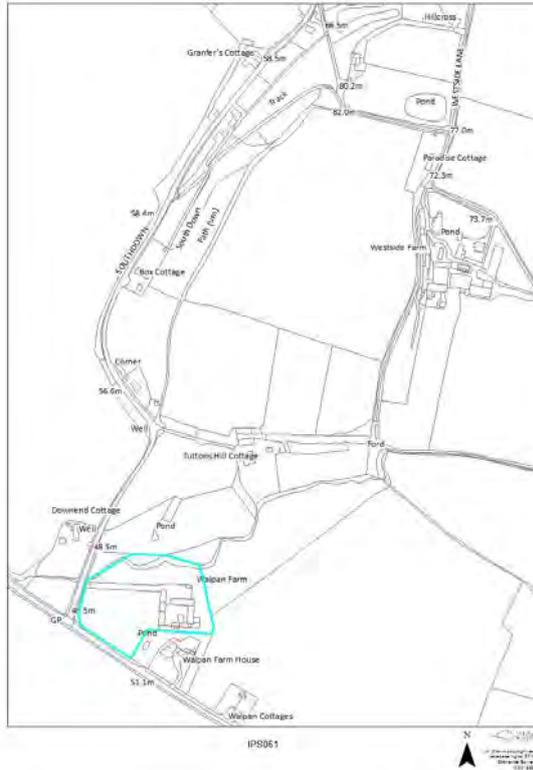
Site Area:

1.25

Site Address:

Walpan Farm, Military Road, Chale, Ventnor, Isle of Wight

Site location



Site Description:

The site is located along Military Road is fairly flat and comprises a group of stone buildings around a central square.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is considered brownfield as it is considered there has been a material commencement of the planning permission and the agricultural use has finished. The buildings on the site are a group of stone buildings around a central square.

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are a number of barns on the site. The site is in a biodiversity enhancement area and there is a watercourse to the north. Appropriate surveys may be required.
Potential heritage impact:	The site is not located in a conservation area but there are listed buildings to the north west and south east as such 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.
Site access aspects:	The site can access the road network and has a suitable access as a result of the previous permission.
Access to public transport:	There are no bus services in close proximity
Access to pedestrian/ cycle:	There is a public right of way to the south east edge of the site, (C19). There are no cycle links and there are no pavements to the road network
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities but the site has good access to the coast and countryside
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities.
Potential compatibility impacts:	Whilst the site has permission for holiday use, the site is some distance from services.
Brief planning history:	P/01727/00 - approved to convert barns to 6 units for holiday accommodation and manager unit. P/01669/16 - refused to remove conditions to allow residential.
Overarching policy context:	The site is located outside the settlement boundary and is located in the wider rural area. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is located in the wider rural area, is in an unsustainable location being isolated from services and facilities.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year
Put forward for:	The site has been put forward for affordable housing only
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS061

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: A barn conversion policy should be considered as there is demand for this type of unit.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS062

Site Area:

11.5

Site Address:

Kenneth House, Eddington Road, Nettlestone, PO34 5BU

Site location



Site Description:

The site comprises of agricultural fields once associated with the farm buildings at Kenneth House. The site is bounded by hedgerows and mature trees. The western fields are relatively level. The eastern most fields slope down eastwards gaining views of Bembridge harbour

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the sit

Potential landscape impact:

The site is not located in an AONB. It is on the outskirts of the area where the land is more rural/agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principle.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered as well as mature hedgerows. Further studies may be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS062

Potential heritage impact:	The site is not located in a conservation area. The site is located immediately east of the Church of St Helens a grade II listed building. As the site affects or 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.
Site access aspects:	The site can be accessed from Eddington Road
Access to public transport:	This is along 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:	There are three public footpaths within the site, R80 & 81 cross the site diagonally and R83 crosses the site north to site. Given the location of these rights of way, if the site is deemed suitable they will need to be taken into account in any layout design.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The Sandown sewer line follows the direction of footpath R81
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	Lawful Development Certificate for continued occupancy of dwelling unrelated to agriculture, Kenneth House, Eddington Road, St. Helens, Ryde, conditional approval 24 August 2017 (P/00838/17/LDC/20348/D)
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.
Steering group's conclusion:	The steering group concluded the site is not suitable. They had concerns over the location, concluding the site is too far out, too rural and too isolated with poor connections. Further concerns were raised over the impact on the church.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development. Likely to be available in years 6-10
Put forward for:	The site has been put forward for general housing with an option for a retirement village within an enhanced landscape setting.
Conversion?:	Not applicable
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPSO63

Site Area:

1

Site Address:

Land at Priory Drive, PO34 5BU

Site location



Site Description:

The site comprises of part of an agricultural field that fronts Priory Drive. The site is bounded to three sides by hedgerows and is open to the south.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Seaview/Nettlestone does not have a settlement boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is on the outskirts of the area where the land is more rural/agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principle.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are mature hedgerows and appropriate surveys may be required.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS063

Site access aspects:	An access would need to be located onto Priory Drive and would require some hedgerow removal. The lane is narrow at this point with few passing places.
Access to public transport:	There is a bus stop along Caws Avenue. This is along 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:	There is a public right of way to the east of the site (R83, R74) and is fairly close to the coastal footpath. There is no dedicated cycle path.
Access to services/ facilities:	There are some services in Seaview but it is not a rural service centre
Access to open spaces:	There is limited public open space provision nearby but the coastal footpath and coast is closely located to the east.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services, extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential to the north but has fields to the east and south.
Brief planning history:	No apparent planning history.
Overarching policy context:	Seaview/Nettlestone does not have a settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are a number of access issues and the site is located on the edge of the area where it is more rural.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text"/> The site is not immediately available for development. Likely to be available in years 6-10
Put forward for:	<input type="text"/> The site has been put forward for general housing.
Conversion?:	<input type="text"/> No
Rural exception?:	<input type="text"/> No

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text"/> The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	<input type="text"/> 0 <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text"/> The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:	<input type="text"/> Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS064

Site Area:

1.7

Site Address:

Land at Seven Sisters Road, Ventnor, PO38 1UY

Site location



Site Description:

The site is a series of open spaces set within a treed landscape to the east of St Lawrence Shute, and adjoining Seven Sisters Road. The site is surrounded by trees. The topography reflects steep slopes mixed with level plateaus that are currently used as builders yard/ storage areas / paddocks.

Stages A and B - Discounting

Environmental designations A1:

0.75ha of the site is located within a SINC and has been discounted from the assessment.

Discount

The remainder of 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.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the current settlement boundary of Ventnor but is adjacent to the village of St Lawrence.

It is brownfield/greenfield:

The site has some structures within the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area with views out to sea. Whilst it is located close to St Lawrence the area is quiet and rural in context. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:	0.75ha of the site is located within a SINC and has been discounted from the assessment. The northern half of the site is under an area TPO - TPO/1969/6. This includes an additional section that is also a TPO wood TPO/1954/1. The site is within a biodiversity enhancement area. The remainder of the site outside the SINC and TPO area is located between two SINC's with buffers. This amounts to approximately 0.5ha. Given the nature of the site, further biodiversity studies will be required.
Potential heritage impact:	The south west corner of the site is located within the St Lawrence Conservation Area as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. There are no listed buildings in close proximity.
Site access aspects:	Access is off Seven Sisters Road / Fishes cul-de-sac.
Access to public transport:	There is currently no bus service serving St Lawrence.
Access to pedestrian/ cycle:	There is a public right of way that crosses the site north to south on the western half (V76). There are no cycle paths in close proximity, but the wider area has cycle links to Newport.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	Pelham Woods is located immediately to the south,
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 4
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	An application for proposed bungalow, Seven Sisters, Seven Sisters Road, Ventnor, pending decision. (TCP/22509/B/P/00233/18)
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too sensitive in terms of ecological impact both in terms of trees and biodiversity. There is also concerns over instability and visual impact.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years.
Put forward for:	The site has been put forward for general housing & bespoke design eco-housing to enable improved footpath and cycle network linking Ventnor and St Lawrence.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS064

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: Could be a possibility for 2-3 houses but probably below SHLAA levels. If developed it could allow footpath to be re-instated. Possible small scale but outside of SHLAA- Windfall.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS070

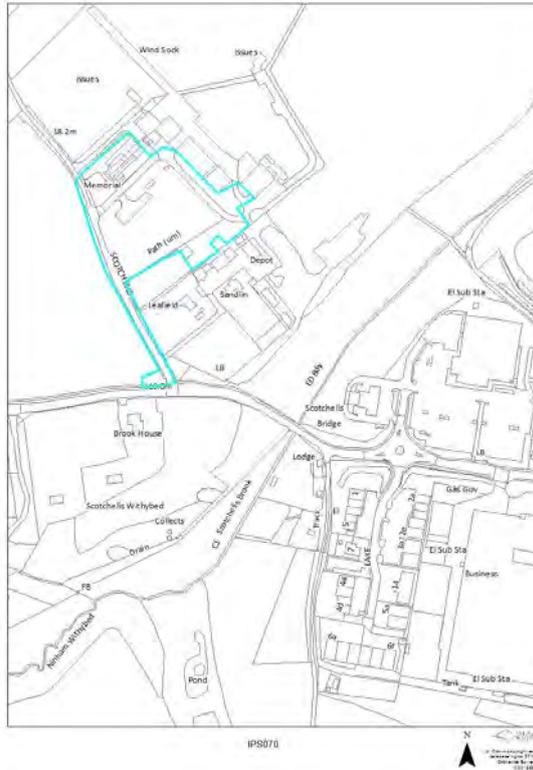
Site Area:

1.2

Site Address:

Land at Sandown Airport, Scotchells Brook Lane, Newport Road, Sandown

Site location



Site Description:

The site is located adjacent to Sandown Airport and has building located within it associated with that use. The site is level with views across the site to the open countryside beyond.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site is a mix of greenfield and brownfield. There are buildings relating to airport uses and hangers

Potential landscape impact:

The site is not located in an AONB. It is beyond the settlement limits close to tourism uses and adjacent to a small local airfield. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The south east boundary is located adjacent to an area TPO.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS070

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed via Scotchells Brook Lane which is a private unmade road. This leads onto the strategic road network.
Access to public transport:	The site is close to bus route 8 serving Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are a network of public rights of way on close proximity to the site and SS28 goes through and along the south east boundary, the wider area has access to cycle links.
Access to services/ facilities:	Nearby Lake and Sandown have a wider range of facilities and services.
Access to open spaces:	Nearby Lake and Sandown have access to open space facilities and the site has good access to the open countryside
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	The site is not an allocated employment site but does have some employment uses that may be lost as a result of redevelopment.
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site has some utilities and adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is located in close proximity to Sandown Airport - consideration will need to be given to the existing uses in this location.
Brief planning history:	An application for replacement planning permission (P/00052/07 – TCP/20677/X: construction of 2/3 storey blocks of 42 holiday accommodation with associated swimming pools, alterations to vehicular access in order to extend the time limit for implementation, land at Sandown Airport, Newport Road, Sandown, conditional approval 01 December 2014 (TCP/30788/P/01591).
Overarching policy context:	The site is located outside and not immediately adjacent to the current settlement boundary, it is in part a brownfield site.
Steering group's conclusion:	The steering group concluded the site is not suitable due to compatibility concerns with the current adjacent use. Furthermore, there is concern over the access to the site, noting that the current junction has poor visibility and there is no pedestrian connectivity.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers, with a reasonable prospect of development taking place within 5-15 years. Once commenced could be achieved within 0-10 years.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Poor access and too far away. Would need to consult NATS.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS084

Site Area:

30

Site Address:

Beaper Farm, Brading Road, Ryde, Isle of Wight, PO331QJ

Site location



Site Description:

The site is along the strategic road network and is set behind hedges interspersed with trees. Part of the site is a touring and static camp site and comprises of a number of fields with hedgerow boundaries. There are trees to the south boundary that form part of the ancient woodland. There is an area to the north east of the site that is part of a larger ancient woodland, the eastern boundary is located immediately adjacent to a SINC.

Stages A and B - Discounting

Environmental designations A1:

Approx. 4.25ha of the site is located in an ancient woodland and SINC buffers and has been removed from the assessment

Discount

The remainder of 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.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

0.7ha of the site to the south east is located in FZ 2 and 3 and has been removed from the assessment.

Discount

The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area

It is brownfield/greenfield:

The site is a mix of greenfield and brownfield. The brownfield element is as a result of the touring/static camping of the site.

Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles
Potential biodiversity impact:	Approx. 4.25ha of the site is located in a ancient woodland and SINC buffers and has been removed from the assessment. There are no tree preservation orders across the site but there are a number of larger trees, individuals and groupings that will need to be considered. Given the trees and proximity to biodiversity designations, it is likely that relevant studies will be required.
Potential heritage impact:	The site is not located in a conservation area, Beaper Farmhouse is Grade II listed building as such 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.
Site access aspects:	There are two or three potential access points from the main strategic road network.
Access to public transport:	There is a bus stop close by this is along route 3 serving Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes.
Access to pedestrian/ cycle:	There is a public right of way running through the site in the top north west corner this is B67. There are no cycle links close by and the roads have no pavements.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities close by but the site has access to the countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	There is a pocket to the top north east corner of the site and south east corner that is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	There would be a loss of tourism accommodation.
Potential constraints to delivery:	There is more than one landowner (2) but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area, there would be a loss of tourism should the site be developed for residential.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is beyond the settlement boundary in the wider rural area and is too far out and disconnected from services and facilities. There is also concern over access, the landscape and visual impacts and concern over settlement coalescence between Brading and Ryde.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS085a

Site Area:

4

Site Address:

Land at Reynolds and Reed, Binstead

Site location



Site Description:

The site is the current site of Reynolds and Reed Plant Hire and associated yard, buildings and parking areas. The site is bounded by low hedges and fencing, is level with two access to the road network.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary.

It is brownfield/greenfield:

The site includes a large single storey commercial warehouse building and associated yard, buildings and parking areas

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary where the land is more rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no tree preservation orders or larger trees within the site

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS085a

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed off the main road network and has two vehicular accesses
Access to public transport:	There is a bus stop near the site. This is Route 37 and serves Ryde Haylands Binstead Ryde and runs Mon to Sat up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the south east (R37), the wider area has cycle links but the immediate roads do not have pavements
Access to services/ facilities:	The nearest facilities are in Ryde which has a wide range.
Access to open spaces:	Ryde has a number of public open space facilities but the site has good access to the countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The top north west section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	Whilst not an allocated employment site redevelopment for houses could result in a loss of a rural business site
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Due to previous uses contamination investigations may be required.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and has business uses on it currently.
Brief planning history:	Change of use of land and buildings to haulage operating centre including plant hire and ancillary aggregate storage (sui generis use), Brickfields, Newnham Road, Ryde, allowed at appeal 30 December 2015 (TCP/32000/P/01085/14).
Overarching policy context:	The site is located outside the settlement boundary but is a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that the site is not suitable. It is located outside the settlement boundary with poor pedestrian connectivity. Furthermore, there is concern over the loss of an employment facility.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5-15 years. Once commenced could be achieved within 5-10 years.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield: 0 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Used for employment/leisure/tourism. It currently operates a waste transfer, concern over loss. Question viability for residential due to existing commercial uses.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No: IPS085b

Site Area: 3.5

Site Address: Land adjacent to Reynolds and Reed, Binstead

Site location



Site Description: The site is immediately adjacent to Reynolds and Reed Plant hire and are two field areas that are fairly level and bounded by hedgerows.

Stages A and B - Discounting

- | | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | 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. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|--|
| Proximity to settlement: | The site is located outside and not immediately adjacent to the current settlement boundary. |
| It is brownfield/greenfield: | The site is greenfield and there are no buildings or structures located on the site |
| Potential landscape impact: | The site is not located in an AONB. It is outside the settlement boundary where the land is more rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. |
| Potential biodiversity impact: | The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no tree preservation orders or larger trees within the site |
| Potential heritage impact: | The site is not located in a conservation area and there are no listed buildings close by. |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site access aspects:	Whilst there is access to the Reynolds and Reed site, the two adjacent fields do not have a current access but there is road frontage and is likely to result in some hedgerow removal.
Access to public transport:	There is a bus stop near the site. This is Route 37 and serves Ryde Haylands Binstead Ryde and runs Mon to Sat up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the south east (R37), the wider area has cycle links but the immediate roads do not have pavements
Access to services/ facilities:	The nearest facilities are in Ryde which has a wide range.
Access to open spaces:	Ryde has a number of public open space facilities but the site has good access to the countryside
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is beyond the built up area and has business uses adjacent to it.
Brief planning history:	Change of use of land and buildings to haulage operating centre including plant hire and ancillary aggregate storage (sui generis use), Brickfields, Newnham Road, Ryde, allowed at appeal 30 December 2015 (TCP/32000/P/01085/14)
Overarching policy context:	The site is outside the settlement boundary beyond the built up area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. It is located outside the settlement boundary with poor pedestrian connectivity. Furthermore, there is concern over the visual impact of development across the site.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5-15 years. Once commenced could be achieved within 5-10 years.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS087

Site Area:

1.83

Site Address:

Agricultural Showground, Cowes

Site location



Site Description:

The site is located along the main Cowes to Newport road and forms part of the Agricultural showground. The area is alongside the main road and is level with post and wire fencing to all but the south boundary that has a hedge.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary and located between Cowes and Newport where the area is more rural/agricultural. There are views across the river valley the other side. If development is considered appropriate, the impact on the wider area, coalescence and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site is within a biodiversity enhancement area.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS087

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has access onto Newport Road the strategic road network and has good visibility in both directions.
Access to public transport:	The site is located along the Cowes to Newport service that runs every 10 minutes
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. There is a pavement alongside the road.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised.
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The entire site is located within the mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No but part of the showground will be lost
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site forms part of the agricultural showground, it is unclear how the showground would operate if residential were to take place to the front extent of the site.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and is located between Cowes and Newport.
Steering group's conclusion:	The steering group concluded that the site is not suitable. Development along the frontage of the site would lead to development extending too far north resulting in increased settlement coalescence.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS087

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS088

Site Area:

1.1

Site Address:

Land at rear of Fowlsdown Farm Canteen Road, Whiteley Bank

Site location



Site Description:

The site is located in Whiteley Bank and is an area of grazing farm land . It is bounded hedgerows and slopes from east to west and away from dwellings.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area and is more rural/agricultural. The field slopes from east to west across a medium gradient and site slopes downwards away from dwellings. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is a right of access to the site. This would need opening up as narrow and onto a busy road. Likely to require some hedge removal.
Access to public transport:	There is a bus stop to the south east of the site along the main road. This is Route 3 - Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes. Route 2 also serves this area.
Access to pedestrian/ cycle:	There is a public right of way to the west and south of the site. There are no dedicated cycle paths in close proximity or pavements to roads.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities but the site has access to the wider countryside
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is in an unsustainable location where there is no access to services or facilities. Furthermore, there is concern over the visual impact when driving from Newport to Shanklin.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS089

preservation orders or larger trees within the site. The land is mainly scrubby with a mix of grasses. There is a hedge to the roadside boundary and a mix of scrubby hedges to all other boundaries and trees interspersed to the south east. Relevant biodiversity studies may be required.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by. Whilst there are no listed building there is a building of character immediately adjacent to the site, a small former chapel.

Site access aspects:

The site has a current farm gate, this is immediately next to the former chapel building and restricts visibility. There is a gap in the hedgerow further down the site. Street parking and a bend in the road restricts clear flow of traffic and visibility. Access would need upgrading and is likely to require the front hedge to be removed.

Access to public transport:

There is a bus stop close by. This is Route 6 which serves Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor and runs Mon - Sat 5 journeys | Sundays 3 journeys

Access to pedestrian/ cycle:

There are network of public rights of way adjacent to the village. There are no dedicated cycle paths in close proximity. The road has a pavement to the west of the site.

Access to services/ facilities:

Chillerton has a primary school and community hall

Access to open spaces:

There is a village playground and village green

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

The site is not located in a mineral or mineral safeguarding area

Is there a loss to employment?:

No

Potential constraints to delivery:

There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects:

The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in

Potential compatibility impacts:

The site is close to existing residential but there are clear breaks/gaps to the east side of the road that form part of the character of the area.

Brief planning history:

No recent planning history.

Overarching policy context:

The site is located outside the settlement boundary and in the wider rural area.

Steering group's conclusion:

The steering group concluded that the site is not suitable. There are concerns over the levels and sloping nature and that development would lead to a tiered form that would result in an incongruous layout in terms of the existing street scene. Further, it would lead to increase sporadic development disrupting the rhythm of gaps that currently exist.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years in one phase.

Put forward for:

The site has been put forward for general housing and mixed development (housing led)

Conversion?:

No

Rural exception?:

No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS089

Steering group's conclusions: The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: The existing settlement is a very linear site. Provides opportunity to create village centre. Visibility not a problem but would need to cut into bank. Number of resultant units likely to fall outside of SHLAA (under 5). The village needs marginal growth to sustain school. Frontage development would be similar to the other side of the road, smaller sites of this nature are viable and have demand in this area. - The comments from the panel were that they felt some development is acceptable.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site but were still concerned about the sloping nature and the associated impacts. They concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS092

Site Area:

1.29

Site Address:

Land off Newport Road, Apse Heath, PO36 0JR (to the east of Kiandra)

Site location



Site Description:

The site is located along the main road of Apse Heath and is part of a field. The boundary to the road is tree lined with post and wire fencing behind. The site is fairly level adjacent to the road and then slopes steeply to the south.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Apse Heath does not have a settlement boundary and therefore the site is in the wider rural area.

It is brownfield/greenfield:

The site is currently agricultural with no buildings or structures.

Potential landscape impact:

The site is not located in an AONB. It is in the wider rural area. The site is fairly level to the roadside boundary but slopes down significantly to the south towards the wider agricultural fields. The site has wide ranging views across the open landscape to the south.

Potential biodiversity impact:

The site is not located in an environmental designation. However, there is a SINC with 5m buffer to the east, consequently appropriate ecological survey may be required. There are no tree preservation orders or significant trees within the site but there are

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: Potential heritage impact: Site access aspects: Access to public transport: Access to pedestrian/ cycle: Access to services/ facilities: Access to open spaces: Air quality sensitivities: Agricultural land class: Mineral resources?: Is there a loss to employment?: Potential constraints to delivery: Infrastructure capacity aspects: Potential compatibility impacts: Brief planning history: Overarching policy context: Steering group's conclusion: Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability: Put forward for: Conversion?: Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions: Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS092

Panel comments:

Whilst there was overall agreement, not all the SHLAA panel agreed with the steering group's conclusions. The following comments were made: There are potential issues with access. Potential for frontage development. Only landscape gap in the area.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site but are still concerned about the steeply sloping nature, associated impacts and the importance of the gap. They concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS093

Site Area:

1.47

Site Address:

Land off Alvington Manor View, Newport, Isle of Wight, PO30 5NZ

Site location



Site Description:

The site comprises of 2 areas of agricultural fields bounded by hedges and a post and wire fencing. The site gently slopes from the south to the north.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is outside the settlement boundary which is 50m to the east.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders within the site though there are some trees within the boundaries.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by

Site access aspects:

The site can only be accessed via the farm track that is also public footpaths N82 and

SHLAA Site Assessments - Currently Not Developable

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	N151 or potentially through the adjacent site that has planning permission
Access to public transport:	The nearest bus stop is along Gunville Road over 350m away along the network of public rights of way or through the adjacent site once developed.
Access to pedestrian/ cycle:	There are network of public rights of way immediately adjacent to the site but there are no dedicated cycle paths in close proximity
Access to services/ facilities:	Gunville has a number of services and facilities but the site is also on the outskirts of Newport.
Access to open spaces:	The site is not located close to any recognised open/recreation space
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area.
Brief planning history:	No recent planning history
Overarching policy context:	The site is outside the settlement boundary which is 50m to the east.
Steering group's conclusion:	The steering group concluded that the site is not suitable. Whilst the settlement boundary is located in close proximity, it is not clear whether the adjacent development layout would enable access and Alvington Manor View cannot take any more traffic. Using Manor Farm Lane would require additional traffic through the farm and via a track and public right of way which is not considered suitable. Furthermore the site does not relate well to the nearby pattern of development.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	The site has been put forward for general housing
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Access is poor.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS093

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS095

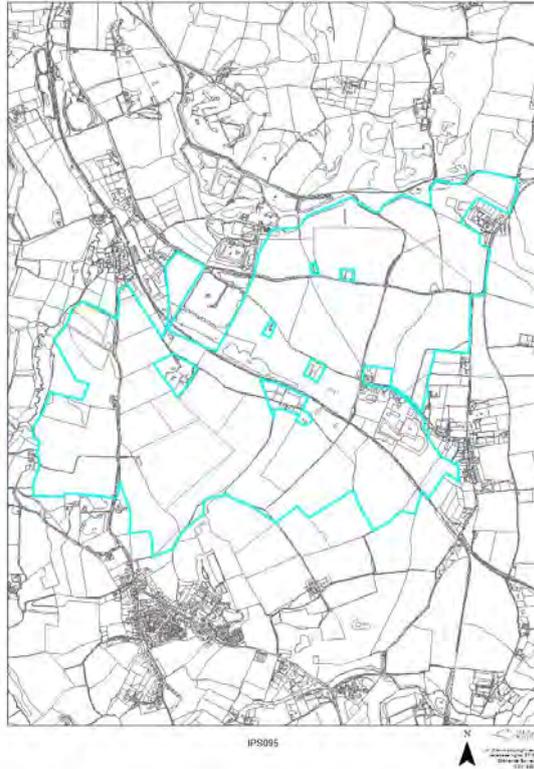
Site Area:

365.69

Site Address:

Land at Merstone and Arreton: between Blackwater Hollow and Merstone Lane; to the west of Blackwater Hollow and to the north of Blackwater Road; including Merstone Manor Farm, Chapel Lane, Merstone, Isle of Wight, PO30 3BZ

Site location



Site Description:

The site is an extremely large site and has been put forward as a potential new town. It is located between Blackwater Hollow, Merstone Lane, west of Blackwater Hollow and to the north of Blackwater Road and includes Merstone Manor Farm. The site is predominately bounded by a mix of mature hedgerows with the land undulating from the valley floor.

Stages A and B - Discounting

Environmental designations A1:

Approximately 3.5ha of land to the centre east of the site, 1.0ha at the northern tip and 1.0ha along a roadside is located in a SINC. This has been discounted and removed from the following assessment.

Discount

The remainder of 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.

Environmental designations A2:

There is a green corridor that runs through the site. The extent of which is not clear and would need to be confirmed and discounted from the assessment.

Discount

The remainder of the site is not located within any environmental designations including heritage coast, historic park or garden, open space

Flood zones/agricultural class/size:

FZs 2 and 3 run along the valley bottom and follow the length of the watercourse. It is not clear as to the extent and this would need to be confirmed and discounted from the assessment.

Discount

Approximately 103ha are located on Grade 2 agricultural land. This is high grade agricultural land that should be protected. Sites located on Grade 2 are discounted at Stage B. As the site extends beyond this the remainder of the site is assessed below.

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside the settlement boundary and is located in the wider rural area.
It is brownfield/greenfield:	The site is a large site and is predominately greenfield with some small areas of brownfield. There are a number of structures and buildings across the site.
Potential landscape impact:	The site is not located in an AONB but parts of the site are immediately adjacent. Given the size and nature of the site a full landscape character assessment will be required if development is considered acceptable.
Potential biodiversity impact:	Approximately 3.5ha of land to the centre east of the site, 1.0ha at the northern tip and 1.0ha along a roadside is located in a SINC. There is a water course in the valley bottom and a number of ponds across the site. There are a number of single and group TPOs across the site. Given the size and nature of the site a range of biodiversity, arboricultural and ecological surveys will be required if development is considered acceptable.
Potential heritage impact:	The site does not include a conservation area but there are likely to be listed buildings either within the site or adjacent to it as such 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. Given the size and nature of the site archaeological investigations may be required if development is considered acceptable.
Site access aspects:	Given the size and nature of the site there are likely to be a number of access options and a traffic impact assessment will be required if development is considered acceptable.
Access to public transport:	There are a number of bus stops located within or adjacent to the site, these provide access to the wider area but new routes are likely to be required due to the scale of the site if development is considered acceptable.
Access to pedestrian/ cycle:	There are a number of public rights of way within and adjacent to the site and there is a cycle track through the site.
Access to services/ facilities:	Given the size and nature of the site services and facilities will be required throughout if development is considered acceptable.
Access to open spaces:	Given the size and nature of the site a number of public open space facilities will be required throughout if development is considered acceptable.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 2, 3 and 4.
Mineral resources?:	The southern half and small pockets to the north are located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	<input type="text"/> To be confirmed
Potential constraints to delivery:	<input type="text"/> There are two landowners but there are no known covenants or legal issues.
Infrastructure capacity aspects:	<input type="text"/> Given the size and nature of the site a full range of utilities and infrastructure aspects will be required throughout if development is considered acceptable.

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SHLAA Ref No:

IPS095

Potential compatibility impacts:

To be confirmed - Consideration of spatial options are required.

Brief planning history:

Various across the area, none appear to relate to residential.

Overarching policy context:

The site is located outside the settlement boundary and in the wider rural area. In regards to the upcoming review of the local plan, consideration of spatial options are required.

Steering group's conclusion:

The steering group acknowledged that the site has been put forward as a new settlement but with limited information and as such concluded that the SHLAA process is not initially a suitable platform to assess the suitability of this site due to the scale, size and nature of the site put forward. Furthermore, a site of this scale will need appropriate surveys, studies, Environmental Impact Assessment and Habitat Regulation Assessment that cannot be adequately undertaken in this process at this stage. It is considered that the work required to inform a full allocation of a new settlement cannot be undertaken in the timescale for the Island Planning Strategy document. Consequently, a further local development document will be prepared to establish detailed requirements and consider the options submitted to the council.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is not immediately available for development but is likely within the next 5 to 15 years with a reasonable prospect of development taking place within 5 years and once commenced could be achieved within 10-15 years.

Put forward for:

The site has been put forward for general housing, mixed development (housing led) and non-housing development.

Conversion?:

This would need to be determined

Rural exception?:

Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site should initially be considered outside of the SHLAA process

Indicative yield:

NA

 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the Island Planning Strategy will consider the need for a new settlement and any associated broad locations.

The site is considered:

Currently not developable

 Site could be considered for allocation if ticked Site is suitable for BFR if ticked

SHLAA Ref No:

IPS097

Site Area:

2

Site Address:

Land at the junction of Old East Cowes and Whippingham Road, Whippingham, also known as Heritage Hollow, PO32 6NQ

Site location



Site Description:

The site is located at Alverstone Cross and has a roadside boundary on two sides. The site comprises of scrub and trees with two small caravans on site. There are hedges to the roadside boundary and a post and wire fence to the west adjacent to the track.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

The top western edge is within a SINC buffer zone but this should not affect the developable area.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

The top western corner is within FZ2 and 3 but this should not affect the overall developable area.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site. There are two small caravans

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary where the

	land is becoming more rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The top western edge is within a SINC buffer zone and there is a water course to the north and water and pipes to the south. There are some hedges with trees interspersed within the site and hedges bounded. Appropriate biodiversity studies are likely to be required including consideration of the site's proximity within the 3km radius of Briddlesford Copse
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is on a bend and just before a cross roads. The road alongside of the eastern boundary is the strategic road network. The road to the south is currently a no-through road.
Access to public transport:	The bus stop is located on the main road to the east just outside to the north of the site. Route 5 is Newport Whippingham Osborne House East Cowes. This runs Mon - Sat up to every 20 minutes Sundays up to every 30 minutes. Route 4 is Ryde Binstead Wootton Whippingham Osborne House East Cowes. This runs Mon - Sat up to every 60 minutes Sundays up to every 60 minutes
Access to pedestrian/ cycle:	There are no pavements in this area. There is a public rights of way and cycle link in the wider area.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There is an area just to the south that is designated common ground.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is more than one landowner. Southern Water has a right of access over part of the land as well as an easement for a water main along the southern boundary.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area.
Brief planning history:	No apparent planning history
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. Whilst there is a bus stop nearby, the site is not in a sustainable location. There are no services or facilities nearby and the area does not facilitate walking. There is also concern over potential landscape impacts.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	The site has been put forward for mixed development (housing led)
Conversion?:	No

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS097

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS099

Site Area:

Site Address:

Land off Place Road and Cockleton Lane, Cowes, IOW

Site location



Site Description:

The site is an agricultural field that is located on a cross roads and forms a triangle. The site is level and is bounded by hedges and trees.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the east boundary.

It is brownfield/greenfield:

The site is currently agricultural with no buildings or structures

Potential landscape impact:

The site is not located in an AONB. The site is level and screened to the east and south by development. The north and west are fields. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site is bounded by hedges and there are some smaller single trees.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed from Place Road
Access to public transport:	There is a bus stop just to the north of the site. This is served by the Cowes to Newport service that runs regularly throughout the week. It serves Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by but the immediate roads do benefit from footpaths
Access to services/ facilities:	Cowes has a wide range of services and facilities, Northwood has some and there is a convenience shop to the south.
Access to open spaces:	There are some public open space facilities in the wider area.
Air quality sensitivities:	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">None known</div> <div style="margin-right: 10px;">Agricultural land class:</div> <div style="border: 1px solid black; padding: 2px;">The western half is classification is Grade 3 and the eastern half urban</div> </div>
Mineral resources?:	The top north west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties, businesses and development which appear to benefit from connections to utility services. Extensions may need to be factored in.
Potential compatibility impacts:	The site is immediately opposite BAE where concern was raised from BAE through the Gurnard Neighbourhood Plan that 'development of this land would significantly impact on their ability to test radar over this land, "or may even prevent it completely" . They have stated that "should we be unable to continue with operations for technical reasons of obstruction and changes to our range of radar sight, this would fundamentally and adversely impact the role of the Cowes site and the employees thereon". '
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary. Gurnard has an adopted neighbourhood plan. The Plan identifies this site as a potential area for future development, albeit they have discounted it due to concern of BAE being able to operate their radar effectively. It also sets out that Gurnard Parish is to remain a separate and distinct village and that housing development will generally be small scale to meet the identified housing needs of residents and their families. The Housing Needs Survey estimates a small additional housing requirement (19) additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health. The Plan also set out the need to safeguard and enhance Gurnard's valued landscape, open spaces and biodiversity for the benefit of the local community and visitors. In particular it noted that the Jordan Valley (LCA 7) plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an 'important high quality landscape'. The Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site provides for an important gap between Northwood and Cowes to prevent settlement coalescence. Furthermore, there is concern about developing the field and the

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IPS099

compatibility with the adjacent radar testing site. BAE is important to the Island economy and compatibility concerns outweigh the benefits of residential development on this site.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5 years

Put forward for: The site has been put forward for mixed development (housing led) and non-housing development.

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: Not all the SHLAA panel agreed with the steering group's conclusions. The following comments were made: Some agreed with operational concerns/ impacts on BAE. Potential for employment led development.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

Site could be considered for allocation if ticked

The site is considered: Currently not developable

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS100

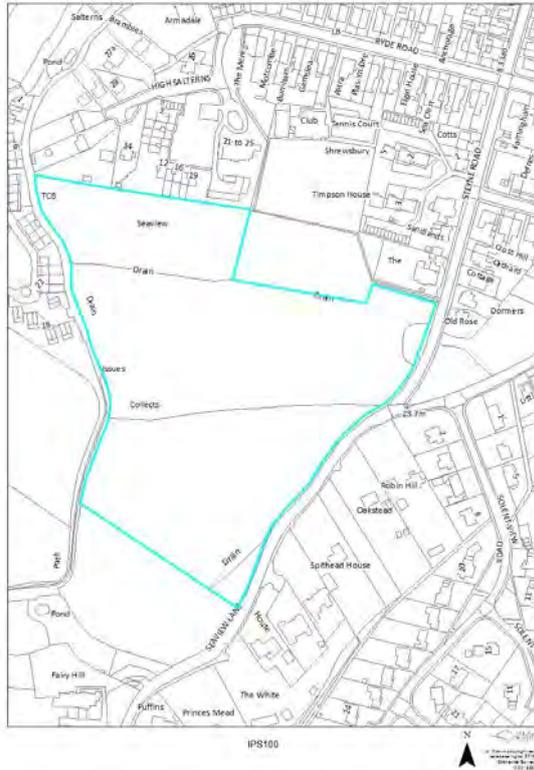
Site Area:

4.94

Site Address:

Land to the north western side of Seaview Lane, Seaview

Site location



Site Description:

The site is a series of fields with trees to the hedge boundaries. The land slopes down from Steyne Road before rising up behind site.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

0.5ha of the site is located in flood zones 2 and 3. The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Seaview does not have a settlement boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area. The area is developed to the north and east. Very prominent location. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The site is not located in any environmental designations. There is a TPO along the northern boundary and there are some trees within the hedge boundaries.

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Potential heritage impact:	Site located close to CA and LBs and looks over LB to south. As the site affects or is near to a listed building, as such 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.
Site access aspects:	There is currently no access on to Seaview Lane and consequently a new access is required but should be able to be achieved.
Access to public transport:	There is a bus stop in close proximity. This is along 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:	There is a public right of way to the north of the site. There is no dedicated cycle link but the roads to the north do benefit from pavements.
Access to services/ facilities:	There are some services in Seaview but it is not a rural service centre.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The western section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is adjacent to other properties that appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.
Steering group's conclusion:	The steering group concluded that the site is not suitable. They consider the area to be an important green area adjacent to Seaview and setting of the valley in that location. Area may also be important to Brent Geese given the proximity to the SPA.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS100

Panel comments:

The SHLAA panel generally agreed with the steering group's conclusions making the following additional comments: The site is in a prominent location making it very difficult although the northern portion adjacent to the road could be used for a small amount of development. However it could be difficult to design anything which would not look out of context considering the surrounding open land.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panels comments but still raised concerns over the prominence of location and concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS103

Site Area:

2

Site Address:

Ryde House, Ryde House Drive, Binstead Road Ryde Po33 3NF

Site location



Site Description:

Ryde House is adjacent to Ryde Golf Course and is accessed from a driveway off Binstead Road. The golf course is to the south of the site and there is a woodland to the east. Surrounding uses are the golf club and residential.

Stages A and B - Discounting

Environmental designations A1:

The site is part located within a SINC. Therefore this area along with a 5m buffer has been removed for the purposes of this assessment. This leaves the developable area outside the SINC at approximately 0.75ha

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The access to the site is located immediately adjacent to the existing settlement boundary, however, the site itself is located down a drive of approximately 285m.

It is brownfield/greenfield:

The site is a mix of brownfield and greenfield. Ryde house is a large Grade II listed building. The developable area has been suggested by the agent as 1.25ha, however given the extent of the SINC and the TPOs this is likely to be reduced to a developable area of around 0.5 hectares plus the driveway/access.

Potential landscape impact:

The site is fairly flat and is open to the adjacent golf course. Any development within the grounds of the site would need to consider the impact on the surrounding area. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

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Potential biodiversity impact:	The site is part located within a SINC, therefore this area along with a 5m buffer has been removed for the purposes of this assessment. This effects the developable land and potentially the yield. The site is also located in close proximity to an ancient woodland but is beyond the buffer due to the location of the SINC. There is also an area TPO woodland, n area TPO and several individual trees with TPOs. This amounts to approximately 0.45ha with the buffer and has also been removed from the developable site area. The TPO references is TPO1977/8. Further biodiversity investigation may be required.
Potential heritage impact:	The site is not located in a conservation area. Ryde House is a Grade II listed building. Any development within the grounds or to the building through conversion would need to consider the design and impacts on character and context of the building.
Site access aspects:	The site can be accessed from Binstead Road but the junction may need upgrading. The strategic road network is to the south of the site's access.
Access to public transport:	There are bus stops to the south east along the strategic road network.
Access to pedestrian/ cycle:	There is a cycle route and public right of way to the south of the entrance of the site.
Access to services/ facilities:	Ryde has a number of local facilities.
Access to open spaces:	The site is located adjacent to Ryde Golf course
Air quality sensitivities:	None known. Agricultural land class: The site is classified as Grade 3.
Mineral resources?:	The site is not in a mineral or mineral safeguarding area.
Is there a loss to employment?:	Ryde House is currently a charity for people with learning difficulties.
Potential constraints to delivery:	There is one landowner and there are no known covenants. The existing entrance may require upgrading.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties are understood to benefit from connections to utility services.
Potential compatibility impacts:	No issues known.
Brief planning history:	No recent planning history.
Overarching policy context:	Although immediately adjacent to the settlement boundary this only relates to the access road which is extremely long and therefore the site sits divorced from the current built form.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The existing building may be suitable for conversion subject to design and listed building considerations. However, the wider site is considered too divorced from the settlement boundary and has a number of environmental aspects that affect the developability of the site.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	Yes, the site is owned by developers, can be developed within 5 years and once commenced take 18 months to build out.
Put forward for:	The site has been put forward for mixed development but being housing led.
Conversion?:	Yes, though a listed building and would need careful design.
Rural exception?:	No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS106

Site Area:

6.92

Site Address:

Land Adjoining Ash Lane Gunville Newport

Site location



Site Description:

This large site is on the outskirts of Gunville/Newport just beyond the settlement boundary. The site is gently sloping. The boundaries of the site are hedges interspersed with trees. The old dismantled railway site is to the south of the site.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary.

It is brownfield/greenfield:

the site is wholly greenfield with no structure or buildings.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary where the land is becoming more rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site. There is a stream to the western boundary that may have biodiversity interest so biodiversity/ecological studies may be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS106

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Currently the site can only be accessed if the adjoining site comes forward.
Access to public transport:	The nearest bus stop is along Gunville Road.
Access to pedestrian/ cycle:	There are a number of footpath (N151/N67) close to the site with one located on the eastern boundary. Should the site come forward as a wider area the footpath will need to be incorporated or diverted. The dismantled railway is to the south of the site.
Access to services/ facilities:	Gunville has a number of services and facilities but the site is also on the outskirts of Newport.
Access to open spaces:	The site is not located close to any recognised open/recreation space but could incorporate appropriate areas within the site.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary. However if adjacent sites were to come forward, depending on a number of factors it could be seen as a broader development opportunity.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is outside and not immediately adjacent to the settlement boundary and is divorced from other development.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	The site has been put forward for general and affordable housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS106

concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS107

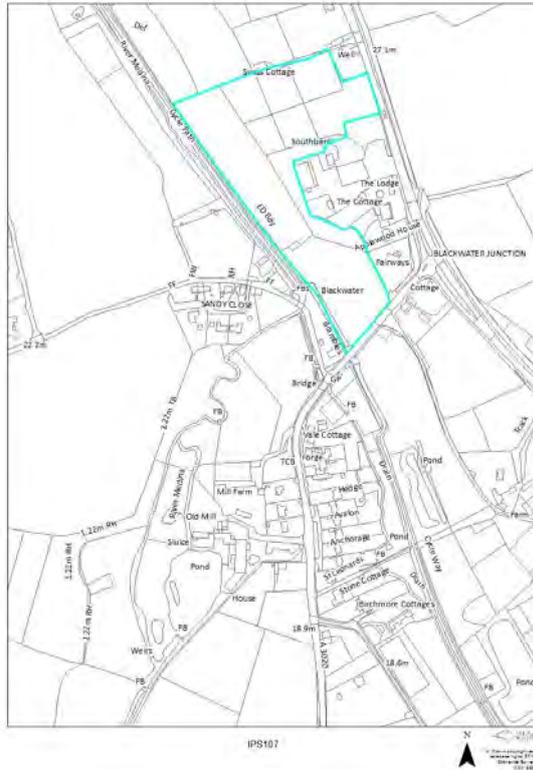
Site Area:

3.3

Site Address:

Land at Blackwater (to the West of Mole Country Stores) Newport

Site location



Site Description:

The site is located is undulating and partly behind Mole Valley and to the east of the cycle track to Newport. The site has a number of trees across it, some planting in a formal style, parts of the site are quite scrubby and there is a mix boundary treatment of fences and hedges.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The western boundary forms part of a green corridor and cycle track. It is not clear whether this corridor extends into the site. However, this section is also in the FZ and as a result has been removed from the following assessment.

Discount

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Flood zones/agricultural class/size:

0.5ha of the site along the western boundary is located in FZ 2 and 3.

Discount

The remainder of the site is located in FZ1 and not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS107

Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. Whilst there is some development to the east, if development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation but is within a biodiversity enhancement area. 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 also watercourse that runs along the western boundary that may have biodiversity elements.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	Access could be onto the A3020 but it is quite close to the main junction with the A3056.
Access to public transport:	There is a bus stop close by. This is along Route 3 serving Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes. Route 2 also serves this location.
Access to pedestrian/ cycle:	There is a multi user/cycle path immediately to the west boundary of the site.
Access to services/ facilities:	There are some service close by but is away from the main Newport area.
Access to open spaces:	There are no public open space facilities but the site has access to the countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The majority of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The site may require some further contamination investigation as a result of historic uses.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area and adjacent to some farming/retail provisions and some residential
Brief planning history:	Car park to serve cycle way and walking circuit link to Mole Valley store site, land off Blackwater Hollow rear of Fairways, Blackwater Hollow, Newport pending (TCP/33309/P/01450/17).
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is located in the wider rural area away from services. There is also concern over the access and whether suitable visibility can be achieved. Furthermore, the site is a complex shape with a number of site specific constraints.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5 years.
Put forward for:	The site has been put forward for mixed development (housing led), non-housing development and retail/ park & ride.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS107

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: Potential for small scale residential. Should be two separate sites. Good accessibility to Newport - two windfall sites.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments but still raised concerns over the location and concluded that the site is currently not developable for the purposes of SHLAA

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS109

Site Area:

1.4

Site Address:

Land to the West and South of 71 Lushington Hill, Wootton PO334NR

Site location



Site Description:

The site comprises of a residential property, garden, woodland and open area. The site is level, located along the main road with a wall to the front.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site has a brick built dwelling and a number of outbuildings

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. However, there is an area TPO woodland to the rear and there are a number of trees outside this area that are substantial and would reduce any developable area. The site is also adjacent to a SINC with the buffer extending into the site and is located within the 3km radius of Briddlesford Copse. It is also in a biodiversity enhancement area. Should any

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS109

development be considered appropriate, relevant biodiversity and arboriculture studies will be required.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects: The site is located along the strategic road network.

Access to public transport: The site is in walking distance to the bus stops on Route 9, this is the Newport to Ryde service. Running from Newport | Fairlee/Staplers | Wootton | Binstead | Ryde. It runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to pedestrian/ cycle: There are network of public rights of way in the wider area. There are however no footpaths along Lushington Hill in that location.

Access to services/ facilities: There is a garden centre close by and Wootton to the east has a number of local facilities in line with it being classified as a rural service centre

Access to open spaces: There is limited public open space provision nearby

Air quality sensitivities: None known Agricultural land class: The classification is Grade 3

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment?: No

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site is immediately adjacent to other properties which appear to benefit from connections to utility services

Potential compatibility impacts: The site is close to other residential and a business

Brief planning history: No apparent planning history.

Overarching policy context: The site is located outside the settlement boundary.

Steering group's conclusion: The steering group concluded that the site is not suitable. A large part of the site is treed or part of a TPO, this with the shape of the site would lead to a reduced coherent developable area. Concerns were also raised that there may be a number of biodiversity impacts.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is immediately available with a reasonable prospect of development taking place within 5 years. Developer dependent

Put forward for: The site has been put forward for general housing and other.

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not available

Indicative yield: 0 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS109

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS110

Site Area:

4.89

Site Address:

Land between Fort Warden and Hurst point View Totland PO39 0AQ

Site location



Site Description:

The site is a mix of scrub, walking areas and grassed areas. It is a level area close to the cliff tops in Totland.

Stages A and B - Discounting

Environmental designations A1:

2.4ha of the site is located within a SINC and has been removed from the assessment.

Discount

The remainder of 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.

Environmental designations A2:

2.4ha of the site is located in public open space and has been removed from the assessment.

Discount

The remainder of the site is not located within any environmental designations including heritage coast, historic park or garden, or other open space.

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the south west boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is located on the cliff tops at Totland. If development is considered appropriate proposals will need to consider the impact on

	the wider area and views into and out of the site from both land and sea.
Potential biodiversity impact:	2.4ha of the site is located within a SINC and has been removed from the assessment. The remainder of the site is quite scrubby with some hedges and trees and is likely that biodiversity studies will be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access to the site is via a number of narrow roads with traffic calming measures.
Access to public transport:	The nearest bus stop is some distance away. Totland is served by Route 7 which serves Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way that cuts through the site (T1). There are cycle links in the wider area but the immediate roads do not benefit from footpaths.
Access to services/ facilities:	Totland has a number of services and facilities.
Access to open spaces:	The site is in part public open space and the site is close to other options including the coast.
Air quality sensitivities:	<input type="text" value="None known"/> <input type="text" value="Agricultural land class: The site is classified as urban."/>
Mineral resources?:	The north of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner. Whilst the submitter has raised no known covenants or legal issues, the area of open space and SINC that forms part of the site has a legal agreement gifting the area to the council. Furthermore, the land to the north of that area is set out as open space for the development to the north in the plans held with the legal agreement. The site is close to areas of instability.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, tourism, nature sites and open space use. The site is also close to the cliff tops where there are instability issues.
Brief planning history:	72 apartments in 4x2/3 storey blocks and car parking, all within fort area; 21 detached houses and associated car parking/garaging; access from Fort Warden Road and new access road off Hurst Point View; 24 space public car park; open space and landscaping (approval of reserved matters), at Fort Warden Holiday Camp, Fort warden Road, Totland, conditional approval 26 May 1998 (TCP/17112R/P429/98)
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over land instability and landscape impact from development in this sensitive location. Furthermore, there is a legal agreement relating to an area of open space being gifted to the council and the remaining area being open/green space relating to the development.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3-4 years. A phasing schedule has been submitted.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS110

Put forward for: The site has been put forward for an extra care facility

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS111

SHLAA Ref No: IPS111

Site Area: 110.3

Site Address: Werrar Farm, Werrar Lane ,Newport Isle of Wight PO30 5TU

Site location



Site Description: The site is a large undulating site encompassing a number of land parcels along the west of the River Medina. The site has road frontage to Stag Lane and is bounded to the east by the River in parts and the Cowes to Newport multi-user track. The site has pockets and sections of ancient woodland and SINC located within it. The site is predominately bounded by hedges interspersed with trees in places, some area have post/rail/wire fences.

Stages A and B - Discounting

Environmental designations A1:

Approximately 22.5ha is located in a SINC and Ancient Woodland and has therefore been discounted from the following assessment.

Discount

The remainder of 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.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

6.6ha on the site is located in FZ2 and 3.

Discount

The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site incorporates a number of buildings associated with the farm

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary and located

	between Cowes and Newport where the area is more rural/agricultural. There are views across the river to the valley the other side. If development is considered appropriate, the impact on the wider area, coalescence and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	Approximately 22.5ha is located in a SINC and Ancient Woodland and the entire site is within a biodiversity enhancement area. With the exception of the ancient woodland there are no TPOs on the site but there are a number of trees across the area along with mature hedgerows. Given the proximity to the adjacent RAMSAR, SPA, SSSI, SAC biodiversity studies will be required.
Potential heritage impact:	The site is not located in a conservation area but there is a Granary at Werrar Farm that is a Grade II listed building as such 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
Site access aspects:	The site can be accessed from Stag Lane
Access to public transport:	There are bus stops along the main strategic road network. This is along Route 1 - Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	The main Cowes to Newport multi user track is to the east of the site and runs along side the eastern boundary.
Access to services/ facilities:	The site is located between Cowes and Newport that have a full range of facilities but given the size of the site put forward, if development is acceptable it would need to provide some facilities.
Access to open spaces:	There are open space provisions in both Cowes and Newport but given the size of the site put forward, if development is acceptable it would need to provide some play/open space.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The top part of the northern section of the site is located in a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The south east of the site is located to a former and potentially contaminated site, investigations may be required.
Infrastructure capacity aspects:	Given the size of the site a full range of services and utilities will need to be extended into the site.
Potential compatibility impacts:	The site is outside the settlement boundary beyond the built up area between two settlements. The south of the site includes land used for an anaerobic digester.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is outside the settlement boundary beyond the built up area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over settlement coalescence, the significant landscape impact from East Cowes, ecological impacts given the designations within and adjacent to the site and the impact on the setting of Werrar Farm and the listed building. There are also concerns over access onto Stag Lane. It is considered that the site is too far from both Cowes and Newport and doesn't relate to either. Additional concerns were raised about potential compatibility issues to the south of the site with the existing AD Plant.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

- Site could be considered for allocation if ticked
- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS112

	however there are some close by, Stroud House and Stroud Cottages.
Site access aspects:	The strategic road network is along Afton Road. The site is currently accessed via a gate on the bend of Stroud Road. Therefore an upgraded access will be required and subject to impact on junction and neighbouring properties.
Access to public transport:	There are bus stops along Afton Road
Access to pedestrian/ cycle:	There is a public footpath (F37) that dissects the site from north to south and the cycle path is along Afton Road.
Access to services/ facilities:	Freshwater has a good range of facilities and services.
Access to open spaces:	Stroud playing fields are located in close proximity.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is urban.
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is in the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential and employment, no compatibility issues are envisaged
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located within the settlement boundary, however, part of the site is also located within flood zone which will reduce the developable area. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The constraints of the site in respect of flood risk and setting of listed buildings would result in a minimal developable area which would appear incongruous in the context of the surrounding area. There is concern over the relationship between the site and the civic amenity site. It is unclear whether a suitable access could be achieved given the bend and junction.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5 years
Put forward for:	The site has been put forward for general housing and/or mixed housing residential led.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS112

achievable

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS116

Site Area:

0.3

Site Address:

Land behind Numbers 33 to 47, Watergate Road, Newport PO30

Site location



Site Description:

The site is located behind four pairs of semi-detached houses, the site includes the garages to these houses, access strip and access to the rear and an area of scrub land. There is a narrow access to both sides of the site that is used to access the existing garages.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINCC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

There are two sets of four garages on the site.

Potential landscape impact:

The site is not located in an AONB. Whilst the site is located within the settlement boundary, the site is on the edge of the area and behind an existing row of houses. The site is lower to the rear but impact on neighbouring properties would need to be considered.

Potential biodiversity impact:

The site is not located in an environmental designation. There is an area to the east boundary that is a group TPO (TPO/1951/9). The site is also very scrubby with older style garages, it is likely that biodiversity studies will be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS116

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There are two vehicular accesses to the site giving access to the current garages and land behind. These are narrow and wide enough for one car only. The submission sets out that council land to the east could be used for access.
Access to public transport:	The nearest bus stop is at some distance from the site.
Access to pedestrian/ cycle:	There is a public right of way to the north, and there are wider cycle routes in the area. The immediate roads do not have pavements
Access to services/ facilities:	Newport has a full range of services and facilities.
Access to open spaces:	Newport has a range of public open space provisions
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade urban
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is more than one landowner (6) but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is situated within the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable. There is concern over access and visibility. There is further concern over the potential loss of trees or impact on them. Given the context of the area, any development would constitute back-land development and raises concerns over the impact on the character of the area. Additionally the site is used partly for garage access and would result in reducing any potential developable area. Additionally there are a number of landowners with interests in the land that is likely to impact in deliverability.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 to 1.5 years
Put forward for:	The site has been put forward for general housing
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS116

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

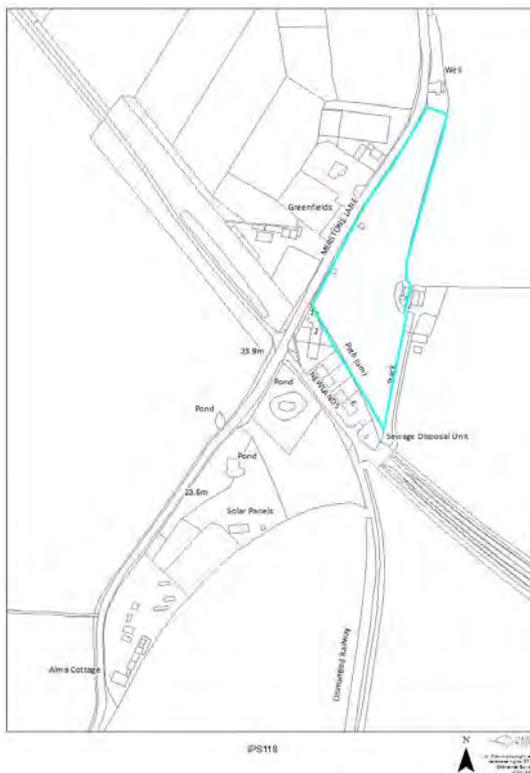
- Site is suitable for BFR if ticked

SHLAA Ref No: IPS118

Site Area: 0.9

Site Address: Land at Merstone Lane, Merstone

Site location



Site Description: The fairly level site is a current field used for horticulture and grazing with timber stables. The site is bounded by hedgerows and post and wire fencing.

Stages A and B - Discounting

- | | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | 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. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|--|
| Proximity to settlement: | The site is located outside the settlement boundary and is located in the wider rural area. |
| It is brownfield/greenfield: | The site is greenfield, there is a row of stables on the site. |
| Potential landscape impact: | The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles |
| Potential biodiversity impact: | The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site is bounded by hedgerows and these may need relevant biodiversity studies should removal be required or accepted. |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The site has a current vehicular access but has poor visibility. Any improvement to this would require the loss of the roadside hedge.
Access to public transport:	There is a bus stop close by. This is along Route 2 serving Newport Merstone Godshill Shanklin Sandown Brading Tesco Ryde and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes.
Access to pedestrian/ cycle:	There is a public right of way to the south (A1) and there is a cycle track near by. The immediate roads do not benefit from pavements
Access to services/ facilities:	Merstone has no services or facilities, there is some rural employment.
Access to open spaces:	There is limited public open space facilities but the site has good access to the countryside
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is a family trust with more than one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in. Drainage issues in the area.
Potential compatibility impacts:	The site is close to some existing residential but is on the edge of the area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. It is on the edge of the area where development is more sporadic. Furthermore, there are concerns over the need to remove the hedgerow to the front to facilitate access and visibility and the impact this may have on the visual character of the area.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led).
Conversion?:	No
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Potential drainage issues and access issue as the main road is very
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narrow.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No: IPS119

Site Area: 4.4

Site Address: Ashey Vineyard, Ashey Road, Ryde Isle of Wight PO33 4BB

Site location



Site Description: The site is a former vineyard. It is a fairly level site and has a residential dwelling and associated buildings located on it. It is bounded by a hedge to the main road and hedges around the fields.

Stages A and B - Discounting

- | | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | 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. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|--|
| Proximity to settlement: | The site is located outside the settlement boundary and is located in the wider rural area. |
| It is brownfield/greenfield: | The site is greenfield, it has a residential dwelling and other buildings located to the front of the site. |
| Potential landscape impact: | The site is not located in an AONB. It is outside the settlement boundary in the wider rural area and is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. |
| Potential biodiversity impact: | The north boundary to the east is located on the edge of a SINC and an ancient woodland buffer. It is not considered that any developable area would be reduced. There is a TPO to the south boundary located in the middle and there are further trees |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: Potential heritage impact: Site access aspects: Access to public transport: Access to pedestrian/ cycle: Access to services/ facilities: Access to open spaces: Air quality sensitivities: Agricultural land class: Mineral resources?: Is there a loss to employment?: Potential constraints to delivery: Infrastructure capacity aspects: Potential compatibility impacts: Brief planning history: Overarching policy context: Steering group's conclusion: Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability: Put forward for: Conversion?: Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions: Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS119

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS120

Site Area:

1.1

Site Address:

Land to the rear of the Wishing Well Public House Easting 461950, northing 91127

Site location



Site Description:

The site is located on a bend between Ryde and Nettlestone and is behind the Wishing Well public house.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site includes a small area relating to a public house, the rest of the site is greenfield

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is becoming rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS120

Site access aspects:	The site has a current access on to the adjacent road, this is at the junction of Pondwell Hill.
Access to public transport:	There are bus stops close to the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being 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:	There is a public right of way to the west R59 and R114 to the south east of the site. There are no cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	The site includes the wishing well pub. Ryde and Seaview have access to services and facilities but there are none close by
Access to open spaces:	There are no public open space facilities close by but the site has good access to the countryside
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="checkbox"/> It is not clear whether the public house is being retained
Potential constraints to delivery:	<input type="checkbox"/> There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	<input type="checkbox"/> The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	<input type="checkbox"/> The site has an existing public house located within it and it is not clear whether this is being retained. The site is also located in the wider rural area.
Brief planning history:	<input type="checkbox"/> Demolition of an office block; new access and the construction of 10 eco-pods for tourism use (Revised plans showing retained office building, re-aligned internal access road and removal of eastern parking area). Land rear of and adjacent to the Wishing Well Public House, Pondwell Hill, Ryde, conditional approval 23 March 2017 (P/01410/16/TCP/32177/A)
Overarching policy context:	<input type="checkbox"/> The site is located outside the settlement boundary and in the wider rural area, part of the site is a brownfield site.
Steering group's conclusion:	<input type="checkbox"/> The steering group concluded that the site is not suitable. The site is beyond the settlement boundary in the wider rural area and is too far out and disconnected from services and facilities. There is also concern over the landscape and visual impact that residential development could have in this area. It is acknowledged that there has been permission granted for tourism use, but this is low key, towards and screened by the hedge and tourism only.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No: IPS122

Site Area: 9.9

Site Address: Cockleton Farm, Place Road Tutttons Hill, Cowes

Site location



Site Description: The site is a large field located between Gurnard and Cowes and in the Jordan Valley. The site is undulating and bounded by hedges and post and rail fences with hedges separating the parcels of land.

Stages A and B - Discounting

- | | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | 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. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|---|
| Proximity to settlement: | The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north in close proximity, approximately 35m away. |
| It is brownfield/greenfield: | The site is greenfield and there are no buildings or structures located on the site. |
| Potential landscape impact: | The site is not located in an AONB. It is located in the Jordan Valley between Cowes and Gurnard. There are residential properties to the edges of the valley. The area has a semi-rural feel having lots of trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. |
| Potential biodiversity impact: | The site is not located in any environmental designations. There are a number of trees with TPOs along the eastern boundaries. These TPOs will need to be taken into |

	account on determining the final developable area of the site if applicable.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is an access from Tuttons Hill but it is not clear whether this is wide enough without using adjoining land due to the angle. The submission advises that access can be achieved from the Place Road development scheme.
Access to public transport:	Cowes benefits from a regular bus service to Newport and there are bus stops on Tuttons Hill, Place Road and along Baring Road.
Access to pedestrian/ cycle:	There are no defined public rights of way close to the site but are in the wider vicinity, the town and seafront are accessible by foot. The wider area has cycle links to Newport.
Access to services/ facilities:	Cowes has a number of services and facilities
Access to open spaces:	The open space audit identifies a couple of recreation areas to the east along Park Road.
Air quality sensitivities:	<div style="display: flex; align-items: flex-start;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">None known</div> <div style="margin-right: 10px;">Agricultural land class:</div> <div style="border: 1px solid black; padding: 2px;">The majority of the site is located within Grade 3 with a the bottom south east corner located in urban</div> </div>
Mineral resources?:	The majority of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not immediately adjacent to other properties; as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is fairly close to existing residential, whilst there are no compatibility issues envisaged, consideration will need to be given to the impact on the Jordan Valley and settlement coalescence if applicable.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary. Gurnard has an adopted neighbourhood plan. It sets out that Gurnard Parish is to remain a separate and distinct village and that housing development will generally be small scale to meet the identified housing needs of residents and their families. The Housing Needs Survey estimates a small additional housing requirement (19 additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health. The Plan also set out the need to safeguard and enhance Gurnard's valued landscape, open spaces and biodiversity for the benefit of the local community and visitors. In particular it noted that the Jordan Valley (LCA 7) plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an 'important high quality landscape'. The Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over settlement coalescence and the impact on the Jordan Valley. There is also a strong boundary line to the east with a number of TPOs that would reduce the achievability of any access to the adjacent site. Furthermore, there is concern over the potential for visual harm from Cockleton Lane on the rural character of the area.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS122

Availability:	The site is immediately available, is for sale and being marketed with a reasonable prospect of development taking place within 5 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: Potential for development to the east of the site for housing and open space of remainder of the site.

Stage G - SHLAA Conclusion

Final conclusions: At the time of the panel there were discussions with the steering group members about some development and it was considered that some may be acceptable. Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site and concluded that some of the site to the east may be suitable depending on landscape impacts and further investigation in relation to settlement coalescence. The extent though will need to be tested through landscape sensitivity work. Consequently whilst there may be some potential for additional development it is considered that sensitivity analysis should be undertaken before it is considered further. It is therefore concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS123

SHLAA Ref No:

IPS123

Site Area:

9

Site Address:

Land at Porchfield PO30 4LS

Site location



Site Description:

The site is a large level agricultural field bounded to all sides by hedges interspersed with trees. There is a single row of houses to the northeast boundary separated by a narrow road.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

There is a small area to the north of the field that is in FZ2. This needs to be confirmed

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree

	<input type="text" value="preservation orders or larger trees within the site"/>
Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	<input type="text" value="A new access is likely to be required, this would require some hedgerow removal. The road is quite narrow in places."/>
Access to public transport:	<input type="text" value="There is no bus service in Porchfield"/>
Access to pedestrian/ cycle:	<input type="text" value="There is a public right of way to the west, there are no cycle links and the road do not have pavements"/>
Access to services/ facilities:	<input type="text" value="Porchfield has very limited services or facilities, there is a public house and community building."/>
Access to open spaces:	<input type="text" value="There are no public open space facilities close by"/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="Infrastructure aspects and extensions to nearby utility services will need to be factored in"/>
Potential compatibility impacts:	<input type="text" value="The site is located in the wider rural area where there is very limited access to services and facilities"/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary and in the wider rural area"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. The site is beyond the settlement boundary in the wider rural area and is too isolated and remote from services and facilities. There are further concerns over the impact on landscape character. Additionally, the roads to the site are narrow and fast."/>

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing"/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that as the site is not suitable it is not achievable."/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

Final conclusions:	<input type="text" value="Following the panel discussions and the overall SHLAA assessment process the steering group"/>
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS123

concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS128

Site Area:

1.3

Site Address:

Land to North of 7 Hollis Drive Brighstone

Site location



Site Description:

The site is a large agricultural field that is located on the edge of the village. The site is elevated from the road and rises to the south, south east. There are substantial hedges to the road boundaries and the site itself is elevated from the north and west.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary.

It is brownfield/greenfield:

The site is currently agricultural with no buildings or structures

Potential landscape impact:

The site is located in the AONB. The site is elevated from the road and rises steeply. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, the 'visual' settlement envelope (i.e. what it looks like in real life and not on a map) when viewed from both inside and outside the AONB, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS128

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders but there are some larger trees within the substantial hedges. Furthermore, the eastern edge of the site is located within a 5m buffer of a SINC as such biodiversity impacts will need to be considered.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is elevated from the adjacent road and cannot be readily accessed from this point. Any access to the site would require access through Hollis Drive which will require the removal of garaging/buildings.
Access to public transport:	There are bus stops in the village which is within walking distance. The site is located close to Route 12 that runs from Newport Shorwell Brighstone Freshwater Bay Freshwater Totland Alum Bay - Mon - Fri 5 journeys Saturdays 4 journeys
Access to pedestrian/ cycle:	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/ facilities:	Brighstone has access to a number of services and facilities associated with it being a rural service centre.
Access to open spaces:	There are limited open space provisions within the area.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services. The site is fairly steep in places and this may need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged. The site is fairly steep in places and this needs to be considered in the context of the surrounding area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Brighstone, RSC. Brighstone has an adopted neighbourhood plan that sets out that; that housing should be small-scale (10 or less units), prioritise PDL, be within or immediately adjacent to the settlement boundary and based on meeting identified local housing need. Housing in the wider rural area of the parish should be an exception and only for a genuine local rural need which requires it to be located away from the RSC.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over the landscape impacts due to the topography of the site and the wider context. There are also concerns regarding the access challenges, given the need to remove buildings to achieve access to the site and increase and effect on turning head. Ecology impacts would need to be considered further.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for general housing
Conversion?:	Not applicable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS128

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS132

Site Area:

0.28

Site Address:

Ex Council Depot, Victoria Crescent, Ryde, Isle of Wight, PO33 1DQ

Site location



Site Description:

The site is an ex council depot. It is a narrow level site located between two sets of houses. It has a number of old sheds and outbuildings located in the centre. The site is accessed off Victoria Crescent.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

The site is a brownfield site and has a number of old sheds and outbuildings located in the centre.

Potential landscape impact:

The site is not located in an AONB. 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.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site has a number of old buildings located within it that may house bats. Applicable biodiversity studies may be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS132

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed off Victoria Crescent.
Access to public transport:	The site is within walking distance of a bus stop. Ryde has a number of bus service options within and to Newport and the wider area.
Access to pedestrian/ cycle:	There are no public rights of way close by but the wider area has a number of routes. The roads in the area have pavements and the wider area has cycle links.
Access to services/ facilities:	Ryde has a full range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known Agricultural land class: The classification is urban
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	The site is a former site
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Given the historical uses there may be some potential for pollution / contamination. Appropriate investigations may be required.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Change of use from Sui generis (Council storage yard and distribution depot) to B8 (storage and distribution) including the siting of up to 45 containers, Victoria Depot, Victoria Crescent, Ryde, conditional approval 27 June 2017 (TCP/18881/B-P/00215/17) Demolition of existing depot buildings, construction of 6 no new dwellings with temporary accommodation for duration of construction works, Victoria Depot, Victoria Crescent, Ryde, refused 24 May 2018 (TCP/18881/C/P/00382/18)
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that the site is not suitable for higher density residential development. Whilst located in the settlement boundary, the shape of the site and location in relation to adjacent developments would result in a constrained layout pattern.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for general housing and non-housing development.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that whilst it is not suitable or achievable, it may be an appropriate windfall site subject to better understanding any potential contamination and layout.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS134

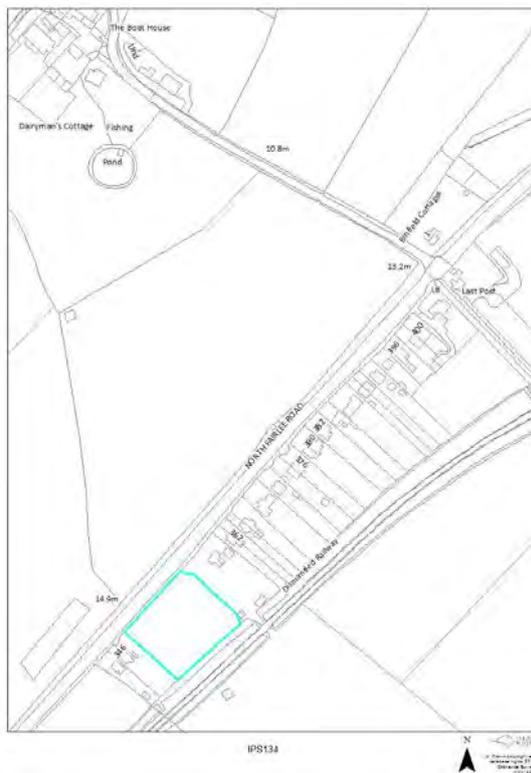
Site Area:

0.4

Site Address:

Land adjacent to 358 Fairlee Road, Newport, Isle Of Wight

Site location



Site Description:

The site is an area of extended garden / paddock on the main Newport to Ryde road. The site is level and bounded to the roadside by a hedge interspersed with scrubby trees. There is no current boundary to the south west, a fence to the north east and a hedge with trees to the rear of the site (South east).

Stages A and B - Discounting

Environmental designations A1:

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.

 Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

 Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

 Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. There are houses to each side of the site and the main road is located to the front. There are views to woodland. Given the location of the site, close to other housing and development any impact on landscape character will be reduced.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there are a few trees within the hedgerows that may need to be considered.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS134

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is no current access to the front, a new access onto the main road would need to be provided, depending on the location consideration will need to be given to the parking bay and bus stop. The site is located along the strategic road network
Access to public transport:	The site is a regular bus service, serving Newport, East Cowes and Ryde. Routes 5 and 9 with buses running between 10-30 minutes depending on the route. There is a bus shelter on the site side of the road.
Access to pedestrian/ cycle:	There is a public right of way to the north east and there are cycle links along the dismantled railway. There is a pavement on the site side of the road.
Access to services/ facilities:	Newport has a full range of services and facilities but these are not likely to be in walking distance.
Access to open spaces:	There is a green corridor running to the rear/south of the site. Newport has a range of open space facilities but these are not likely to be in walking distance.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Consideration will need to be given to the significant high voltage power lines across the site and the extended parking bay and proximity to bus shelter. There is a drainage outlet to the middle of the site along the roadside boundary.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is outside the settlement boundary and would represent a continuation of ribbon development.
Brief planning history:	A single dwelling has been approved on the adjacent site P/00789/17 and is being built.
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns that the site is too far out. However, as it is located between two sets of houses it could be considered as infill development with some development in behind the hedge to retain a gap. However, it is noted that there are significant power lines across the site which will reduce any developable area and require appropriate buffers. It is therefore concluded that the site is not suitable.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 18 months.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS134

achievable. The power lines would need to be moved underground which will impact on viability.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS136

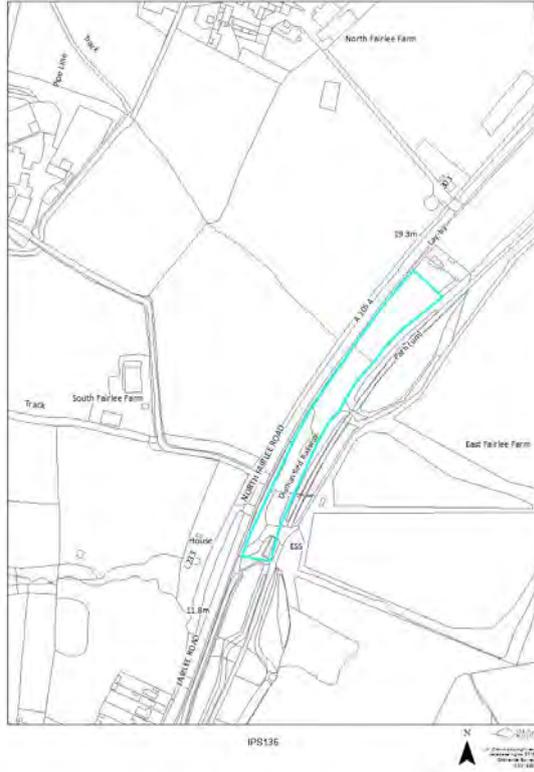
Site Area:

1

Site Address:

Land on south-east side of Fairlee Road immediately south-west of No. 316 Fairlee Road, Newport, Isle of Wight

Site location



Site Description:

The site is an area of scrub and grass, the site rises from the road to the rear boundary and is slightly elevated in places. There is a scrubby hedge to the north and residential and the roadside boundary.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site is greenfield, there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is located adjacent to a solar farm and green corridor. The site slopes up with view across to the north. Given the location of the site, close to the solar farm any impact on landscape character will be reduced.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Cope. There are no TPOs on the site but there are a few trees within the hedgerows and a few larger trees and groupings that may need to be considered.

Potential heritage impact:

The site is not located in a conservation area. There is a Grade II listed building to the

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

south west corner outside the site, as such 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.

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS139

SHLAA Ref No:

IPS139

Site Area:

8.5

Site Address:

Fields to the north-west of Mountbatten Drive, Newport (East of Gunville Road).
Land Registry numbers are IW29257, IW51225 and IW51523. See attached aerial view.

Site location



Site Description:

The site is a large site to the north of Newport beyond the settlement boundary. The site is a series of agricultural fields that are bounded by a mix of hedges that in places are interspersed with trees. The site is accessed from a public right of way.

Stages A and B - Discounting

Environmental designations A1:

The site is not located in an ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

However, Over half of the site is located in a SINC. This section of the site has been removed from the following assessment. The remainder of the area just over 2.5ha to the west is outside the SINC.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and to the north of Newport.

It is brownfield/greenfield:

The site is greenfield, there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. The site is undulating in places but is slightly sloping to the south from Forest Road. If development is considered appropriate, the impact on the wider area and views into and out of the site will need

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS139

to be considered and reflected in any design principles.

Potential biodiversity impact: Over half of the site is located in a SINC. The remainder of the site, the area to assess, being the west portion of approximately 2.5 hectares is adjacent to the SINC along its south and east boundaries. Given the nature of the area, it is likely that additional biodiversity surveys are required. There is a watercourse that runs north east to south west through the SINC part of the site.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by

Site access aspects: The wider site is currently accessed from Forest Road which is a narrow farm lane that is also a public right of way. The remainder of the site would have to be accessed through the SINC or via other fields outside of the landowner's ownership.

Access to public transport: Buses run along Forest Road and Gunville Road.

Access to pedestrian/ cycle: There are network of public rights of way within the wider site but there are no dedicated cycle paths in close proximity.

Access to services/ facilities: The site is located just outside of the main country town of Newport which has access to a full range of service and facilities.

Access to open spaces: There are a number of public open space facilities nearby.

Air quality sensitivities: None known Agricultural land class: The classification is Grade 3

Mineral resources?: The site is not located in a mineral or mineral safeguarding area

Is there a loss to employment?: No

Potential constraints to delivery: The agent has advised that his client is about to complete on the acquisition of the site. He has not advised on any legal or covenant issues. The site can only be accessed from Forest Road along a farm lane or through adjoining sites.

Infrastructure capacity aspects: The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.

Potential compatibility impacts: The site is outside the settlement boundary beyond the built up area.

Brief planning history: No recent planning history.

Overarching policy context: The site is outside and not immediately adjacent to the settlement boundary.

Steering group's conclusion: The steering group concluded that the site is not suitable. There are concerns over the ability to achieve access to the site without the need of third party land or accessing through the SINC. Furthermore, there is concern about the proximity to the SINC and the location of any remaining area. The site is considered to be too far north and would push development further up towards Forest Road.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is not immediately available for development but is likely within 5 years or years 6-10. Once commenced it is likely to take 8 years to develop.

Put forward for: The site has been put forward for general housing

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and is therefore not

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS139

achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS141

Site Area:

3.2

Site Address:

Land at the rear of GKN Aerospace Osborne Works fronting Beatrice Avenue East Cowes/Whippingham

Site location



Site Description:

The site is a sports ground that is used in connection with GKN. There are trees to the south and south boundary and a high hedge to the west fronting Beatrice Avenue

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Whilst the site forms part of the council's open audit, the site is not open to the public and therefore not readily accessible. It is therefore assessed below.

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the current settlement boundary which is to the north approximately 70m away.

It is brownfield/greenfield:

The site is a private sports ground that is used in connection with GKN.

Potential landscape impact:

The site is not located in an AONB, it is fairly level with views down to the River Medina and far reaching view to Cowes. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS141

Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but a number of trees are located on the boundary. Appropriate ecological survey may be required.
Potential heritage impact:	The site is adjacent to a conservation area, as such any development will need to consider the impact upon the setting of the conservation area. The site also affects or is near to a listed building, as such 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
Site access aspects:	The site can be accessed onto Beatrice Avenue. The strategic road network is to the east beyond the site.
Access to public transport:	The bus stop is located on the main road to the east about 500m away. Route 5 is Newport Whippingham Osborne House East Cowes. This runs Mon - Sat up to every 20 minutes Sundays up to every 30 minutes. Route 4 is Ryde Binstead Wootton Whippingham Osborne House East Cowes. This runs Mon - Sat up to every 60 minutes Sundays up to every 60 minutes
Access to pedestrian/ cycle:	There are network of public rights of way in close proximity and there is a cycle path to Newport. The immediate are is also served by pavements.
Access to services/ facilities:	East Cowes to the north has a range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The site forms sports pitches that can be used by local clubs Drainage issues.
Infrastructure capacity aspects:	The site is close to other development but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site forms sports pitches that can be used by local clubs and is adjacent to employment
Brief planning history:	Various relating to business aspects.
Overarching policy context:	The site is located outside the current settlement boundary which is to the north approximately 70m away.
Steering group's conclusion:	The steering group concluded that the site is not suitable for residential development. The site is too far south and located away from the settlement boundary. There are also concerns about the proximity and impact on the listed buildings and conservation area as well as the potential loss of open space provision. Whilst it is accepted that it is not public and could be re-provided, groups are able to hire and the loss would have an impact.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	This would need to be clarified.
Conversion?:	Not applicable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS141

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Potential for drainage issues, access and parking issues.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS142

Site Area:

1.51

Site Address:

Land to North of Arreton Primary School
Isle of Wight
PO30 3AB

Site location



Site Description:

The site is a formed field that gently slopes down towards the adjacent school. The site is bounded by a low hedge between the school and field and a mix of other height hedges to all other boundaries.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the south and south east boundaries.

It is brownfield/greenfield:

The site is a greenfield site.

Potential landscape impact:

The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, the 'visual' settlement envelope (i.e. what it looks like in real life and not on a map) when viewed from both inside and outside the AONB, historic environment and biodiversity. In addition, design, scale, materials, light pollution and

	tranquillity will need to be sensitively addressed in order to make any proposals acceptable.
Potential biodiversity impact:	The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no tree preservation orders or larger trees within the site
Potential heritage impact:	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. The site is also in close proximity to a collection of listed buildings include the Grade 1 St George's Church. As the site affects or is near to listed buildings, 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.
Site access aspects:	The site is currently accessed via a public right of way and other Diocese land.
Access to public transport:	There is a bus stop near by. This is Route 8 serving Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde and runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are network of public rights of way close to the site and there is a nearby cycle paths to and from Newport in close proximity. One side of the road has a pavement.
Access to services/ facilities:	Arreton has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The top north of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	the site is adjacent to the local school, within the conservation area and a grouping of listed buildings.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable due to the proximity to and setting of the adjacent listed buildings. The site is in a sensitive area and also forms part of the setting of the conservation area.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1-3 years
Put forward for:	The site has been put forward for general housing
Conversion?:	Not applicable
Rural exception?:	This would need to be determined

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS142

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: There may also be issues with access and drainage.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS143

Site Area:

0.8

Site Address:

Land rear of the Old Rectory, off Pitts Lane, Binstead, Ryde
Isle of Wight
PO33 3AX

Site location



Site Description:

The site is an area of scrub and grass land bounded by fences, hedges and trees with a number of large trees in the site. The site has a varied topography with some steeper slopes.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

0.13ha along the eastern boundary is located in FZ 2 & 3 and has been removed from the assessment.

Discount

The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The western portion of the site is located within the settlement boundary and the eastern immediately adjacent to it.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is on the edge of the area where the character is more rural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.'

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. 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 also a watercourse that runs along the eastern boundary that may have biodiversity elements.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. However, there are a number of character dwellings and consideration should be given to design principles
Site access aspects:	The site is accessed via a public right of way from Paddock Chase which is very narrow in places. Access will need to be widened.
Access to public transport:	There is a bus stop within walking distance. Ryde has good access to bus services to the wider area along with ferries links.
Access to pedestrian/ cycle:	There are network of public rights of way in the area, with dedicated cycle paths in the wider area. The immediate roads do not have footpaths.
Access to services/ facilities:	The site is partly in the settlement boundary of Ryde where there are a range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The southern part of the site is located in urban and the northern Grade 3."/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No apparent planning history.
Overarching policy context:	Part of the site is located within the settlement boundary and the remainder immediately adjacent.
Steering group's conclusion:	The steering group concluded that the site is suitable as it is in part located within the settlement boundary. However, they concluded that due to access issues it can only be considered with the site to north (IPS330). If the access issues can be overcome then the site could potentially come forward in isolation.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 or 2 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site could in isolation depending on access achieve 1 or 2 or 6-7 if in connection with IPS330. Given the need to work together, it
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS143

is considered that the site could come forward in years 6-10

Indicative yield:

2

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions the site was revisited. The current access is narrow with a steep slope to one side with a number of levels. Given the site constraints, it is considered that there are too many issues for the site to be considered appropriate in isolation. If it came forward with the adjacent site and issues could be overcome, then there may be potential. However, at this stage following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS144

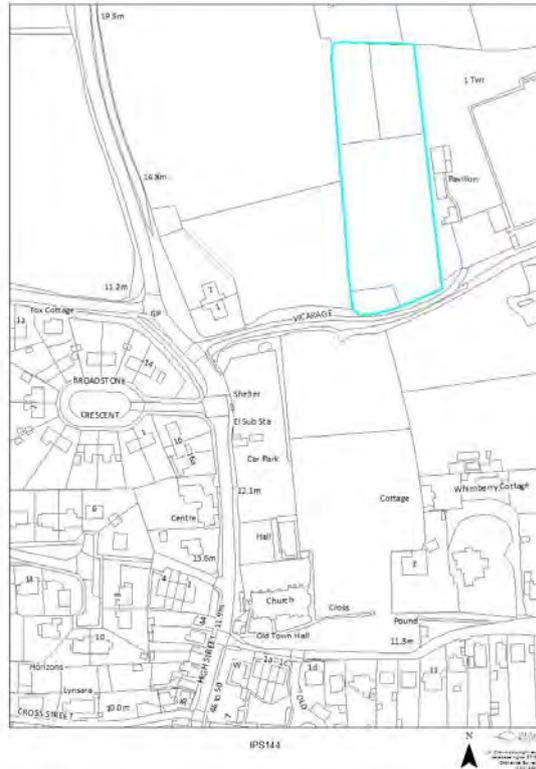
Site Area:

0.15

Site Address:

Land adjacent Football Ground, Vicarage Lane, Brading
Isle of Wight
PO36 0AT

Site location



Site Description:

The site itself is a field bounded by a mix of fencing and hedges with trees to Vicarage Lane.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary.

It is brownfield/greenfield:

The site is greenfield, there are no buildings or structures located on the site. The site is fairly flat. The developable area has been suggested by the agent as 0.15ha

Potential landscape impact:

The site is not located in the AONB. The mix of uses close by are the football club and sporadic residential. The site is outside the settlement boundary on the outskirts of the area where the land is more agricultural and rural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation

	orders or significant trees within the site. There is a stream close by.
Potential heritage impact:	The site is not within the conservation and there are no listed buildings in close proximity. Archaeology: Site contains a scatter of medieval pottery and metal objects. It is highly likely that associated buried remains survive, investigation works likely to be required.
Site access aspects:	The site is accessed by Vicarage Lane. This lane is narrow and would require upgrading. The lane joins the strategic road network.
Access to public transport:	There are bus stops in close proximity along the strategic road network to the west of the site. This is along Route 2, Newport to Ryde. The route being Newport Merstone Godshell Shanklin Sandown Brading Tesco Ryde. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minute.
Access to pedestrian/ cycle:	Vicarage Lane is a public footpath, any upgrading to the lane for access would require consideration of this.
Access to services/ facilities:	Brading has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	The site is immediately adjacent to the football grounds to the east.
Air quality sensitivities:	None known. Agricultural land class: The site is classified as Grade 3
Mineral resources?:	The site is not in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants. The access/Vicarage Lane is likely to need upgrading.
Infrastructure capacity aspects:	The site is close to the existing settlement boundary and adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	No issues known
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside and not immediately adjacent to the settlement boundary. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is located outside and not immediately adjacent to the settlement boundary. There are concerns over suitability of access and the extent of the site leading to incongruous development in the context of the surrounding area. The lower part of the site may be acceptable as a rural exception site in conjunction with the adjacent site (IPS269). However, there are concerns over how the site can be accessed.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS144

Availability: The site is not immediately available but is within the next 5 years. Once site commenced development could take place within 1 to 2 years

Put forward for: No

Conversion?: No

Rural exception?: No. Although the council considers that it could potentially be acceptable in part.

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Access difficulties with Vicarage Lane, may not be appropriate for rural exceptions site and there is potentially drainage and flooding issues.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS145b

Site Area:

3.94

Site Address:

Land Between east of Railway & Quay Lane, Brading
Isle of Wight
PO36 0AT

Site location



Site Description:

The site is a series of fields on the outskirts of Brading to the east of the railway. The site is bounded by scattered trees, hedges and scrub. The site is gently sloping and is adjacent to the railway line which is on the west.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

1.7ha is located in flood zones 2 and 3 and has been removed from this assessment.
The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the current settlement boundary and separated by the railway line.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in any environmental designations. There are no TPOs on the site but there are several trees and hedgerows bounding the site. The site is also in a biodiversity enhancement area.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The site can be access from Quay Lane; this would require removal of some of the boundary hedge and trees.
Access to public transport:	There are bus stops along the strategic road network to the west of the site. This is along Route 2, Newport to Ryde. The route being Newport Merstone Godshell Shanklin Sandown Brading Tesco Ryde. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minute.
Access to pedestrian/ cycle:	There is a public right of way to the north. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Brading has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	There is an area to the north within the site that is located within the minerals safeguarding area
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No apparent history
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable for residential development. It is outside and away from the settlement boundary where the area is more rural and agricultural. Furthermore, the railway line is a distinctive boundary at this point.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS145b

Put forward for: The site has been put forward for general housing

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded the site is not suitable and therefore not achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS147

Site Area:

5.29

Site Address:

Land to east of Chale Street and north of Upper House Lane, Isle of Wight
PO38 2HE

Site location



Site Description:

The site is a large field on the outskirts of the built up area of Chale. The hedge to the north is interspersed with trees, there is a post and wire fence to the east and hedges to the south and west (road). The site is gently undulating and rises to the gradually to the east.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Chale does not have a settlement boundary. There is an area of development to the south that includes a garage and pub.

It is brownfield/greenfield:

The site is greenfield, there are no buildings or structures located on the site

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS147

Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees within the hedgerows. There is a watercourse that runs along the northern boundary and water/wet area to the south west boundary. These areas may have biodiversity elements that require further investigation.
Potential heritage impact:	The site is not located in a conservation area but there are a number of listed buildings to the south. Should the site be acceptable, consideration will need to be given to the setting of the listed buildings and any special character features.
Site access aspects:	The site can be accessed onto the main road, there is a farm gate at the junction of Upper House Lane this would need improving and assessing in terms of its impact on the junction.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 6 -Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor. The service runs Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	There are network of public rights of way within the area but no dedicated cycle paths in close proximity
Access to services/ facilities:	Chale does benefit from a garage, pub, scout hall and parking.
Access to open spaces:	There is limited public open space provision near by
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	Chale does not have a settlement boundary. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over the suitability of the site due to the location. There are no services or facilities so would increase the use of private motor transport. It is therefore not considered a sustainable location for increased growth. Furthermore, there are concerns over the impact of development on the sensitive setting in the wider landscape context.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 1-3 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and not achievable.

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The panel disagreed with the steering group's conclusions and provided the following comments: Very large site, although yield suggested is 10-12; Possibly 10 houses/small group adjacent to Upper House Lane; Could be suitable for shared ownership; Conscious of potential drainage issues as the lower part of the site is wet; Questions on mains drainage/infrastructure. Could be in the latter part of plan period.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments. Whilst they agreed some development in the area may be acceptable there are still concerns over this site in relation to the potential drainage issues, impact on landscape and impact on the listed building to the south. Therefore they concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS148

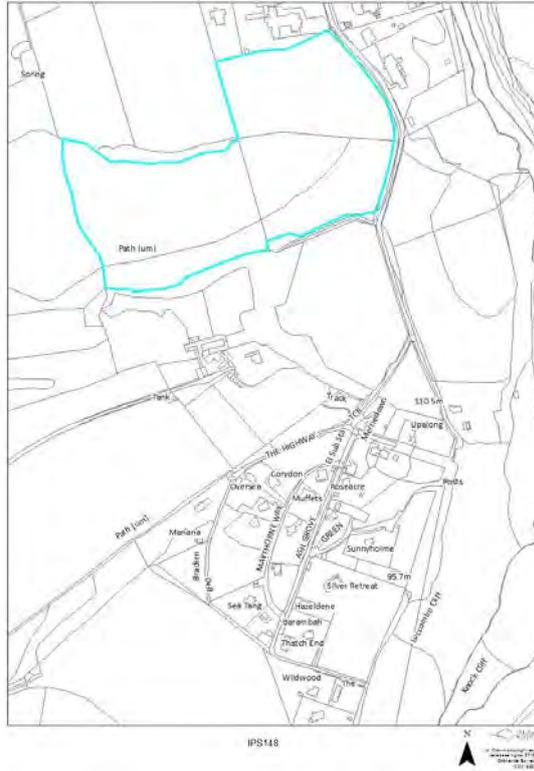
Site Area:

5.9

Site Address:

Land to west of Luccombe Road, Shanklin
Isle of Wight
Shanklin PO37 6RR

Site location



Site Description:

The site comprises of a series of fields bounded by hedges with trees interspersed. The site gently slopes to the road with access onto Luccombe Road.

Stages A and B - Discounting

Environmental designations A1:

0.2ha is located within an ancient woodland buffer zone and has been removed from the assessment.

Discount

The remainder of 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.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north approximately 50m away.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

Most of the site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape

	character
Potential biodiversity impact:	0.2ha is located within an ancient woodland buffer zone and has been removed from the assessment. There are no TPOs on the site but there are several trees and mature hedgerows. Given the proximity of the site to the adjacent SINC and the ancient woodland it is likely that further studies will be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	There is access onto Luccombe Road an unmade road.
Access to public transport:	The bus stop is located on the main road approximately 550m. Route 3 - Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde. This runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way within the site to the east boundary (SS2). There are no dedicated cycle paths close by and roads do not have pavements.
Access to services/ facilities:	Shanklin has a wide range of facilities and services.
Access to open spaces:	There is limited public open space provision nearby but the public rights of way join the coastal footpath.
Air quality sensitivities:	<div style="display: flex; align-items: flex-start;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">None known</div> <div style="margin-right: 10px;">Agricultural land class:</div> <div style="border: 1px solid black; padding: 2px;">The east of the site is urban and the western half is Grade 3</div> </div>
Mineral resources?:	The north eastern area of the site is located in a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is outside the settlement boundary on the edge of the area
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is outside the settlement boundary on the edge of the area
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns that the site is too remote from services where the area is changing in character and is rural and increasing access onto an unmade road. Taking account of the topography there are further concerns about the visual impact towards the sea from the AONB.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3-5 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS148

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS149

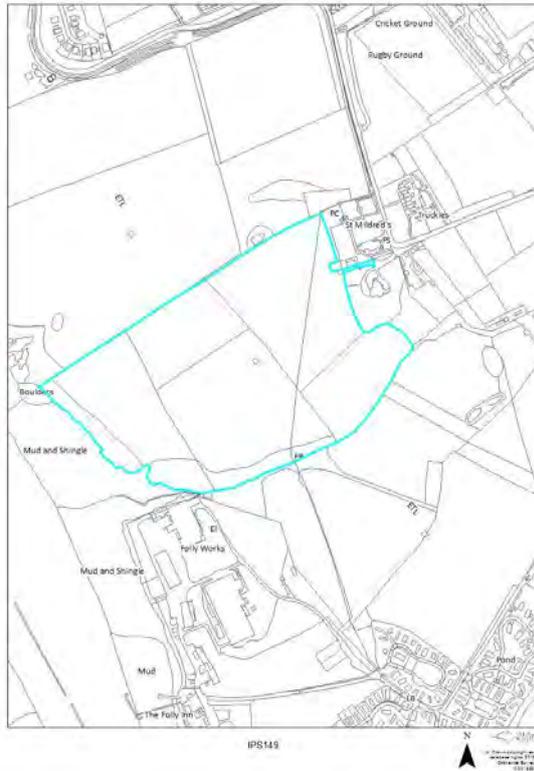
Site Area:

10.8

Site Address:

Land to west of St Mildreds Church, off Beatrice Avenue
Isle of Wight
Whippingham PO32 6LW

Site location



Site Description:

The site comprises of a series of fields just outside Whippingham. There are trees to the north west boundary, a stone wall to the north east boundary (adjacent to the church grounds) and a hedge to the south east boundary. The land itself slopes gently to the River Medina.

Stages A and B - Discounting

Environmental designations A1:

1.3ha to the west and south west is located in a RAMSAR, SAC, SPA & SSSI associated buffer zones. A further 0.5ha to the south is located in a SINCR and associated buffer. Therefore 1.8 ha has been removed from the assessment area. The developable area will need to be amended accordingly. The remainder of the site has no environmental designations. The site put forward was 12.6ha, this has been reduced to 10.8ha.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The extent of the flood zone is the same as the environmental designations. Consequently 10.8ha has been assessed below.

Discount

(1.4ha is located in flood zones 2 and 3).
The remainder of the site is in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

Whippingham does not have a settlement boundary.

It is brownfield/greenfield:

The site is currently agricultural with no buildings or structures.

Potential landscape impact:	The site is not located in an AONB. The site does though form part of an important river valley with views across the Medina and far reaching views beyond over to Northwood and Cowes. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	A section of the west and south part of the site is located in environmental designations. This area has been removed from this assessment and developable area. The remainder of the site has trees within the hedge boundaries. Given the proximity to the designation, it is likely that further biodiversity assessments will be required. The western half of the site is located within the biodiversity enhancement area. There are TPOs on the site.
Potential heritage impact:	The site, on the eastern boundary is immediately adjacent to a conservation area, as such any development will need to consider the impact upon the setting of the conservation area. The site affects or is near to listed buildings, as such 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.
Site access aspects:	The site currently has no direct road access. Access to the road is via the public right of way to the north corner.
Access to public transport:	The bus stop is located on the main road to the east about 900m away. Route 5 is Newport Whippingham Osborne House East Cowes. This runs Mon - Sat up to every 20 minutes Sundays up to every 30 minutes. Route 4 is Ryde Binstead Wootton Whippingham Osborne House East Cowes. This runs Mon - Sat up to every 60 minutes Sundays up to every 60 minutes
Access to pedestrian/ cycle:	A public right of way dissects the site from the north east corner through the site to the south of the site. The wider area has cycle links to Newport.
Access to services/ facilities:	Whippingham has few services but does have a private school and community centre along with some businesses
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The east section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is outside the settlement boundary beyond the built up area. The adjacent site to the south has planning permission for residential but this has not been started."/>
Brief planning history:	<input type="text" value="No apparent planning history."/>
Overarching policy context:	<input type="text" value="Whippingham does not have a settlement boundary."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. The site is outside the settlement boundary, greenfield and is highly visible from the west with important views to the listed church. The fields form an important part of the setting of the conservation area and listed buildings and are also potentially important to the ecology of the area. There is also no current road access to the site."/>

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS155

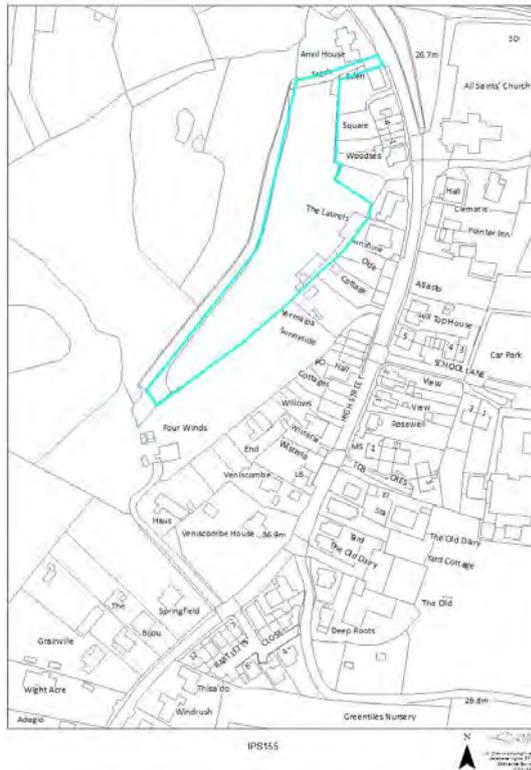
Site Area:

0.21

Site Address:

Land to rear of Laurels, High Street, Newchurch

Site location



Site Description:

The site is a linear shaped piece of land behind a number of houses. To the west the boundary is tree lined and to the east there is a mix of residential boundaries. The site slopes from north to south and includes areas of horticulture/fruit growing. The site narrows to the south and has a dense row of trees to the east and west.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1. The southern half of the site which is at grass is located within Grade 2 agricultural land. This area has been discounted from the assessment.

Discount

The remainder of the site to the north 0.21ha has been assessed below.

Stage C - Assessment - Suitability

Proximity to settlement:

Newchurch has no settlement boundary

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area. Whilst the land is close to residential development to the east the land to the west is more rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS155

to be considered and reflected in any design principles. Consideration will also need to be given to the proximity of existing development to the east in regards to overlooking.

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation orders within the site but there are a number of high amenity trees to the west and south and south east and some more mature hedgerows. Relevant surveys may be required.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects: There is an access to the site from High Street but this is narrow and cannot easily be widened due to adjacent development.

Access to public transport: The nearest bus stop is some distance away (approx. 2km), located at Winford Cross. This is served by Route 8 - Newport to Ryde service

Access to pedestrian/ cycle: NC9 public right of way is to the north of the site, this is also the location of the main dedicated cycle route from Sandown to Newport.

Access to services/ facilities: Newchurch has a primary school, Peddlers cafe and a pub.

Access to open spaces: There are some open space provisions within Newchurch including the Field of Hope Nature Reserve

Air quality sensitivities: None known Agricultural land class: 0.21 of the land is Grade 3, the remainder is Grade 2.

Mineral resources?: The site is not located in a mineral or mineral safeguarding area

Is there a loss to employment?: No

Potential constraints to delivery: It is unclear as to the number of landowners, no known covenants or legal issues have been raised.

Infrastructure capacity aspects: The site is immediately adjacent to other properties which appear to benefit from connections to utility services

Potential compatibility impacts: The site is set behind a ribbon of houses that are road fronting.

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside the settlement boundary and in the wider rural area

Steering group's conclusion: The steering group concluded that the site is not suitable. There is concern over the narrow access and the site being too narrow to accommodate development without impacting on neighbouring properties and boundary trees when considering the need for internal road/driveway.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for: The site has been put forward for general housing.

Conversion?: Not applicable

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS155

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS156

Site Area:

0.32

Site Address:

Land at and adjacent to The Wheatsheaf Inn, High Street, Brading

Site location



Site Description:

The site is a mixed site and includes a local public house and associated car -parking as well as an area of scrub land and open space.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

There is an area of public open space within the site on the eastern boundary. This amounts to 0.06ha and has been removed from the assessment

Discount

The remainder of the site is not located within any environmental designations including heritage coast, historic park or garden, open space

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

The site is a mixed site and includes a local public house and associated car -parking as well as an area of scrub land and open space.

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal. However, consideration will need to be given to impacts on neighbours

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are some scrubby areas that may have biodiversity benefits and require further investigation and a potential water course.
Potential heritage impact:	The site is located adjacent and partly in 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. There are also a number of listed buildings close by, as such 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.
Site access aspects:	The site has a current access serving the pub but this is located on a busy section of road close to two junctions.
Access to public transport:	There are bus stops close by. This is along Route 2, Newport to Ryde. The route being Newport Merstone Godshell Shanklin Sandown Brading Tesco Ryde. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minute.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village and the local roads have footpaths.
Access to services/ facilities:	Brading has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	Potentially a loss of the public house
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised. There is a gas interest within the open space area of the site.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site includes a public house, is adjacent to a pump station and area of public space with Gas Gov underneath, these aspects will need to be taken into consideration.
Brief planning history:	P/00439/10 - refused and dismissed at appeal for development of 7 units
Overarching policy context:	The site is situated within the settlement boundary. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area
Steering group's conclusion:	The steering concluded that the site is not suitable. There are concerns over a number of aspects including the potential loss of the pub, site shape, a watercourse running through the site, access, the impact on open space and any gas interests. Furthermore the appeal inspector dismissed the appeal for residential and noted that the green space is an integral component of Brading's

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS156

character, loss would blur the present distinction between two built up areas of different character.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for: The site has been put forward for general housing

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and is therefore not achievable

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: There is the potential for development, don't agree with the appeal decision, potentially improve the appearance of the area. Could replicate the mews development to the rear of the site. Note issues with levels and watercourses.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments. However, their original concerns remain and it was concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS158

SHLAA Ref No:

IPS158

Site Area:

0.8

Site Address:

Land to the north of Kemming Road, Whitwell, Ventnor, Isle of Wight, PO38 2QU (formerly part of Strathwell Park)

Site location



Site Description:

The site is just to the right of a drive to a former estate, Strathwell Park. The area of land is fairly scrubby with a couple of very large tree in the centre and a couple to the hedge and roadside boundary. The site slopes down from the road with a gatehouse to the side.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area. It is on the edge of Whitwell village and has development to the east.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area and is more rural and agricultural in context and feel. The site gently slopes down from the road to the north. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There is an area TPO across

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS158

the full extent of the site (TPO/1950/3). Following a site visit there are 2 or 3 large trees on the site and a few to the boundary hedge.

Potential heritage impact:	The site is not located in a conservation area. Strathwell Manor North and South Grade II listed building is to the north. As the site affects or is near to a listed building, as such 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.
Site access aspects:	No direct access onto Kemming Road, currently utilises the existing entrance into the park estate.
Access to public transport:	There is a bus stop close by. This is along Route 7 that runs - Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor - Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	There is a footpath cutting across the south west corner of the site (NT100). There are no dedicated cycle path and the roads do not have pavement.
Access to services/ facilities:	Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC)
Access to open spaces:	There are only small areas of recreation/open space within Whitwell
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The south west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	<input type="text"/> There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	<input type="text"/> The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	<input type="text"/> Whilst there is some residential in the area, the site is on the edge where the area is more rural in context.
Brief planning history:	<input type="text"/> No recent planning history.
Overarching policy context:	<input type="text"/> The site is located outside the settlement boundary and is located in the wider rural area. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	<input type="text"/> The steering group concluded that the site is not suitable. There are concerns over the impact on the setting of the estate and approach to Strathwell Manor listed building by having development to the entrance. The protected tree also forms part of the landscape setting of the estate and requires sufficient space to protect it and the wider setting. Further concerns were raised about the ability to access onto Kemming Road through the estate.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text"/> The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years
Put forward for:	<input type="text"/> The site has been put forward for general housing.
Conversion?:	<input type="text"/> No

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS158

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS159

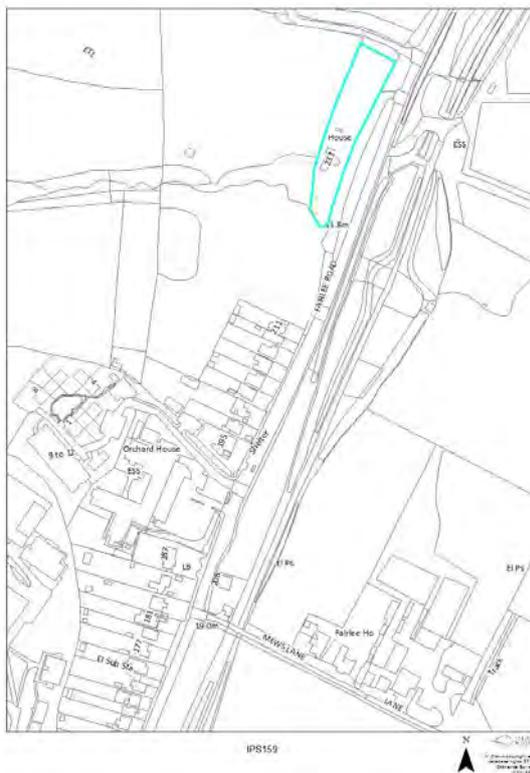
Site Area:

0.31

Site Address:

Land at 233 Fairlee Road, Newport

Site location



Site Description:

The site comprises of a listed building and its curtilage land. The site is fairly level and has a number of larger trees and is bounded by hedges interspersed with trees.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

There is a listed building on site and other structures

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. The site is also quite close to the SPA and appropriate biodiversity studies are likely to be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area. There is a Grade II listed building within the site boundary as such 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.
Site access aspects:	The site is accessed via a slipway onto the main road. It is unclear who has control of the slipway. Fairlee Road is along the strategic road network
Access to public transport:	The site is a regular bus service, serving Newport, East Cowes and Ryde. Routes 5 and 9 with buses running between 10-30 minutes depending on the route. There is a bus stop on the site side.
Access to pedestrian/ cycle:	There is a public right of way to the north east some distance away and there are cycle links along the dismantled railway. There is a pavement on the opposite side of the road.
Access to services/ facilities:	Newport has a full range of services and facilities but these are not likely to be in walking distance
Access to open spaces:	There is a green corridor located close by that runs along the dismantled railway. Newport has a range of open space facilities but these are not likely to be in walking distance.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is outside the settlement boundary on the edge of the area.
Brief planning history:	An application for Proposed outline permission for two bungalows (revised scheme), Land adjacent Round House, 233 Fairlee Road, Newport, Refused 21 August 2017 (P/00540/17/TCP/32582/A) Appeal awaiting validation.
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is a narrow site too far from Newport beyond large scale development. Increasing development in this area would elongate development and there are concerns over settlement coalescence. Furthermore there are concerns over the impact on the listed building and its setting, achieving a suitable access and the impact on trees.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing
Conversion?:	This would need to be determined
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS163

SHLAA Ref No:

IPS163

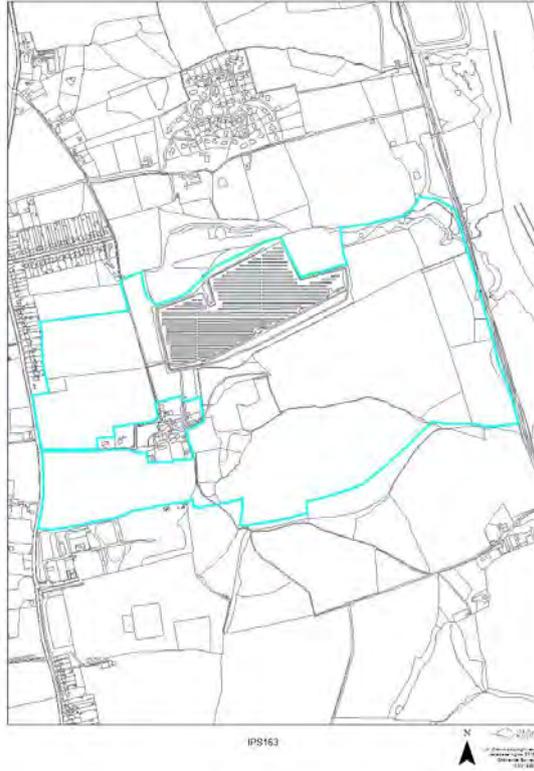
Site Area:

70

Site Address:

Chawton Farm, Chawton Lane, Cowes

Site location



Site Description:

The site is a large undulating site encompassing a number of land parcels along the west of the River Medina and the east of Newport Road. The site has road frontage to Newport Lane but can be accessed from Chawton Lane. The site is bounded to the east by cycle track serving Cowes to Newport. The site has pockets and sections of ancient woodland and SINC located within it as well as a solar farm. The site is predominately bounded by hedges interspersed with trees in places.

Stages A and B - Discounting

Environmental designations A1:

Approximately 4.0ha is located in either a SINC or Ancient Woodland or both and has been removed from the assessment

Discount

The remainder of 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

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

1.8ha of the site in the top north east corner of the site is located in FZ2 and 3 and has been removed from the assessment

Discount

The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the top north west corner.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

It is brownfield/greenfield:	<input type="text" value="The site incorporates a number of buildings associated with the farm. The site also incorporates a field (8ha) of solar panels."/>
Potential landscape impact:	<input type="text" value="The site is not located in an AONB. It is outside the settlement boundary and located between Cowes and Newport where the area is more rural/agricultural. There are views across the river valley the other side. If development is considered appropriate, the impact on the wider area, coalescence and views into and out of the site will need to be considered and reflected in any design principles."/>
Potential biodiversity impact:	<input type="text" value="Approximately 4.0ha is located in either a SINC or Ancient Woodland or both and the entire site is located in a biodiversity enhancement area. With the exception of the ancient woodland there are no TPOs on the site but there are a number of trees across the area along with mature hedgerows. Given the proximity to the adjacent RAMSAR, SPA, SSSI, SAC biodiversity studies will be required."/>
Potential heritage impact:	<input type="text" value="The site is not located in a conservation area but surrounds the small hamlet of Chawton that has a number of listed buildings including the Grade I Church of St John the Baptist. As such 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."/>
Site access aspects:	<input type="text" value="The site has road frontage to Newport Road but the site can be accessed from Chawton Lane."/>
Access to public transport:	<input type="text" value="There are bus stops along the main strategic road network. This is along Route 1 - Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes"/>
Access to pedestrian/ cycle:	<input type="text" value="The main Cowes to Newport multi user track is to the east of the site and runs along side the eastern boundary. There is also another public right of way running through the west section of the site to Chawton. The main strategic road network has a footpath/pavement to the west side of the road."/>
Access to services/ facilities:	<input type="text" value="The site is located between Cowes and Newport that have a full range of facilities but given the size of the site put forward, if development is acceptable it would need to provide some facilities."/>
Access to open spaces:	<input type="text" value="There are open space provisions in both Cowes and Newport but given the size of the site put forward, if development is acceptable it would need to provide some play/open space."/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	<input type="text" value="The majority of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="Given the size of the site a full range of services and utilities will need to be extended into the site."/>
Potential compatibility impacts:	<input type="text" value="The site is outside the settlement boundary beyond the built up area between two settlements."/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. There are concerns over settlement coalescence and the impact on landscape character and setting. There are further concerns on the impact on the listed buildings and"/>

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS163

character of Chawton, the impact on the ecological designations and ancient woodland. Furthermore, there are a number of trees individual and groupings that will constrain the site due to their location and would result in pockets of non-coherent development. There are also concerns over the impact on the landscaping setting across the River Medina and the setting of the conservation area and St Mildred's Church, a Grade I listed Church.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is not immediately available for development, likely to come forward in the next 6-10 years. Once commenced could be achieved in 5 years.

Put forward for: The site has been put forward for general housing and Medina crossing

Conversion?: This would need to be determined

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Potential archaeology impacts

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

Site could be considered for allocation if ticked

The site is considered: Currently not developable

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS164

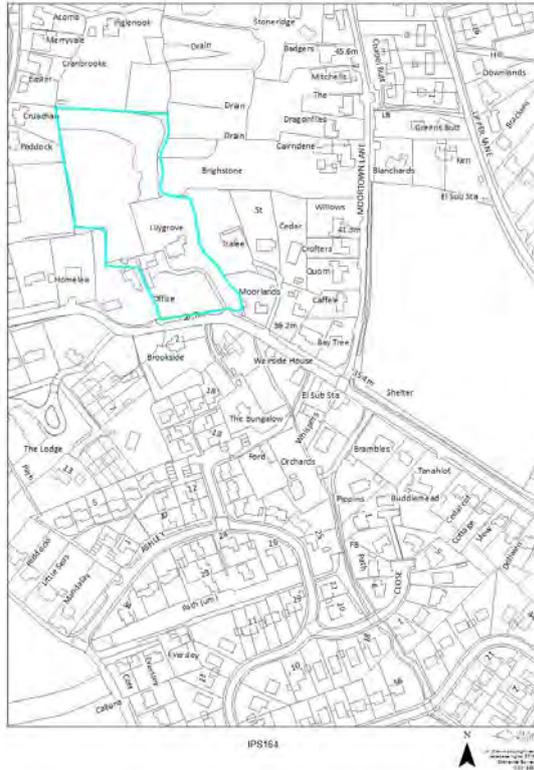
Site Area:

1.13

Site Address:

Lily Grove, Main Road, Brighstone, Central Wight

Site location



Site Description:

Site is located to north of Main Road, it is a detached house and amenity garden land with some large trees within the site. The site is fairly flat and the boundaries are hedges interspersed with trees, there is a stone wall to the main road.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within an LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. However, the north eastern corner of the site is located within ancient woodland and the associated Natural England buffer of 15m. This section of the site has been removed from the following assessment. The developable area will need to be amended accordingly.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

Over half of the site on the eastern extent is affected by flooding and is located in FZ 2 and 3. Whilst this area has been removed from the following assessment, the area subject to flooding includes the access to the site. The developable area will need to be amended as appropriate and consideration given to access and egress.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The front part of the site is within the settlement boundary and the northern portion of the site is outside but immediately adjacent to it.

It is brownfield/greenfield:

The site is a residential property and associated land

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Potential landscape impact:	The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Therefore any development will have to be of a suitably high standard so as not to adversely impact on the landscape character and quality of the area.
Potential biodiversity impact:	The site is not located in an environmental designation. 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 eastern boundary that may have biodiversity elements.
Potential heritage impact:	The southern half of the site is located within the Brighstone Conservation Area and there are a number of listed buildings close by. Lilygrove House is recorded as HER11671 and the nearby barns are also of recorded historical interest and should be retained.
Site access aspects:	Access onto site from Main Road which is on a bus route
Access to public transport:	There are bus stops in the village and are walking distance from the site.
Access to pedestrian/ cycle:	There are a network of public rights of way within and adjacent to the village and the local roads have footpaths.
Access to services/ facilities:	Brighstone has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	There is limited open space provision near by
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	Part of the site is within the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, whilst there are no compatibility issues envisaged, consideration will need to be given to the extent of the flood zone, being able to access and egress the site if flooded and any long term effects.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located part within the settlement boundary and part adjacent. However, a good proportion is located within flood zones 2 and 3 including the access into the site. Brighstone has an adopted neighbourhood plan that sets out that; that housing should be small-scale (10 or less units), prioritise PDL, be within or immediately adjacent to the settlement boundary and based on meeting identified local housing need.
Steering group's conclusion:	The steering group concluded that the site may be suitable subject to flooding and impact on conservation area and access. The site is part located within the settlement boundary and could provide smaller units subject to design.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed
Put forward for:	The site has been put forward for general housing.
Conversion?:	Conversion or inclusion of the existing dwelling may be appropriate

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is may be suitable and potentially achievable. Access to the site needs to be confirmed, likely to need a enhanced access.

Indicative yield:

0

 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: It is a challenging site and the yield would be small – 3-4 units Possible windfall but this is subject to access which raises questions/ may need to remove buildings to achieve.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the site's constraints and concluded that the site is currently not developable for the purposes of SHLAA

The site is considered: Currently not developable

 Site could be considered for allocation if ticked Site is suitable for BFR if ticked

SHLAA Ref No:

IPS165

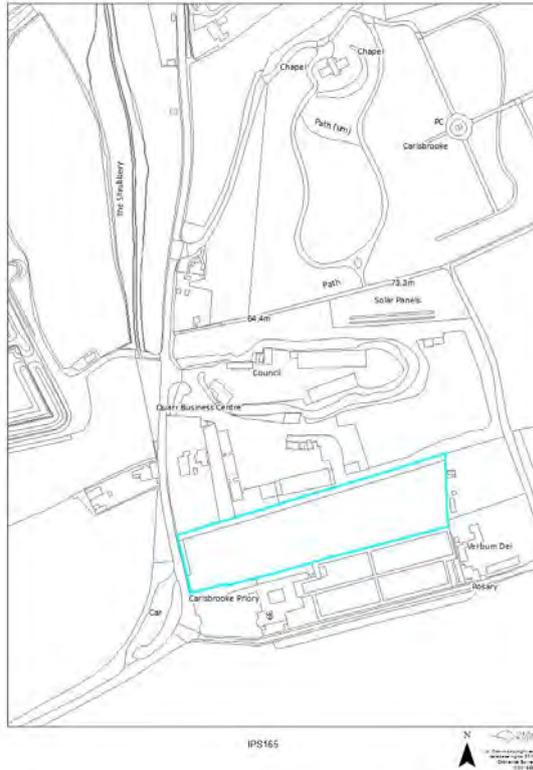
Site Area:

1

Site Address:

Land north of Carisbrooke Priory, Whitcombe Road, Newport

Site location



Site Description:

The site is a field located in the conservation area of Carisbrooke. It is fairly flat and is bounded to the adjacent listed Priory by a mix of trees, hedge and wall with large trees to the road. The site benefits from uninterrupted views of Carisbrooke Castle and far reaching views beyond.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary but close to business and other uses.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB but immediately adjacent. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural and rural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders within the site but there are a number of larger trees to the boundaries some of

which have TPOs to the south boundary. Given this, and the proximity to nearby SINCs further biodiversity studies may be required.

Potential heritage impact:	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. The site is also immediately adjacent to a number of listed buildings, as such 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.
Site access aspects:	The site has access onto Whitecombe Road.
Access to public transport:	The site is on bus route 38 that serves Newport Gunville Carisbrooke Whitepit Lane Newport and runs Mon to Sat up to every 30 mins Sundays up to every 30 mins
Access to pedestrian/ cycle:	There are a number of public rights of way close to the site, no dedicated cycling routes and no pavements.
Access to services/ facilities:	The site is some distance from Carisbrooke and Newport and is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities but the site has good access to the countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is outside the settlement boundary on the edge of the area with employment uses to north, additional noise concerns.
Brief planning history:	Alterations to vehicular access, 39 Whitcombe Road, Newport - Refused 1 August 2016 (P/00814/16/TCP/31074/B)
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded the site is not suitable. A number of concerns were raised including the potential impact on the listed building to the south, The Priory. There are also concerns relating to the achievability of an access and associated visibility given the location of the site on a bend and the protected and other trees. Additionally given the context of the area, the site is not orientated to reflect residential development.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing
Conversion?:	Not applicable
Rural exception?:	This would need to be determined

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS165

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded as the site is not suitable it is not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Potential for non-compatible uses to north.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS166

Site Area:

1.02

Site Address:

Land at Rolls Hill Gurnard Po31 8ND

Site location



Site Description:

The site is located in a small hamlet and is a field used for grazing with hedges to the east and south. The site is close to two road junctions and slopes west to east towards the corner near the junction.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation but is within a biodiversity enhancement area. There are no tree preservation orders or larger trees within the site.

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SHLAA Ref No: IPS166

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	A new access would be required and consideration to the bend and junctions would need to be given.
Access to public transport:	The nearest regular bus service is located along the main Newport to Cowes road, some distance away. There are bus stops close to the site but these serve Route 32 which runs Tuesday to Saturday mornings.
Access to pedestrian/ cycle:	There is a public right of way to the west of the site (CS26). There are no pavements to the roads. There are no nearby cycle links.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities but the site has access to the countryside
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is located in the wider rural area where there is no direct access to services and facilities
Brief planning history:	<input type="text"/> No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Gurnard has an adopted neighbourhood plan. It sets out that Gurnard Parish is to remain a separate and distinct village and that housing development will generally be small scale to meet the identified housing needs of residents and their families. The Housing Needs Survey estimates a small additional housing requirement (19 additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health. The Plan also set out the need to safeguard and enhance Gurnard's valued landscape, open spaces and biodiversity for the benefit of the local community and visitors. In particular it noted that the Jordan Valley (LCA 7) plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an 'important high quality landscape'. The Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too far out, too isolated and remote from facilities. It has poor public transport links and no pavement access. There are also concerns over the impact on the character of the area.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS166

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS167

Site Area:

4.5

Site Address:

Land at Hillis Gate Road, Northwood PO31 8ND

Site location



Site Description:

The site is located in a small hamlet and is a field used for agriculture and grazing with kept hedges to all boundaries with a few trees along the southern boundary. The site is close to two road junctions and slopes north to south as well as rising gently from east then sloping to the west.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation but is located in a biodiversity enhancement area. There are no tree preservation orders or larger trees within the site.

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SHLAA Ref No: IPS167

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	A new access would be required and consideration to the bend and junctions would need to be given.
Access to public transport:	The nearest regular bus service is located along the main Newport to Cowes road, some distance away. There are bus stops close to the site but these serve Route 32 which runs Tuesday to Saturday mornings.
Access to pedestrian/ cycle:	There is a public right of way to the west of the site (CS26). There are no pavements to the roads. There are no nearby cycle links.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities but the site has access to the countryside
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues. There is a telegraph pole running along the east.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is located in the wider rural area where there is no direct access to services and facilities
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too far out, too isolated and remote from facilities. It has poor public transport links and no pavement access. There are also concerns over the impact on the character of the area.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years
Put forward for:	The site has been put forward for general housing
Conversion?:	Not applicable
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

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IPS167

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS168

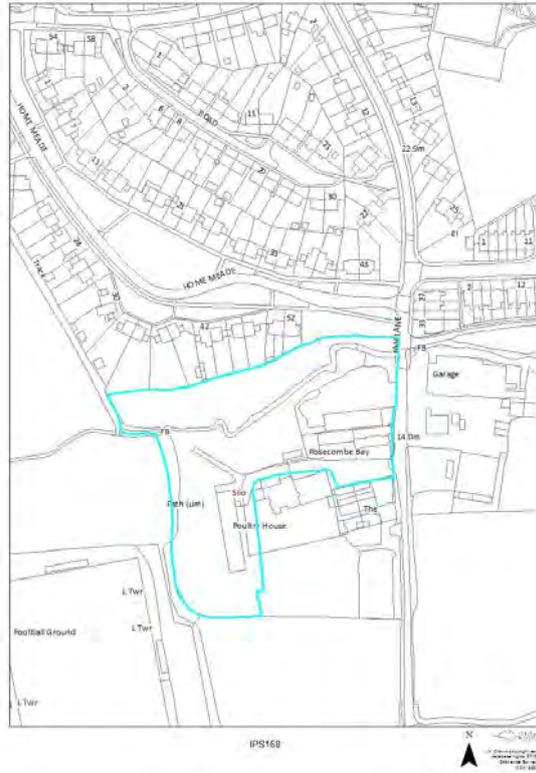
Site Area:

1.2

Site Address:

GREAT PAN FARM PAN LANE ,NEWPORT, PO30 2PH

Site location



Site Description:

The site is located on the outskirts of Newport, the site is level and bounded by trees and hedges.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

0.6ha is located within FZ2 and 3 and has been removed from the assessment.

Discount

The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the north and east boundaries.

It is brownfield/greenfield:

There are a number of farm buildings, both brick and wooden located within the site.

Potential landscape impact:

The site is not located in an AONB. The site is located on the outskirts of the area but is still fairly built up so any impact on landscape character will be reduced. Consideration will need to be given to the trees.

Potential biodiversity impact:

The site is not located in any environmental designations. There are a number of trees with TPOs along the east. There is also a large portion of the site that is a TPO woodland. These TPOs and woodland will need to be taken into account on

SHLAA Site Assessments - Currently Not Developable

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determining the final developable area of the site if applicable. There is also a stream running across the north of the site and a number of barns and buildings that may house bats. Relevant biodiversity studies will be required.

Potential heritage impact: The site is not located in a conservation area. The site affects or is near to a listed building, as such 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.

Site access aspects: Access is currently onto Pan Lane.

Access to public transport: There is a bus stop close by and this serves Newport and the immediate area.

Access to pedestrian/ cycle: There is a public right of way to the west of the site, located on the boundary. The area has cycle link and most roads have pavements

Access to services/ facilities: Newport has access to a full range of services and facilities

Access to open spaces: There are a number of public open space facilities nearby.

Air quality sensitivities: Agricultural land class:

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment?:

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site has some utilities but may require extensions to be factored in.

Potential compatibility impacts: The site is close to existing residential, whilst there are no compatibility issues envisaged, consideration will need to be given to the extent of the flood zone, being able to access and egress the site if flooded and any long term effects, plus the proximity of development to protected woodland.

Brief planning history: Construction of terrace of 4 dwellings; parking; extension to existing public footpath, Great Pan Farm, Pan Lane, Newport, refused 9 May 2012 P/00074/12-TCP/29234/C). Proposed detached dwelling and detached garage, Great Pan Farm, Pan Lane, Newport, refused 21 August 2017 (TCP/29234/E/P/00770/17) and refused 12 March 2018 (TCP/29234/G/P/00049/18).

An application for proposed detached dwelling and detached garage, Great Pan Farm, Pan Lane, Newport, refused 12 March 2018 (TCP/29234/G/P/00049/18)

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary

Steering group's conclusion: The steering group concluded that the site is not suitable. There is concern over the potential impact on the adjacent listed building and its setting, potential access issues and that once constraints are removed whether the site could achieve residential development given the context and layout.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years

Put forward for: The site has been put forward for general housing and mixed development (housing led)

Conversion?: This would need to be determined

Rural exception?: Not applicable

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS168

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS171

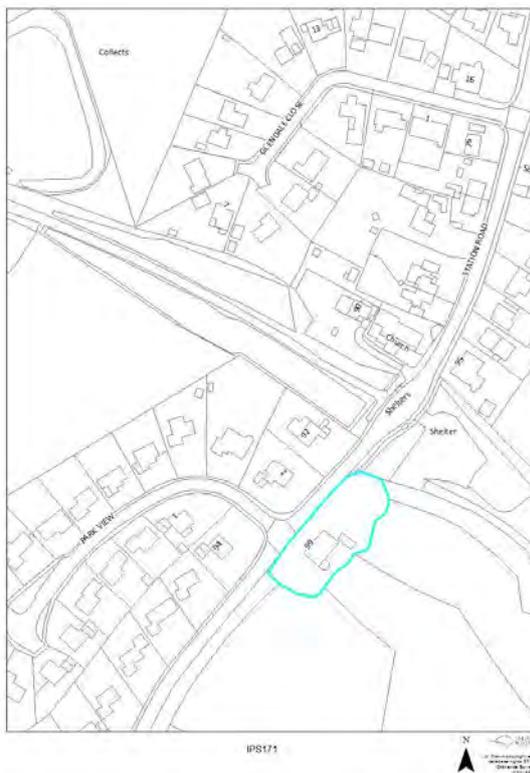
Site Area:

0.16

Site Address:

Land adjacent 99 Station Road, Wootton PO33 4RG

Site location



Site Description:

The site is a large detached house and residential garden and amenity land. There is a large fir trees adjacent to the road. The site is quite open to the road with a picket fence to the front of the house but has hedges and trees to other boundaries

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

 Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

 Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

 Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the road on the northwest boundary.

It is brownfield/greenfield:

The site is greenfield with a large detached house and garage

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. The site is part of a larger area TPO (TPO/1969/3) and has several distinctive trees within it. These and associated buffers will need to be taken into

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

	<input type="text" value="account. Relevant studies are likely to be required."/>
Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	<input type="text" value="There is access on to Station Road from the site."/>
Access to public transport:	<input type="text" value="There is a bus stop within walking distance to the main road. This is Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde and runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes"/>
Access to pedestrian/ cycle:	<input type="text" value="This dismantled railway which is the cycle track and footpath to Newport is located to the west."/>
Access to services/ facilities:	<input type="text" value="Wootton has a number of local facilities in line with it being classified as a rural service centre"/>
Access to open spaces:	<input type="text" value="There is limited public open space provision nearby but good links to the wider countryside"/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site has the benefit of some utilities."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural."/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the current settlement boundary"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. The site is a narrow visual site on the other side of the road from the surrounding development. Furthermore, the existing building is a single storey and the site is too small to achieve the numbers for SHLAA."/>

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="This would need to be determined"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that as the site is not suitable it is not achievable."/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No: IPS172

Site Area: 0.5

Site Address: Land rear of 139, 141 and 143 Staplers Road

Site location



Site Description: The site is garden land behind a number of houses along Staplers Lane. The area is fairly level with existing boundaries of a mix of hedges and trees and views of the countryside to the north.

Stages A and B - Discounting

- | | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | 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. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|---|
| Proximity to settlement: | The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundaries. |
| It is brownfield/greenfield: | The site is greenfield and is garden land behind a number of houses. There is a shed within the land. |
| Potential landscape impact: | The site is not located in an AONB. The site has view across the countryside towards the mainland. Any development on site would likely be seen against the backdrop of existing development. |
| Potential biodiversity impact: | The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs but there are some larger trees within the site and boundaries. |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS172

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access will required the demolition of a double garage to enable access onto Staplers Road.
Access to public transport:	There are bus stops close by along Staplers Road, this is along Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde. This runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes.
Access to pedestrian/ cycle:	There is a public right of way in close proximity to the east, but there are no footpaths or cycle way along the main road
Access to services/ facilities:	Newport has a full range of services and facilities.
Access to open spaces:	The site has access to the countryside via a PROW but there are no play areas etc. in close proximity.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3 to the north and urban to the south."/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is considered back land development and there are concerns about how the layout can be accommodated whilst retaining sufficient amenity area appropriate for the size of the properties to the road frontage. Furthermore, there are concerns over access and whether this can be achieved. The rear hedge to the north of the site is also a strong boundary to the site.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years.
Put forward for:	The site has been put forward for general housing and affordable housing
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Concerns over poor access and lack of visibility.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

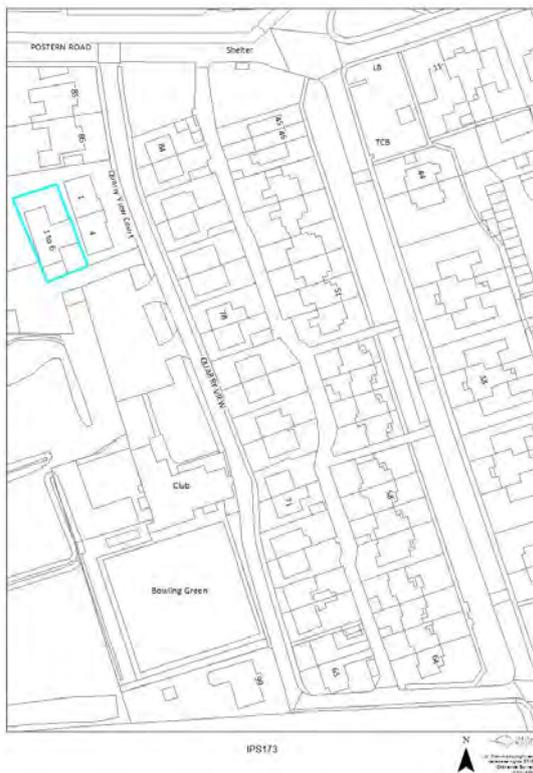
- Site is suitable for BFR if ticked

SHLAA Ref No: IPS173

Site Area: 0.35

Site Address: Norman Court (1-6) Quarry View, Newport

Site location



Site Description: The site comprises of an existing residential block of 6 units with parking at the rear. The site slopes up away from the road and is bounded by fencing and natural growth.

Stages A and B - Discounting

- | | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | 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. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|--|
| Proximity to settlement: | The site is located outside but immediately adjacent to the settlement boundary. |
| It is brownfield/greenfield: | The site comprises of an existing residential block of 6 units |
| Potential landscape impact: | The site is not located in an AONB. Given the location of the site, close to other housing and development and mature trees any impact on landscape character will be reduced. |
| Potential biodiversity impact: | The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, but there are a number immediately adjacent to the site. |
| Potential heritage impact: | The site is not located in a conservation area and there are no listed buildings close by. |
| Site access aspects: | The site can be accessed from Quarry View. |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS173

Access to public transport:	The nearest bus stop is located along Forest Road to the south
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity
Access to services/ facilities:	Newport has a full range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known
Agricultural land class:	The classification is urban
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	Not applicable
Potential constraints to delivery:	There is one landowner. The site is currently in use and existing tenants will need to be considered.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	There are no compatibility issues envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is situated outside and immediately adjacent to the settlement boundary and is a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that whilst this site is a brownfield site and immediately adjacent to the settlement boundary, it is a small site that will not easily be able to be intensified and is therefore not considered suitable.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available for development and is for sale and being marketed.
Put forward for:	The site has been put forward for general and affordable housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not achievable given the existing level of residential development on the site.
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Indicative yield: 0 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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 Site could be considered for allocation if ticked

The site is considered: Currently not developable

 Site suitable for BFR if ticked

SHLAA Ref No:

IPS174

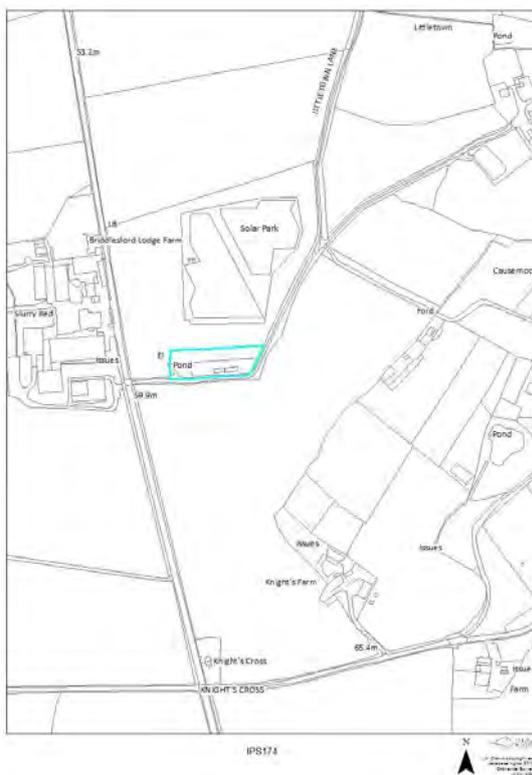
Site Area:

0.31

Site Address:

Site of former Briddlesford Farm Cottages, Littletown Lane, Wootton

Site location



Site Description:

The site is fairly level site and is a builders yard, store, workshop and stables. There are a number of wooden structures on site. The site is bounded by a mix of hedges and fencing with large double gates to Littletown Lane.

Stages A and B - Discounting

Environmental designations A1:

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.

 Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

 Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

 Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site has a mix of buildings in connection with the yard.

Potential landscape impact:

The site is not located in an AONB. It is outside any settlement boundary in the wider countryside. There is a farm to the west and a solar farm to the north. If development is considered appropriate in this location consideration should be given to the impact on the wider area and views into and out of the site.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse and is in a biodiversity enhancement area. There are a number of trees within the site boundaries and a pond to the west. Further biodiversity studies

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS174

may be required.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has access onto Littletown Lane
Access to public transport:	There are no bus stops in walking distance.
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised.
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The whole site is located in a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	It is not an allocated site but may result in a lost business.
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is in a rural location, located beyond the settlement boundary and is too remote and isolated from services. Furthermore, there are concerns over the access onto Briddlesford Road.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 6 months.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS175

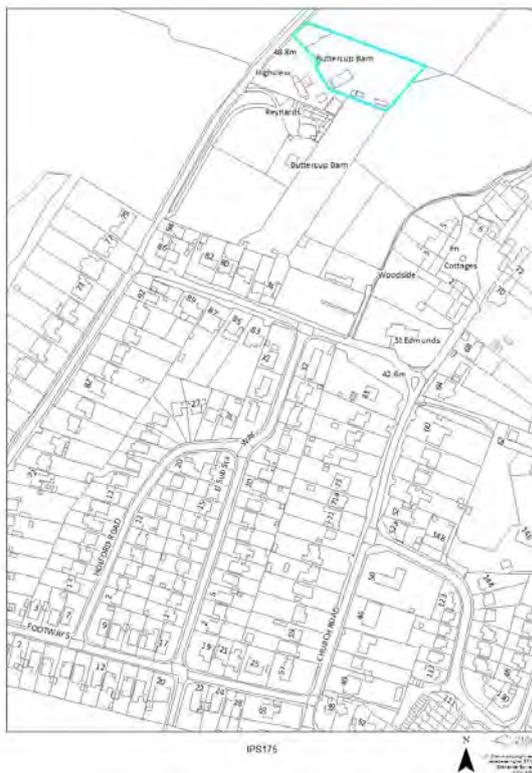
Site Area:

0.31

Site Address:

Farm Lane Cottage (Buttercup Barn), Farm Lane, off Palmers Road, Wootton Bridge

Site location



Site Description:

The site contains a holiday cottage, static caravan and dwelling. The site is accessed off an unmade road and is bounded by a mix of fencing interspersed with planting.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and beyond the built up area. The site is however located close to other submitted sites.

It is brownfield/greenfield:

The site contains a holiday cottage, static caravan and dwelling and is located within its own larger gardens.

Potential landscape impact:

The site is not located in an AONB. The land is generally level and located close to other properties. The site has a semi-rural feel having lots of trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS175

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed on to an unmade road which is also a no through road. The unmade road accesses onto Palmers Road which has footpaths either side of it. It is not clear whether there would be rights of access issues.
Access to public transport:	Route 9, the Newport to Ryde service runs along the main road. Running from Newport Fairlee/Staplers Wootton Binstead Ryde. It runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes
Access to pedestrian/ cycle:	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/ facilities:	Wootton has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	The open space audit identifies an area of open space to the south east of the site, the grounds of St Edmunds Church. Wootton recreation ground is further south of the site.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The site is located wholly within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="checkbox"/> No, but potentially some tourism 'beds'
Potential constraints to delivery:	<input type="checkbox"/> There is one landowner and there are no known covenants or legal issues. It is not clear whether there would be rights of access issues.
Infrastructure capacity aspects:	<input type="checkbox"/> The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	<input type="checkbox"/> The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	<input type="checkbox"/> Proposed detached building to provide unit of holiday accommodation, Buttercup Barn, Palmers Road, Wootton Bridge, refused 03 November 2014 (TCP/24309/G/P/01075/14). Proposed siting of two yurts and a shepherd hut to provide holiday accommodation, parking, conditional approval 21 May 2015 (TCP/24309/H/P/00315/15)
Overarching policy context:	<input type="checkbox"/> The site is located outside and not immediately adjacent to the settlement boundary.
Steering group's conclusion:	<input type="checkbox"/> The steering group concluded that the site is not suitable. The site is located outside and not immediately adjacent to the settlement boundary. Consequently there is concern over the location of the site. It is considered too far from the boundary along a private/unmade road.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="checkbox"/> The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years.
Put forward for:	<input type="checkbox"/> The site has been put forward for affordable housing only
Conversion?:	<input type="checkbox"/> Possibly
Rural exception?:	<input type="checkbox"/> Yes

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="checkbox"/> The steering group concluded that the site is not suitable and therefore not achievable
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS176

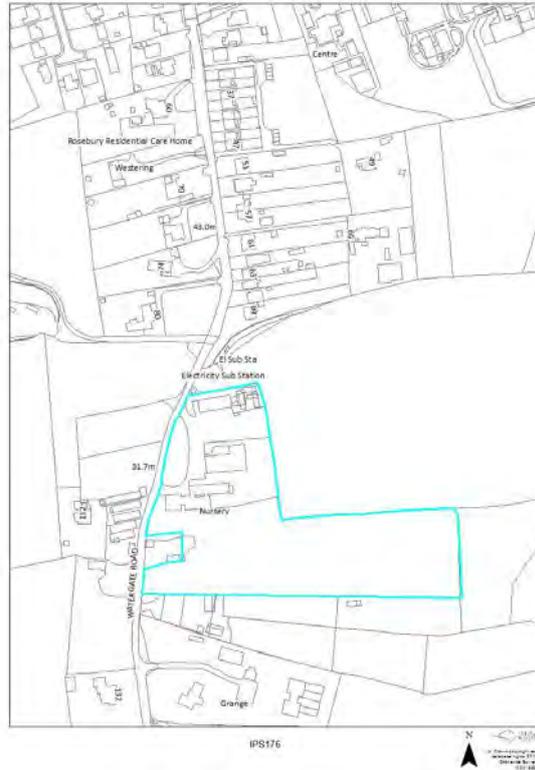
Site Area:

2.1

Site Address:

Isle of Wight Pet Centre, Watergate Road Newport PO30 1XP

Site location



Site Description:

The site is the current location of the Isle of Wight Pet Centre and Veterinary Practise. The site incorporates various buildings and a field to the rear. The site is slightly sloping to the south and is bounded by trees, fencing and hedges.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north, in close proximity, approximately 35m away

It is brownfield/greenfield:

The site has a mixture of buildings relating to the business including wooden structures, brick built buildings and large green houses.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders within the site. The site is bounded by some hedgerows with trees

	interspersed
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access is onto Watergate Lane, the current access has restricted visibility and is where the road is narrower
Access to public transport:	The nearest bus stop is at some distance from the site.
Access to pedestrian/ cycle:	There is a public right of way to the north, and there are wider cycle routes in the area. The immediate roads do not have pavements
Access to services/ facilities:	Newport has a full range of services and facilities.
Access to open spaces:	Newport has a range of public open space provisions
Air quality sensitivities:	<div style="display: flex; align-items: flex-start;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">None known</div> <div> <p>Agricultural land class: The classification is Grade 3 to the south and urban to the north</p> </div> </div>
Mineral resources?:	The east section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	The site is not allocated for employment but there would be a loss of employment if the site were to be redeveloped.
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is on the edge of the area where the context of the area is more rural.
Brief planning history:	Change of use of part of vacant building to veterinary surgery, Newport Nurseries, Watergate Road, Newport, conditional approval 04 February 2015 (TCP/32096/P/01484/14). Demolition of glasshouses, proposed veterinary surgery, horticultural storage building, parking and landscaping, Newport Nurseries, Watergate Road, Newport, pending decision (TCP/32096/A/P/00444/18)
Overarching policy context:	The site is located outside but in close proximity to the settlement boundary and is a brownfield site
Steering group's conclusion:	<p>The steering group concluded that the site is not suitable. The site is beyond the settlement boundary and too far from services with poor access. There is further concern over landscape impact, topography and loss of employment.</p> <div style="text-align: right;"> <input type="checkbox"/> Site suitable if ticked <input checked="" type="checkbox"/> Site available if ticked </div>

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	This would need to be determined
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.
Indicative yield:	<div style="display: flex; align-items: center;"> <input style="width: 100px; text-align: center;" type="text" value="0"/> <div style="margin-left: 20px;"> <input type="checkbox"/> Site achievable if ticked </div> </div>

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS176

Panel comments:

Not all the SHLAA panel agreed with the steering group's conclusions. The following comments were made: Potential for limited number of aspirational homes given existing uses, buildings and traffic generation. Not suitable for SHLAA.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments but still raised concerns and concluded that the site is currently not developable for the purposes of SHLAA

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS178

SHLAA Ref No:

IPS178

Site Area:

0.7

Site Address:

Buildings and Land at Carpenters Farm, Carpenters Road, St Helens, Isle of Wight, PO33 1YL

Site location



Site Description:

The site is an area of traditional and modern farm buildings and associated land. The site is level and bounded to the west by trees and hedges to the north. The site sits within a valley with views to Brading and Brading Downs and Culver Downs.

Stages A and B - Discounting

Environmental designations A1:

0.02ha of the site on the south west boundary corner is located in a RAMSAR, SPA and SSSI. It is not considered that this will impact on the developable area.

Discount

The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINCC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

0.17ha is located in flood zones 2 and 3 (SFRA). This area has been removed from the assessment.

Discount

The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is greenfield site, with stone and brick buildings and wooden and corrugated structures.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS178

Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the area is more rural and the land agricultural. The site sits within a valley with views to the surrounding countryside. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	0.02ha of the site on the south west boundary corner is located in a RAMSAR, SPA and SSSI. It is not considered that this will impact on the developable area. There is a watercourse to the western boundary. There are no TPOs on the site but there are a number of trees to the western boundary. Further biodiversity studies are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed off the existing access onto Carpenters Road.
Access to public transport:	There is a bus stop close to the existing access. This is 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:	There is a public right of way to the east (B4) and others in the wider area. There is no dedicated cycle path and there are no pavements along the nearby road.
Access to services/ facilities:	St Helens has access to a number of services and facilities associated with it being a rural service centre.
Access to open spaces:	St Helens has a number of public open space provisions.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The majority of the of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area, albeit there is some limited residential development to the top north east and north west corners.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary and is located in the wider rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too divorced from the settlement boundary and is located in a rural area with rural context.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-4 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	This would need to be determined
Rural exception?:	No

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS178

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS179

Site Area:

0.24

Site Address:

Land at Kite Hill Farm, Firestone Copse Road, Kite Hill PO33 4LE

Site location



Site Description:

Kite Hill Farm Barns is located within a former farm complex on Kite Hill. The site is a collection of buildings with access onto Firestone Copse Hill.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site is a greenfield site with a mix of traditional and newer barns, some of which are used for storage purposes.

Potential landscape impact:

The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There is a hedgerow and some trees to the site. As there are a

	number of traditional and other barns, bats surveys may be required.
Potential heritage impact:	The site is not located in a conservation area but there is a listed building to the north. As the site is near to a listed building, as such 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. There is also a non designated heritage asset (a barn) which consideration must be given to its conservation including its setting. A sensitive conversion may be appropriate.
Site access aspects:	The site can be accessed from Firestone Copse Road
Access to public transport:	There is a bus stop within walking distance to the main road. This is Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde and runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes
Access to pedestrian/ cycle:	There are network of public rights of way adjacent to the area. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Whilst the site is outside the settlement area there are services close by in Wootton.
Access to open spaces:	There is limited public open space provision nearby but good links to the wider countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner. There are some covenants on the site that will need to be considered.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Proposed change of use and conversion of agricultural barns to one dwelling house and associated games room, barn, shed and garages, barns at Kite Hill Farm, Firestone Copse Road, Wootton, refused 28 November 2017 (TCP/33239/P/00843/17)
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	There steering group concluded that the site is suitable for some development and possible conversion. The site is on the edge of a built up area with a number of existing buildings on site.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved immediately.
Put forward for:	The site has been put forward for general housing.
Conversion?:	This would need to be determined
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is achievable. Final yield will be dependent on conversion and exact footprint of buildings and the non designated asset. Yield
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS179

could be between 1 -5 in years 1-5

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA Panel agreed with the steering groups comments. - The conclusions from the panel were that they agreed with the steering group conclusions but added that the possibly too small.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process further information suggested that the covenants are quite restrictive. Therefore it is considered that whilst the site may be suitable for some limited development it may not be achievable. Therefore the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

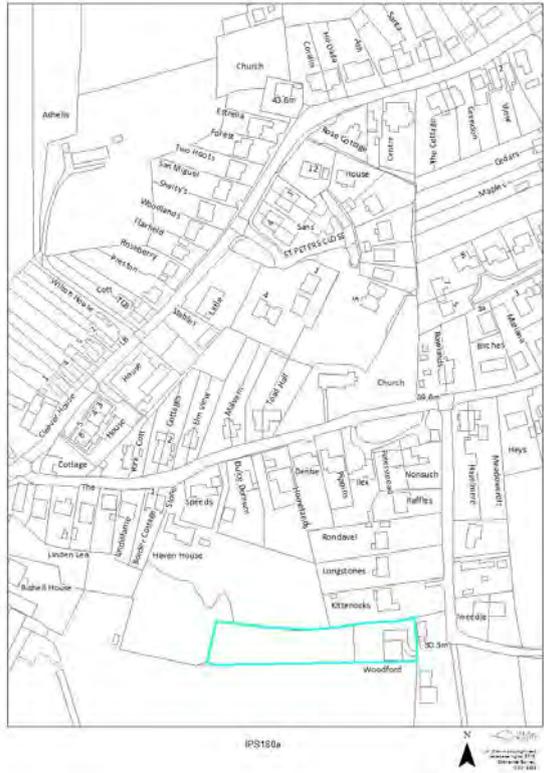
Site is suitable for BFR if ticked

SHLAA Ref No: IPS180a

Site Area: 0.2

Site Address: Land at Woodfords Dairy (1), Pondcast Lane, Havenstreet

Site location



Site Description: The site is a thin strip of land behind a barn with access. There are trees and scrubby area to the east boundary and residential to the north.

Stages A and B - Discounting

Environmental designations A1: 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. Discount

Environmental designations A2: The site is not located within any environmental designations including heritage coast, historic park or garden, open space. Discount

Flood zones/agricultural class/size: The site is located in FZ1 and is not class 1 or 2 agricultural land. Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield: There is a stable/barn type building on site

Potential landscape impact: The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no tree preservation orders or larger trees within the site

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site access aspects:	Access is off Pondcast Lane through the adjacent site also in the same landownership, Pondcast Lane is narrow and development is likely to require highway improvements.
Access to public transport:	Whilst there is a bus stop close by, Southern Vectis are no longer running this service.
Access to pedestrian/ cycle:	There is a public right of way to the east of the site (R10) but no dedicated cycle ways and the immediate road does not have a pavement.
Access to services/ facilities:	Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.
Access to open spaces:	There is a recreation ground to the east
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The road network to the site is very narrow and there are also concerns over shape of the site and achieving appropriate numbers.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is not immediately available for development, but may be available in years 6-10"/>
Put forward for:	<input type="text" value="The site has been put forward for non-housing development"/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is not suitable and therefore not achievable"/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Concern over highways issues and exposed landscape from Rowlands Lane."/>
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Stage G - SHLAA Conclusion

Final conclusions:	<input type="text" value="Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA."/>
The site is considered:	<input type="text" value="Currently not developable"/> <input type="checkbox"/> Site could be considered for allocation if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS180a

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS180b

Site Area:

2.78

Site Address:

Land to south east of Pondcast Lane, Havenstreet

Site location



Site Description:

The site is a series of fields with stables and barns and some fruit trees. The site slopes to the south and is bounded by hedgerows to all boundaries with large trees to the south.

Stages A and B - Discounting

Environmental designations A1:

0.7ha of the site is located in a SINC and has been removed from the assessment.

Discount

The remainder of 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.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

There are a number of buildings relating to the grazing and horse use to the north east.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. The site slopes to the south with far reaching views across the countryside. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	0.7 ha is located in a SINC and has been removed. The rest of the site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no tree preservation orders within the site but there are a number of larger trees along the boundary and a small copse of trees to the north. Further biodiversity studies are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access is onto Pondcast Lane which is narrow and development is likely to require highway improvements.
Access to public transport:	Whilst there is a bus stop close by, Southern Vectis are no longer running this service.
Access to pedestrian/ cycle:	There is a public right of way through the site to the west (R10) and across the south west of the site (R8) but no dedicated cycle ways and the immediate road does not have a pavement.
Access to services/ facilities:	Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.
Access to open spaces:	There is a recreation ground to the east
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3 to the south and Grade 4 to the north"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The road network to the site is very narrow and there are also concerns over landscape and visual impact to due to topography.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development, but may be available in years 6-10
Put forward for:	The site has been put forward for non-housing development
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Wrong direction.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

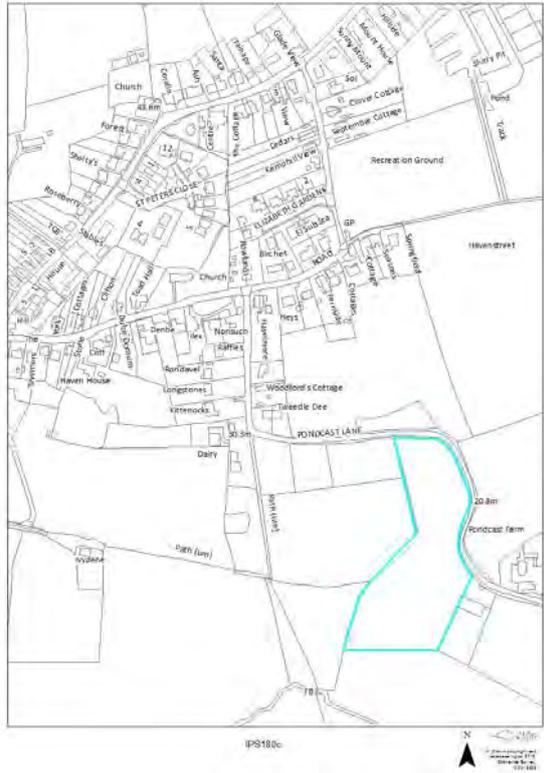
- Site is suitable for BFR if ticked

SHLAA Ref No: IPS180c

Site Area: 1.35

Site Address: Land to southeast at Pondcast Lane, Havenstreet

Site location



Site Description: The site slopes to the south and is bounded by hedgerows to all boundaries with trees interspersed.

Stages A and B - Discounting

Environmental designations A1:	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	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside the settlement boundary and is located in the wider rural area.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. The site slopes to the south with far reaching views across the countryside. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles
Potential biodiversity impact:	The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. The south of the site is also in a biodiversity enhancement area. There are no tree preservation orders within the site but there are a number of larger trees along the boundary and within the field. Further biodiversity studies are likely to

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS180c

be required.

Potential heritage impact: The site is not in a conservation area but there is a listed building to the east of the site. As such 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.

Site access aspects: Access is onto Pondcast Lane which is narrow and development is likely to require highway improvements.

Access to public transport: Whilst there is a bus stop close by, Southern Vectis are no longer running this service.

Access to pedestrian/ cycle: There is a public right of way to the west (R10)& (R8) but no dedicated cycle ways and the immediate road does not have a pavement.

Access to services/ facilities: Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.

Access to open spaces: There is a recreation ground to the north of the site

Air quality sensitivities: None known Agricultural land class: The classification is Grade 3 to the south and Grade 4 to the north

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment?: No

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues

Infrastructure capacity aspects: The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.

Potential compatibility impacts: The site is beyond the built up area and located in the wider rural area.

Brief planning history: No apparent planning history.

Overarching policy context: The site is located outside the settlement boundary and in the wider rural area

Steering group's conclusion: The steering group concluded that the site is not suitable. The road network to the site is very narrow and there are also concerns over landscape and visual impact to due to topography.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is not immediately available for development, but may be available in years 6-10

Put forward for: The site has been put forward for non-housing development

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Wrong direction.

Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS180c

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No: IPS181

Site Area: 2.5

Site Address: Brambles Farm, Brambles Lane, Freshwater

Site location



Site Description: The site is currently used as a mix of holiday accommodation, agriculture and equestrian uses. The site includes a number of single storey holiday chalets and is bounded by post and wire fencing.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

The coastal edge is located in a SSSI

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The coastal edge is located in FZ 2 and 3

Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is a current tourism site with single storey holiday chalets.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS181

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, there is a large grouping of trees to the south west of the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed from Brambles Farm.
Access to public transport:	The nearest bus stop is along Colwell Road. This is Route 7 serving Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay running Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way going through the site east to west (F13) and (F10) to the east. There are no pavements to the nearby roads.
Access to services/ facilities:	The site is at some distance from the services and facilities within Freshwater.
Access to open spaces:	The site is at some distance from open space provisions within Freshwater but does have access to the open countryside and coast.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	Redevelopment may result in a loss of tourist accommodation
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is located in the wider rural area where there is no direct access to services and facilities
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is beyond the settlement boundary in the wider rural area and is too remote from services and facilities. There are further concerns over the impact on landscape character.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	This would need to be determined
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS181

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Access is poor, site is partially within SSSI.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS182

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed off Littletown Lane an unmade narrow lane.
Access to public transport:	There are no bus stops in walking distance.
Access to pedestrian/ cycle:	There is a public right of way to the north (N2), there are no dedicated cycle links close by.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is in a rural location, located beyond the settlement boundary and is too remote and isolated from services. Furthermore there are concerns over the poor access/road.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	0 <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS186

Site Area:

1.2

Site Address:

Land to the north east of Newport, off Fairlee Road.

Site location



Site Description:

The site is an agricultural field bounded by hedges and trees and is set back slightly from the main road. The site is fairly flat and has some southern water structures on it.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINCC, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site is a greenfield site, with some southern water structures on it.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There is a TPO woodland to the north and western boundaries that extends into the site (TPO/2013/56). There are also a number of large trees individual and groupings that need to be considered. The site is also quite close to the SPA and appropriate biodiversity studies are likely to be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS186

Potential heritage impact:	The site is not located in a conservation area. There is a Grade II listed building to the north outside the site, as such 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.
Site access aspects:	The site is accessed via a slipway onto the main road. It is unclear who has control of the slipway. Fairlee Road is along the strategic road network
Access to public transport:	The site is a regular bus service, serving Newport, East Cowes and Ryde. Routes 5 and 9 with buses running between 10-30 minutes depending on the route. There is a bus stop on the site side
Access to pedestrian/ cycle:	There is a public right of way to the north east some distance away and there are cycle links along the dismantled railway. There is a pavement on the opposite side of the road.
Access to services/ facilities:	Newport has a full range of services and facilities but these are not likely to be in walking distance
Access to open spaces:	There is a green corridor located close by that runs along the dismantled railway. Newport has a range of open space facilities but these are not likely to be in walking distance.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in
Potential compatibility impacts:	The site is beyond the built up area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is outside the settlement boundary on the edge of the area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is a too far from Newport beyond large scale development. The site is not infill as there is only one dwelling to the north of the site and increasing development in this area would elongate ribbon development. Furthermore there are concerns over the impact on trees and the adjacent listed building.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-5 years.
Put forward for:	The site has been put forward for general housing, mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore no achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS187

Site Area:

1.83

Site Address:

Land to the east of Station Road and adjacent to Packsfield Lane, Wootton.

Site location



Site Description:

The site is a residential property fronting Station Road and an area of land to the rear. The site is a fairly level and the field is used for equestrian purposes. It has a hedge boundaries. The field can be accessed off Packsfield Lane.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The house is within the settlement boundary and the land just outside to the east.

It is brownfield/greenfield:

The site is a greenfield site. There is a house of the site and a shed/stable building.

Potential landscape impact:

The site is not located in an AONB. Whilst the residential property is a detached property in a row of properties, the land behind is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are TPOs to most boundaries, there is a TPO to the northwest corner, a few to the south, west and east, associated buffers will need to be

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS187

taken into consideration.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	It is intended that access will be through the residential property following demolition. There is to access from Packsfield Lane but is narrow and Packsfield Lane is also very narrow at points.
Access to public transport:	There is a bus stop within walking distance to the main road. This is Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde and runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the area. There is also a dedicated cycle paths in close proximity.
Access to services/ facilities:	Wootton has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	There is limited public open space provision nearby but good links to the wider countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	There is a section of mineral safeguarding area to the south east corner. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment?:	No
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent and part within the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	No recent planning history.
Overarching policy context:	The house is within the settlement boundary and the land just outside to the east.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns about how the site can be suitably accessed, and may also require the potential removal of two or three TPO trees. Furthermore, the site is rural in context and highly visual from the wider countryside and an important view point and setting of the historic steam railway.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-5 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS187

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS188

Site Area:

0.7

Site Address:

Land off Carpenters Road, St Helens

Site location



Site Description:

The site is an agricultural field with a thick hedge around the boundary and to the main road. The site gently slopes with views over to Culver Downs.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the area is more rural and the land agricultural. The site sits within a valley with views to the surrounding countryside. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are mature hedgerows to the boundaries of the site that may require further biodiversity studies.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS188

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	There is a narrow access onto the site adjacent to Glenwood. Upgrading or a new access would be required.
Access to public transport:	There is a bus stop close to the existing access. This is 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:	There is a public right of way to the south west (B56) and others in the wider area. There is no dedicated cycle path and there are no pavements along the nearby road.
Access to services/ facilities:	St Helens has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	St Helens has a number of public open space provisions.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	Extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	Whilst there is some sporadic development opposite the site is located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and is located in the wider rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too divorced from the settlement boundary and is located in a rural area with rural context and would be visually prominent.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	0 <input type="text"/>

- Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS190

Site Area:

2.69

Site Address:

Land at Westwood, Brocks Copse Road, Wootton, IoW

Site location



Site Description:

The site is a large brick built dwelling set in its own grounds. The site is bounded by a mix of hedges and trees. The site is fairly flat but does slope gently in places

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is on the eastern corner boundary.

It is brownfield/greenfield:

The site is greenfield and contains a large detached house sets in its own grounds. There are a number of other buildings located within the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are a number of trees within and to the boundary of the site, along with hedgerows. The top north west corner is located in an ancient

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS190

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation but is located in a biodiversity enhancement area. There are no tree preservation orders within the site. There is a stream to the west and some scrubby areas with trees to the boundaries. It is likely that biodiversity studies may be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is an access to the main road.
Access to public transport:	The nearest regular bus service is located along the main road to the east. This serves Route 1 Cowes to Newport with running daily every 7-10 minutes. The bus stops along Pallance Road serve Route 32 which runs Tuesday to Saturday mornings.
Access to pedestrian/ cycle:	There is a public right of way to the north west of the site (CS20). There are no pavements to the roads. There are cycle links in the wider area to Newport.
Access to services/ facilities:	Northwood to the east has some services and facilities and Cowes has a good range further to the north.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. There are pylons across the site and these will need to be considered.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such connections to utility services will need to be factored in.
Potential compatibility impacts:	The site is outside the settlement boundary beyond the built up area
Brief planning history:	An application for Re-siting of access with associated hardstanding and landscaping, land adjacent to Rose Cottage, off, Pallance Road, Cowes, conditional approval 9 March 2018 (P/00042/18/TCP.33179/A)
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over the proximity to services, the lack of pavement/footpath and context and the impact on the character of the area.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-5 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS191

Panel comments:

The SHLAA panel agreed with the steering group's conclusions but made the following comments: Site has poor access. Sequentially preferable sites however, there are other houses close to the site therefore potentially a couple of houses.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments but still raised concerns about location and concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS193

Site Area:

7.7

Site Address:

Land between Court Road and Spinfish Lane, Freshwater (Land Area 2 on plan).

Site location



Site Description:

The site is part of a larger agricultural field located just outside the settlement boundary. The boundaries to the site are predominately hedges. The site also envelopes 2 houses that are located along Court Road to the west of the larger field. The site is undulating in places.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along part of the east boundaries.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS193

Potential heritage impact:	The site is not located in a conservation area. There are 2 listed buildings to the south east just beyond the site. As the site affects or 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.
Site access aspects:	Access could be achieved along Court Road depending on the proximity to the junctions.
Access to public transport:	The site is located away from nearby bus stops. The wider Freshwater area is served by Route 7, Newport to Alum Bay. The route being Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay The service runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes.
Access to pedestrian/ cycle:	There are network of public rights of way close to the site including one running along the eastern boundary but there are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Freshwater has access to a good range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known Agricultural land class: The classification is mostly urban with Grade 4 to the south east corner.
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is in close proximity to other residential properties but given the location of these and the size and shape of the field, extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary which is along part of the east boundaries. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is not suitable. Concerns were raised over the rural nature and the impact on the wider landscape area.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-10 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	No applicable
Rural exception?:	No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS193

Steering group's conclusions: The steering group concluded that the site is not suitable and not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Access issues.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS194

Site Area:

3

Site Address:

Land between Spinfish Lane & Locksley Close/ Queens Road, Freshwater (Area 3 on plan).

Site location



Site Description:

The site is an agricultural field located just outside the settlement boundary. The boundaries to the site are predominately hedges. The site is set back from the road by a village green area. The site is fairly level but slightly rises to the north east.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north east, in close proximity, approximately 50m away.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS194

Potential heritage impact:	The site is immediately adjacent to a conservation area on the south east corner as such any development will need to consider the impact upon the setting of the conservation area. There are a number of listed buildings to the south east just beyond the site. As the site affects or 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.
Site access aspects:	The site has access onto the road via a driveway/farm gate.
Access to public transport:	The site is located away from nearby bus stops but could be accessed via the PROW to the east. The Freshwater area is served by Route 7, Newport to Alum Bay. The route being Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay The service runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes.
Access to pedestrian/ cycle:	There is a public right of way that runs along the south of the site and the north. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Freshwater has access to a good range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4 to the west with a section of urban to the east."/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is in close proximity to other residential properties but given the location extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside and not immediately adjacent to the current settlement boundary. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is not suitable. Concerns were raised over the rural nature of the site being set away from the settlement boundary resulting in a rural feel and setting. Concern was also raised over the impact on Middleton.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-5 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS194

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS196

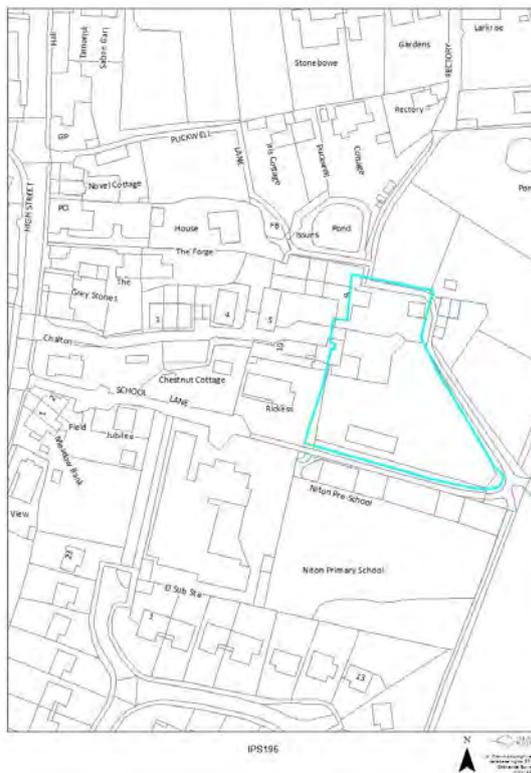
Site Area:

0.3

Site Address:

Land at Puckwell Farm, adjacent to Niton Primary School, Niton.

Site location



Site Description:

The site is a flat site that appears to be the extended garden/amenity land of a larger dwelling. The boundaries are a mix of post and wire fencing and there are some larger trees within the site. It's located immediately adjacent to the school.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the west boundary.

It is brownfield/greenfield:

The site is greenfield, there is a large open structure with roof on the site. The site also incorporates a large dwelling and detached garage.

Potential landscape impact:

The site is not located in the AONB but is immediately adjacent to it. The area is rural and starts to rise towards the AONB. Any development would need to consider the impact on the wider landscape.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders on the site, although there are some larger trees within the site.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS196

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access can be achieved through the new housing development at Puckwell Farm that accesses onto the High Street.
Access to public transport:	There are bus stops within the village of Niton.
Access to pedestrian/ cycle:	There are public rights of way to the north, east (NT21) and south (NT24) of the site that extend into the wider countryside and AONB.
Access to services/ facilities:	Niton has a range of facilities in line with it being a RSC.
Access to open spaces:	There are some open space provisions within Niton and there is access to the wider countryside.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 4 <input type="text"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No <input type="text"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Niton where there are a number of services in line with the area being a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is outside and immediately adjacent to the settlement boundary. There is potential for a small well designed scheme.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 0-5 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	No <input type="text"/>
Rural exception?:	No <input type="text"/>

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable. There is potential for a small scheme similar to Puckwell Farm barns. That is a barn design with courtyard. Could be in years 1-5

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS196

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process further discussions were held with Island Roads. Concerns were raised about the access and whether it is suitable for anymore development. As a result, the site may still be suitable but further work is required on the suitability of the junction. As a result the site is considered currently not developable. If the access is found to be acceptable then the site could be deliverable.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS201

Site Area:

0.7

Site Address:

Land at The Meadows, Priory Drive Seaview

Site location



Site Description:

The site is an area of amenity land and garden off Priory Drive. The boundary is a mix of hedges and some trees. The site is flat adjacent to the property but rises up towards the east.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Seaview/Nettlestone does not have a settlement boundary.

It is brownfield/greenfield:

The site is greenfield, there is a shed and residential property on the site.

Potential landscape impact:

The site is not located in an AONB. It is on the outskirts of the area where the land is becoming more rural/agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principle.

Potential biodiversity impact:

The site is not located in an environmental designation. There is a tree preservation order to the front of the site TPO/2013/05 and a number of others to the boundary. A buffer will be required to the TPO.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS201

Site access aspects:	There is a current access to Priory Drive.
Access to public transport:	There is a bus stop in close proximity. This is along 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:	There is a public right of way to the south and east of the site. There is no dedicated cycle link and the immediate roads do not benefit from pavements.
Access to services/ facilities:	There are some services in Seaview but it is not a rural service centre
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. There is a sewer line to the roadside of the property.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Demolition of garage; outline for 2 dwellings; formation of vehicular access; provision of parking for The Meadows, land at and adjacent The Meadows, Priory Drive, Seaview Refused 15 June 2012 (P/00473/12/TCP/10423/D). Demolition of garage; outline for 2 dwellings; formation of vehicular access; provision of parking for The Meadows (revised scheme)(revised plans)(readadvertised application), land at and adjacent The Meadows, Priory Drive, Seaview, Refused 24 January 2013 (P/01544/12/TCP/10423/F). Demolition of garage; outline for detached dwelling with vehicular access and parking, land at and adjacent to The Meadows, Priory Drive, Seaview, Refused 7 February 2014 appealed to the secretary of state appeal dismissed 18 June 2014 (P/01421/13/TCP/10423/H).
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.
Steering group's conclusion:	The steering group concluded that the site is not suitable. It is on the edge of the area where it is more rural, the road is narrowing and the topography of the site would lead to development being prominent.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is for sale and being marketed.
Put forward for:	The site has been put forward for mixed development (housing led)
Conversion?:	This would need to be determined
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions in part making the following additional comments: Potential if site developed in conjunction with IPS308 but not suitable in isolation.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments but still raised concerns over access and topography and concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS203

Site Area:

2.09

Site Address:

Land at Haylands Manor, Corbett Road, Ryde

Site location



Site Description:

The site is a larger site on the edge of Ryde and comprises of residential and amenity land. The site is bounded by feather boarded fences to Corbet Road and hedges and trees to the other boundaries.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is part in and part outside the settlement boundary. The house is within and the amenity ground is adjacent and to the south west.

It is brownfield/greenfield:

The site is greenfield and comprises of a residential dwelling and associated buildings and its wider grounds.

Potential landscape impact:

The is not located in the AONB. The site is fairly flat on the edge of Ryde with development to the north. There is also development to the east beyond the neighbouring amenity grounds and to the south beyond the site's amenity grounds.

Potential biodiversity impact:

The site is not located in an environmental designation. The sites has a number of larger trees, many with TPOs that will need appropriate buffers, there are also a number of hedges to the boundaries of the site. Appropriate biodiversity studies are likely to be required including consideration of the site's proximity within the 3km

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

radius of Briddlesford Copse. There is an area TPO to the western boundary and a series of individual TPO trees to the southern boundary.

Potential heritage impact: The site is not located in a conservation area. There is a listed building directly adjacent to the site. If development is considered appropriate any design and layout should consider the impact and setting on the listed building.

Site access aspects: The site is accessed from Corbett Road which is unmade with lots of deep potholes. The submitter has advised that he owns the freehold to the access and verges.

Access to public transport: Ryde has a number of bus services to and from Newport. There is a bus stop in walking distance to the site.

Access to pedestrian/ cycle: There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity

Access to services/ facilities: Ryde has access to a range of services and facilities.

Access to open spaces: There are a number of public open space facilities nearby.

Air quality sensitivities: Agricultural land class:

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment?:

Potential constraints to delivery: There is one landowner, there may be rights of access covenants and/ or legal aspects with regards to the access in.

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history: No recent planning history.

Overarching policy context: The site is part in and part outside the settlement boundary

Steering group's conclusion: The steering group concluded that the site is not suitable. Whilst it is acknowledged that the submitter may own the access, there is concern over achieving a suitable access to the site for increased development. The site is also heavily treed and may reduce the developable area.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for: The site has been put forward for general housing

Conversion?: Unclear.

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: There are concerns over access ownership and visibility at the

bottom of the site. Concerns over viability and cost of upgrading access. Could consider combining sites.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS204

Site Area:

0.19

Site Address:

12 Wyatts Lane, Northwood

Site location



Site Description:

The site is located to the rear of a residential dwelling and comprises of distinct pockets of extended residential garden. The site is level and bounded by a mix of trees and hedgerows and includes a large amount of high amenity trees within.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

A small section to the north of the site is located within the settlement boundary with the remainder being located immediately adjacent.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is part in and part outside the settlement boundary on the outskirts of the area where the land is less built up and the houses have long back gardens. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. The site has a number of large amenity trees throughout the site and to the boundaries including one with a TPO

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

to the south west boundary that will need appropriate buffers if development is considered acceptable. There are also a number of hedges to the boundaries of the site. Appropriate surveys are likely to be required.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

with other sites. There may be limited potential for 2 units to the south east corner subject to trees and ecological constraints.

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: The site is too narrow, may not combine with neighbouring site easily.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site in isolation is currently not developable for the purposes of SHLAA. If the site were to come forward with adjacent sites then depending on various aspects the site may be deliverable/developable.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS205

Site Area:

0.19

Site Address:

Land rear of 37 Pallance Road, Northwood

Site location



Site Description:

The site is a small area and slopes gently from the east to the west and bounded by trees and vegetation to the south.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the east, in close proximity, approximately 50m away

It is brownfield/greenfield:

The site is greenfield and there are a number wooden structures on site

Potential landscape impact:

The site is not located in an AONB. The land gently slopes from east to the west of the site. There are residential properties to the north and east of the site but the site is on the edge of the settlement with a semi-rural feel having lots or trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be

	considered.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	It is not clear how the site can be accessed, it may require third party land or demolition of property.
Access to public transport:	The site is some distance from the nearest bus stop. This is along the main strategic road network and is Route 1 serving Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	There is a public right of way to the south (CS14), there are no nearby cycle links but there are links in the wider area. The pavements in this location are not continuous.
Access to services/ facilities:	Northwood has some facilities and Cowes further to the north has a range of services and facilities
Access to open spaces:	The site is adjacent to a village green/common land
Air quality sensitivities:	None known Agricultural land class: The classification is Grade urban
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Access is unclear and consequently could be a constraint.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site appears to be an extended garden to the rear of the house and adjacent to other undeveloped gardens. Whilst no compatibility issues are envisaged, the site has a number of trees within that may reduce the development potential.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable in isolation. There is no clear access to the site. Furthermore, there is concern over the extent of tree coverage and ecological aspects that may reduce any developable area leading to a disjointed layout. If the site was to come forward with IPS204 and IPS317, then the site subject to any constraints may be suitable for some limited development.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable in isolation and therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: The site is heavily wooded and too small. Question/concern whether suitable with land assembly

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site in isolation is currently not developable for the purposes of SHLAA. If the site were to come forward with adjacent sites then depending on various aspects may be deliverable/developable.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS206

area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of trees individual and groupings that need to be considered. The site has a watercourse running along the western boundary. The south west corner of the site is immediately adjacent to a RAMSAR, SPA and SSSI. Further biodiversity studies are likely to be required. The whole site is located within a biodiversity enhancement area.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects: The site has access onto Dodnor Lane. The width of the road is not quite wide enough for two cars. Limited road traffic due to it being a no through road but is the access to the cycle and footpath into Newport and Cowes.

Access to public transport: The site has access onto Dodnor Lane. The width of the road is not quite wide enough for two cars. Limited road traffic due to it being a no through road but is the access to the cycle and footpath into Newport and Cowes.

Access to pedestrian/ cycle: The main Cowes to Newport cycle and public right of way is located to the east.

Access to services/ facilities: Newport has access to a full range of services and facilities. There is an employment area of the south.

Access to open spaces: The wider area has access to public open space provisions.

Air quality sensitivities: None known **Agricultural land class:** The classification is Grade 3

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment?: No

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site opposite has some utilities but extensions would need to be factored in.

Potential compatibility impacts: The site is located on the outskirts of the area where the area is more agricultural.

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside and not immediately adjacent to the current settlement boundary.

Steering group's conclusion: The steering group concluded the site is not suitable. They had concerns over the location, concluding the site is too far out for further residential development and becoming rural in character. Further concerns were raised over access issues and proximity to protected areas.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for: The site has been put forward for general housing.

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS207

Site Area:

0.9

Site Address:

Land on south west side of West Lane, Brading.

Site location



Site Description:

The site is a level field used for grazing horses on the edge of Brading. It is bounded to the access lane by hedges and has wire fence to the other boundaries.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the north and east boundaries.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There is a hedgerow to Doctors Lane that may need biodiversity studies.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area but is close to a listed building. If applicable 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.
Site access aspects:	Access to the site is from Doctors Lane. This is a narrow access road only suitable for a small car. If the site is suitable then the access would need to be widened.
Access to public transport:	There are bus stops in close proximity along the strategic road network to the west of the site. The site is located in close proximity to a bus stop. This is along Route 2, Newport to Ryde. The route being Newport Merstone Godshell Shanklin Sandown Brading Tesco Ryde. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minute.
Access to pedestrian/ cycle:	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/ facilities:	Brading has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues. It is likely that to achieve access the lane would need to be widened which may require third party land.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Brading which is a RSC. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. Whilst the site is immediately adjacent to the settlement boundary, there is no appropriate access to the site. The immediate lane is very narrow and would require substantial re-working that is unlikely to be appropriate and not all land required is in the land holding.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available but will be within the next 5 years with a reasonable prospect of development taking place within 5 years.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS208

	between two houses.
Access to public transport:	The site is close to a bus stop which is along Route 7 that serves Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay. This runs Mon - Sat up to every 30 minutes Sundays up to every 30
Access to pedestrian/ cycle:	There is a public right of way to the east of the site. There is no cycle link.
Access to services/ facilities:	Newbridge has very limited services. The near by campsite does have a shop.
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is adjacent to other properties which appear to benefit from connections to utility services but extensions will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable for development. It is located in the wider rural area on the edge of an area with no services. There is concern about access into the site. The site is also elevated and there are concerns over landscape impact

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
The site is considered:	<input type="text" value="Currently not developable"/> <input type="checkbox"/> Site could be considered for allocation if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS208

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS209

preservation orders on the site but there are a number of trees individually and in groups. Furthermore, the area to the north tip is very scrubby. There is also a water course to the west of the site just on the boundary. The boundary to the east and Slay Lane is a high bank interspersed with trees. Relevant biodiversity studies are likely to be required.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is currently accessed off Slay Lane which is a narrow bridleway and track. This exits onto Bannock Road.
Access to public transport:	There is a bus stop close by. This is along Route 7 that runs - Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor - Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	There is a public right of way to the west (within the site (NT101)) and south adjacent to the site (NT120) and a bridleway and track (NT100) to the east of the site.
Access to services/ facilities:	Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC)
Access to open spaces:	There are only small areas of recreation/open space within Whitwell
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. There is a mains sewer line to the western edge of the site.
Infrastructure capacity aspects:	The site is close to other properties, it is likely that extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is located on the outskirts of the area where the area is more rural and agricultural.
Brief planning history:	No recent planning history.
Overarching policy context:	Whitwell does not currently have a settlement boundary but does have some services and is located close to Niton a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site has no direct access to the nearby road and is located down a bridleway. The site is visually prominent from the north approaches and is a challenging shape when taking account of the existing settlement pattern. The site also slopes towards Stockbridge and there are further concerns about the visual impact on the character of this area.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1.5 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS210

Site Area:

6.8

Site Address:

Land at St Helens, St Helens

Site location



Site Description:

The site comprise of two agricultural fields on the outskirts of St Helens. The fields are bounded by hedges interspersed with trees. The site is fairly level with a prominent tree in the centre of the field towards the western boundary.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the south east, approximately 70m away.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural and has a rural feel. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. In particular there is a prominent tree in the centre of the field towards

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

the western boundary. There is a watercourse that runs along the south east boundary then crosses the site to the footpath. Further biodiversity studies may be required.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS211

Site Area:

21.36

Site Address:

Land south of Attrills Lane, St Helens

Site location



Site Description:

The fairly flat site comprises of two sections the eastern half an agricultural field and the western half part of a solar farm. The site is bounded by hedges interspersed with trees.

Stages A and B - Discounting

Environmental designations A1:

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

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is currently agricultural with no buildings. The west half of the site has a number of solar panels across it.

Potential landscape impact:

The site is not located in an AONB. It is away from the settlement boundary where the land is more agricultural and is rural in character. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings within the boundaries that need to be considered.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS211

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	There is access from Attrills Lane to the north boundary.
Access to public transport:	There is a bus stop in close proximity. This is 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:	R77 public right of way dissects the site in half and runs across from north to south and is located just to the east of the solar panels. There is no dedicated cycle path and there are no pavements along the nearby road.
Access to services/ facilities:	St Helens has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	West Green recreational area is located to the south east.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area. Part of the site to the west has a number of solar panels across it.
Brief planning history:	Proposed installation of photovoltaic park with associated infrastructure and fencing (revised plans relating to landscaping along eastern boundary)(readvertised application), conditional approval 22 January 2013 (TCP/19736/E-P/01485/12). An application for lawful development certificate for continued use of chalet as residential unit. Conditional approval 02 September 2015 (LDC/19736/J/P/00925/15)
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too far removed, too isolated and is very rural in context. Furthermore the site has panoramic view to and from the site and there is concern over the visual impact that residential development would have.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS214

Site Area:

0.46

Site Address:

Marchwood, Lushington Hill, Wootton

Site location



Site Description:

The site is a large extended rear garden of a large detached house with annex on the road frontage of Lushington Road. The site is fairly level and is bounded by hedges interspersed with trees.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the east, in close proximity, approximately 145m away.

It is brownfield/greenfield:

In addition to the house with annexe, there is a summer chalet, and large sheds along the western boundary.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the edge of the area where the land is more rural. If development is considered appropriate, the impact on the wider area, nearby residential and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. Whilst there are no TPOs there are a number of large trees individual and groupings that need to be considered. The site is also located close to a

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS214

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS216

SHLAA Ref No:

IPS216

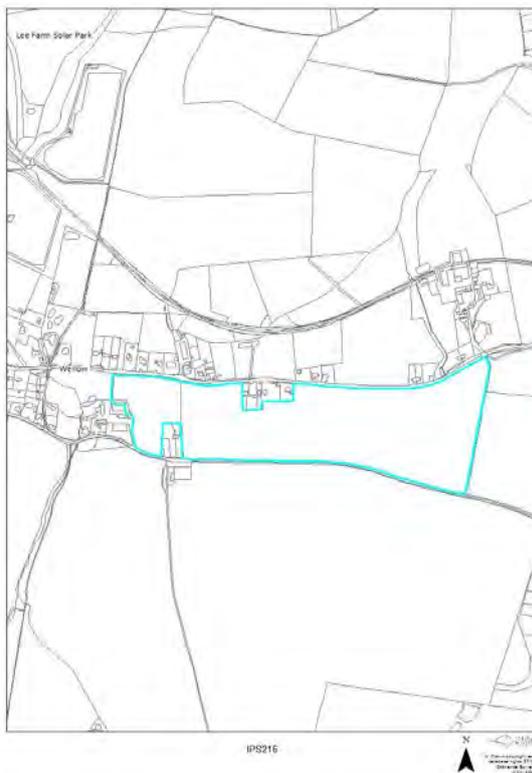
Site Area:

14.4

Site Address:

Manor Farm (East Field), Wellow Top Road, Wellow, Yarmouth, Isle of Wight PO41 0TB

Site location



Site Description:

The site is located in Wellow. The site is large, fairly flat and rises gently from the west to the south. It is bounded to the west by young trees and earth banks to the north and south. There are also some residential boundaries.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Wellow does not have a settlement boundary

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is located at the edge of the village where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.

Potential heritage impact:

The site is not located in a conservation area. There is a listed building opposite.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

	<input type="text" value="Should the site be acceptable, consideration will need to be given to the special character features of the asset as well as the setting of the building."/>
Site access aspects:	<input type="text" value="The site can be access from Wellow Top road or Main Road"/>
Access to public transport:	<input type="text" value="There is a bus stop near by the area is served by Route 7. Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes in general but runs every hour through Wellow."/>
Access to pedestrian/ cycle:	<input type="text" value="There are network of public rights of way within and adjacent to the area including one running north to south through the site (S20). There are no dedicated cycle paths in close proximity."/>
Access to services/ facilities:	<input type="text" value="Wellow does not have many services, although the café does sell some limited produce."/>
Access to open spaces:	<input type="text" value="Millennium Field recreation area is located to the west."/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is more one landowner but there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is not adjacent to the settlement boundary as such extensions to existing utility services will need to be factored in. There is no main drainage in the area and this will need to be considered."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural."/>
Brief planning history:	<input type="text" value="No apparent planning history."/>
Overarching policy context:	<input type="text" value="Wellow does not have a settlement boundary."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable, whilst some development in Wellow may be suitable, it is considered that this site is too far out and away from the 'centre' and therefore not suitable for development. As the site is more open to the wider rural area, there are concerns about the landscape visual impact."/>

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1-2 years"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing"/>
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is not suitable and is therefore not achievable."/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS216

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Access problems, too big and rural but possibility for infill (3-4 units).

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS218

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is no current access to the site but access could be achieved through the boundary onto Yaverland Road. This would require some hedgerow removal.
Access to public transport:	There is a bus stop located close by. This is along Route 8 serving Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde and runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the south west boundary (SS44), there are no dedicated cycle links close by and the roads do not have pavements.
Access to services/ facilities:	The site is outside of Sandown where there is access to a number of facilities and services.
Access to open spaces:	Yaverland Meadow is opposite the site and the site has access to the open countryside via the public rights of way.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 3
Mineral resources?:	The top north west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	<input type="text"/> No recent planning history.
Overarching policy context:	<input type="text"/> The site is located outside the settlement boundary and in the wider rural area.
Steering group's conclusion:	<input type="text"/> The steering group concluded the site is not suitable as it is too far from existing services. Furthermore, there are concerns whether access can be achieved due to the topography of the road and the need to remove trees to facilitate any access and the resultant impact to the character and context of the area.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text"/> The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	<input type="text"/> The site has been put forward for general housing.
Conversion?:	<input type="text"/> Not applicable
Rural exception?:	<input type="text"/> This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text"/> The steering group concluded as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS219

Site Area:

7.49

Site Address:

Land adjacent to Dodnor Farm, Dodnor Lane, Newport

Site location



Site Description:

The site is a large field bounded by mature hedgerows to all side. The site slopes to north.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the west approximately 80m away.

It is brownfield/greenfield:

The site is greenfield with some farm buildings and structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural/agricultural. There are views across the River Medina to the east in places. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The northern boundary is located adjacent to a SIN. The site has a number of farm style buildings and may require further biodiversity studies. The whole site is in a biodiversity enhancement area.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS219

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has access onto Dodnor Lane. The width of the road is not quite wide enough for two cars. Limited road traffic due to it being a no through road but is the access to the cycle and footpath into Newport and Cowes.
Access to public transport:	The site is not close to nearby bus stops but these are located within the nearby employment area.
Access to pedestrian/ cycle:	The main Cowes to Newport cycle and public right of way is located to the east.
Access to services/ facilities:	Newport has access to a full range of services and facilities. There is an employment area of the south.
Access to open spaces:	The wider area has access to public open space provisions.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 3 <input type="text"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No <input type="text"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The adjacent site has some utilities but extensions would need to be factored in.
Potential compatibility impacts:	The site is located on the outskirts of the area where the area is more agricultural.
Brief planning history:	Various approvals in relation business uses.
Overarching policy context:	The site is located outside and not immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded the site is not suitable. They had concerns over the location, concluding the site is too far out for further residential development and becoming rural in character. Further concerns were raised over access issues.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No <input type="text"/>
Rural exception?:	No <input type="text"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	0 <input type="text"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

SHLAA Ref No:

Site Area:

Site Address:

Site location

Site Description:

Stages A and B - Discounting

Environmental designations A1: Discount

Environmental designations A2: Discount

Flood zones/agricultural class/size: Discount

Stage C - Assessment - Suitability

Proximity to settlement:

It is brownfield/greenfield:

Potential landscape impact:

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site
Potential heritage impact:	The site is not located in a conservation area. There is a single listed building to the west of the site. Should the site be acceptable, consideration will need to be given to the setting of the listed building and any special character features.
Site access aspects:	It is not clear how the site can be directly accessed. Following a site visit it may be achievable from Upper Place Farmhouse
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 6 -Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor. The service runs Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	There are network of public rights of way within the area but no dedicated cycle paths in close proximity
Access to services/ facilities:	There are no facilities in close proximity. Chale does benefit from a garage and a pub.
Access to open spaces:	There is limited public open space provision near by
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary there are a few other properties to the south west but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	Whilst there are a few semi-detached houses to the south west and sporadic development to the north, the site is beyond the built up area and located in the wider rural area.
Brief planning history:	<input type="text" value="No apparent planning history."/>
Overarching policy context:	Chale does not have a settlement boundary. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over the location and it's not considered appropriate for increased growth. Furthermore, the site is land locked and too narrow given the prevailing pattern of development. It is also considered that the gap is important to the rural setting.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS223

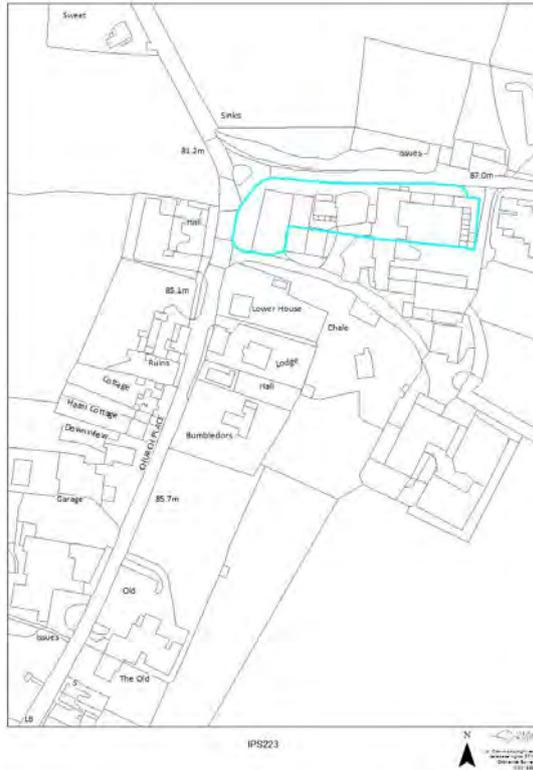
Site Area:

0.3

Site Address:

Land at Upper House Lane, Chale

Site location



Site Description:

The site contains a number of farm buildings that are still utilised for farming practices. The site is flat and directly accessed from Upper House Road. There are no definitive boundary treatments to the site.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Chale does not have a settlement boundary. There is an area of development to the south that includes a garage and pub only.

It is brownfield/greenfield:

The site contains a number of farm buildings that are still utilised for farming practices. It is unclear as to the use of some of the other buildings.

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are several old stone barns and other buildings and appropriate bat and ecological surveys are likely to be required.
Potential heritage impact:	The site is not is a conservation area but does incorporate a Grade II* large listed barn, known as Barn at Chale Abbey. There are also other listed buildings in close proximity including Chale Abbey that is also Grade II* and Lower House that is Grade II. Consequently, consideration will need to be given as to whether residential development is suitable taking account of the special features and character of the listed buildings and their setting. The site also appears to spilt the barn.
Site access aspects:	The site can be accessed through Chale Farm or directly onto Upper House Lane.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 6 -Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor. The service runs Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	There are network of public rights of way within the area but no dedicated cycle paths in close proximity
Access to services/ facilities:	Chale does benefit from a garage, pub, scout hall and parking.
Access to open spaces:	There is limited public open space provision near by
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, whilst there are no compatibility issues envisaged the site is away from services and is within or including listed buildings.
Brief planning history:	No recent planning history.
Overarching policy context:	Chale does not have a settlement boundary. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas.
Steering group's conclusion:	The steering group concluded that the site is not suitable . There are concerns over the location and proximity to listed buildings on the site and those close by. The concerns relate to the impact residential development with appropriate amenity space would have on the listed building and/or its setting, this includes conversion. Furthermore, there are limited services/ facilities in this location and therefore would increase the need for use of private motor transport.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Yes in relation to the stone barns.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS223

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with some of the steering group's conclusions making the following comments: Historically designed scheme for 4 houses but issues with split ownership of barn, trees and constraints. Developable area is very small, could be windfall.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS224

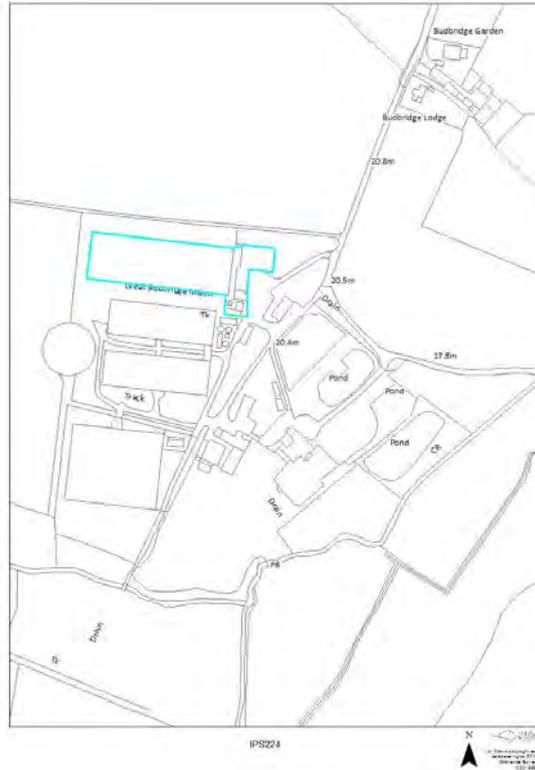
Site Area:

0.48

Site Address:

Budbridge nursery Budbridge Lane Merstone

Site location



Site Description:

The site is part of a larger site that is a former plant nursery. The larger site has a number of large glass houses as well as a number of other buildings which contain equipment including boilers and pumping units and pipes.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

A large redundant commercial glasshouse, warehouses and boiler houses.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation but is within a biodiversity enhancement area. The site is covered by an area TPO, although there are no trees within the area that has been submitted. The wider site has hedge and tree

	boundaries. Appropriate surveys may be required.
Potential heritage impact:	The site is not located in a conservation area. The site is close to Great Budbridge Manor a Grade II listed building. As the site affects or 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.
Site access aspects:	The site has access to the surrounding road network and whilst single lane, with some unmade sections to the site, the site has previously had commercial traffic when used as a commercial plant nursery.
Access to public transport:	There are no near bus stops to the site.
Access to pedestrian/ cycle:	There is a public right of way/bridleway through the wider site which is connected to the cycle way from Godshill to Newport.
Access to services/ facilities:	The site is not well related to services facilities
Access to open spaces:	There are no public open space facilities close by but the site has good access to the countryside via the network of public rights of way.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No loss of employment, the nursery is redundant."/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues. The site has a number of glass building that will need to be removed. Some contamination investigations may be required."/>
Infrastructure capacity aspects:	<input type="text" value="The site has some utilities but may require extensions to be factored in. It is not on gas mains."/>
Potential compatibility impacts:	<input type="text" value="The site is located in the wider rural area where there is no direct access to services and facilities."/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary and in the wider rural area"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. The site is too remote and isolated from services and facilities. There is further concern that the road network to site is narrow."/>

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing"/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that as the site is not suitable it is not achievable."/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS224

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS227

Site Area:

7.59

Site Address:

Land to the south and west of Rew Valley Sports Centre, Rew Lane, Ventnor

Site location



Site Description:

The site is a large agricultural field with a hedge adjacent to Rew Street (North boundary), hedges and trees to the east, large trees to the south and a mix of hedges and trees to the west. There are a large grouping of trees to the south west part of the site close to the boundary. The site generally slopes from the south to the north.

Stages A and B - Discounting

Environmental designations A1:

The south boundary is within an ancient woodland and SINC buffer.

Discount

The remainder of 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.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the east boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, historic environment and biodiversity. In addition, design, scale,

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.

Potential biodiversity impact: The south boundary is within an ancient woodland and SINC buffer. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. The site is also in a biodiversity enhancement area. Relevant tree/biodiversity studies are likely to be required.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects: Access onto the site is from Rew Lane. This is a narrow road with few passing places. It is likely that upgrades will be required.

Access to public transport: There are bus stops to the north of the site located on Newport Road. It's along Route 3 Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde. Services are Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to pedestrian/ cycle: Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network to the north Rew Lane Ventnor. The wider area has cycle links to Newport.

Access to services/ facilities: Ventnor has a number of services and facilities.

Access to open spaces: There are a number of public open space facilities nearby.

Air quality sensitivities: Agricultural land class:

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment?:

Potential constraints to delivery: It is unclear as to the number of landowners, no known covenants or legal issues have been raised.

Infrastructure capacity aspects: The site is immediately adjacent to other properties which appear to benefit from connections to utility services

Potential compatibility impacts: The Rew Valley Sports Centre is to the north, there is a school close by and there is residential to the east

Brief planning history: No apparent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the current settlement boundary

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is steeply sloping in places and there are concerns over the visual impacts from and within the AONB. There are also concerns over the narrow access to the site.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for: The site has been put forward for general housing.

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with all the steering group's conclusions making the following comments: If an access could be gained in Crescent Close, could be suitable for an extension to the estate, through existing garage block providing some affordable housing.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments but still raised concerns and concluded that the site is currently not developable for the purposes of SHLAA. If access can be achieved and any landscape impact is acceptable, then some limited development may be acceptable to the east.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS230

Site Area:

3.58

Site Address:

Land east of Gunville Road

Site location



Site Description:

The site is an irregular shape located to east of Gunville Road and is open fields/scrub with trees on the northern, eastern and southern boundaries. A small section towards Gunville road has residential properties to the south boundary. The site is slightly sloping from north to south.

Stages A and B - Discounting

Environmental designations A1:

The site is not located in the following designations; ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SPA, SSSI, scheduled ancient monument or RIGG. Over half the site to the north east is located within a SINC. This area along with a 5m buffer has been removed from the following assessment. The resultant area outside the SINC is approximately 1.2 hectares.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

0.4 ha of the site including the access to it is located in FZ 2 and 3. The remainder of the site is located in FZ1 and is not in class 1 or 2 Agricultural land. The site has been assessed on this basis.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

There is a small portion to the western extent of the site that is within the settlement boundary and the eastern portion of the site is outside but immediately adjacent to it.

It is brownfield/greenfield:

The site is greenfield, there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is on the edge of the area with the eastern extent set in a gap. If development is considered appropriate, the impact on nearby houses, the wider area and views into and out of the site will need to be considered and

reflected in any design principles.

Potential biodiversity impact: Over half the site is within a SINC and that part of the site has been removed, however, given the proximity any development will need to consider wider biodiversity impacts. There is a watercourse running to the north of the site and the location of this may impact on the location of any access. There is a tree with a TPO to the western boundary. There are other trees within the site that will need to be considered.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeological comments have noted that, the site lies within an area in which the Medieval Leper Hospital of St. Augustine's is thought to lie. Appropriate investigation will need to be undertaken.

Site access aspects: Further consideration will need to be given as to how access can be achieved as there is a water course and public right of way at the point the site meets Gunville Road.

Access to public transport: There are bus stops along Gunville Road within walking distance.

Access to pedestrian/ cycle: There is a public right of way to the north of the site that follows the watercourse, there are no cycle links near the site, however the nearby roads have footpaths running along both sides.

Access to services/ facilities: Gunville has access to a number of facilities and services and Newport town centre is accessible by bus

Access to open spaces: The open space audit indicated playing fields to the east, these those are connected to the school

Air quality sensitivities: None known. **Agricultural land class:** The classification is Grade 3

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment?: No

Potential constraints to delivery: It is unclear as to the number of landowners.

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history: No recent planning history.

Overarching policy context: The site is outside but immediately adjacent to the settlement boundary of Gunville which has access to some services and facilities.

Steering group's conclusion: The steering group concluded that the site is not suitable. Whilst the site is outside but immediately adjacent to the settlement boundary over half of the site is located within a SINC. Part of the site is also in FZ2 and 3 this includes the access to the site. There are also concerns as to how access can be achieved given the location of the watercourse and the PROW. The remaining area of land would in itself potentially result in an awkward layout. There may be some limited opportunities if linked with other sites to the south.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed

Put forward for: This would need to be clarified.

Conversion?: No

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS230

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS239

Site Area:

11.29

Site Address:

Land south and west of Godshill, off Whitwell Road, Godshill

Site location



Site Description:

The site is a large gently undulating agricultural field on the edges of Godshill. The site is bounded by hedgerows. There are views towards Godshill Church and village and over the countryside to the west.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the north and east boundaries.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. The site is gently sloping and forms part of the setting of Godshill. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site but the boundaries are hedgerows.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS239

Potential heritage impact:	The north east corner of the site is located within the Godshill Conservation Area, as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. There are also a number of listed buildings in close proximity, as such 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.
Site access aspects:	The access point is off the main road, Whitwell road to the north east.
Access to public transport:	There is a bus stop close by that is served by Routes 2 and 3, Newport to Ryde. These services run Monday to Sundays every 30 minutes.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village and there is a dedicated cycle link that connects Newport to Sandown to the east of the village.
Access to services/ facilities:	Godshill has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	There are some public open space facilities nearby and the site has good access to the wider countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is on the edge of the are with development to the north and east and forms parts of the wider setting to Godshill.
Brief planning history:	Proposed development of 2x houses, 2 x single storey car ports, formation of vehicular access, parking, landscaping, land off Church Hill, Godshill, Ventnor, conditional approval 08 May 2018 (TCP/12131/B/P/00690/17)
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary. Godshill Parish SPD (2015) in relation to housing sets out the need to demonstrate local need and/ or contribute to delivering wider community aspirations and preference for sites at Deacons Nursery, Scotland Farm, Minsley area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is important to the setting of the church and conservation area. Furthermore, there are concern over diluting the rural character or the area in that location.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with the steering group's conclusions making the following comments: Key worker houses in Godshill with development of Tresslewood may be required. Possible to achieve a layout without having to impact on views of the church. Enhance view by framing with public open space. Smaller area abutting settlement with area of public open space could be suitable.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments but still had concerns. The conservation officer also visited the site and raised additional concerns over the potential impacts. It was concluded that the site is currently not developable for the purposes of SHLAA

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS241

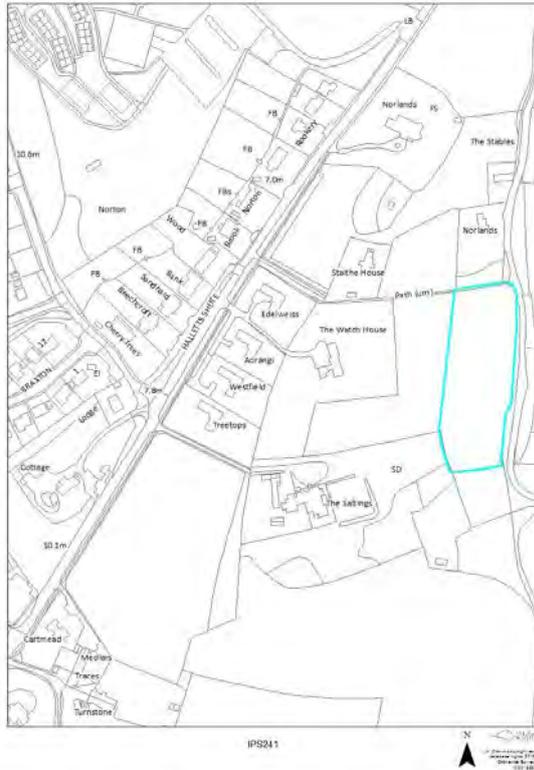
Site Area:

0.66

Site Address:

Land off Gasworks Lane, Yarmouth

Site location



Site Description:

The site is a field bounded by a hedgerow to the east and north, trees and hedges to the south and a open post and wire fence to the west. The site slopes up east to west and varies in gradient with a stream/ditch/pond to the south east of the site.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

The eastern boundary is immediately adjacent to a RAMSAR, SSSI, SPA, SAC site and the southern boundary is immediately adjacent to a SINC and ancient woodland.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

0.25ha is located in FZ2 and 3 along the eastern boundary

Discount

The remainder of the site (0.41) is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB but is immediately adjacent to it. It is outside the settlement boundary in the wider rural area where the land is rural and more

	agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation but is within a biodiversity enhancement area. The entire site is part of a wider area TPO - TPO/1951/1, although there are no trees within the field itself. Given the proximity to the designations on the east and south boundary, ecological surveys are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has no current vehicular access to the site. This would need to be resolved and may require third party land.
Access to public transport:	The nearest bus stop is located on the main road beyond Gas Works Lane. Route 7 serves Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	The site has a public right of way to the north and south (F2 & F1), there are cycle links in the wider area but the roads have no pavements.
Access to services/ facilities:	Near by Yarmouth has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	There are no public open space facilities close by but the site has good access to the coast and countryside.
Air quality sensitivities:	<input type="text" value="None"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is not adjacent to other properties, as such connections to utility services will need to be factored in.
Potential compatibility impacts:	The site is the wider rural area, away from the nearby houses to the west and is immediately adjacent to a number of environmental designations, ancient woodland and is part within the flood plain.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is located away from nearby residential, is too remote and isolated from services and facilities. Furthermore, there is concern over the impact on the rural character of the area and proximity to the environmental designations. Additionally there is no access and given the presence of the flood zone any development would not relate to the context of the area.

Site suitable if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS241

Stage D - Assessment - Availability



Site available if ticked

Availability:

The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for:

The site has been put forward for general housing.

Conversion?:

Not applicable

Rural exception?:

Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0



Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable



Site could be considered for allocation if ticked



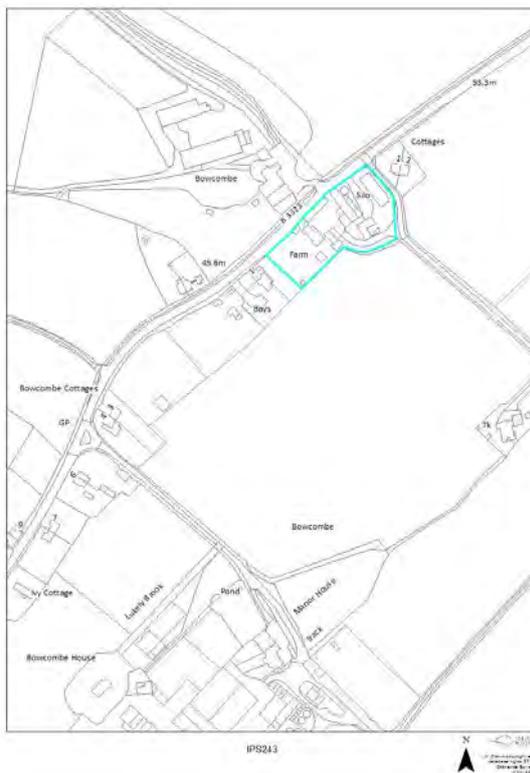
Site is suitable for BFR if ticked

SHLAA Ref No: IPS243

Site Area: 0.43

Site Address: Whitelane Farm, Bowcombe Road, Newport

Site location



Site Description: The site is part of a collection of farm buildings some in poor condition along Bowcombe Road. The site has some trees to the boundaries. The site slopes down away from the road with views across.

Stages A and B - Discounting

- | | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | 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. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|---|
| Proximity to settlement: | The site is located outside the settlement boundary and is located in the wider rural area. |
| It is brownfield/greenfield: | The site is a greenfield site. The site has a number of buildings, barns and other structures, some in poor condition. There are two partially built dwellings on site. |
| Potential landscape impact: | The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB. |
| Potential biodiversity impact: | The site is not located in an environmental designation. There are no tree preservation |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

orders or larger trees within the site. There are a number of older barns and other buildings that may house bats, as such relevant surveys may be required. The area is in a biodiversity enhancement area.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by. Whilst there are no listed barns, one is worthy of retention and listed on HER.

Site access aspects:

Access can be achieved on the adjacent road as per a historical planning permission for 2 dwellings.

Access to public transport:

There is a bus stop along Bowcombe Road. This is Route 12 and serves Newport | Shorwell | Brighstone | Freshwater Bay | Freshwater | Totland | Alum Bay. The service runs Mon - Fri 5 journeys | Saturdays 4 journeys.

Access to pedestrian/ cycle:

There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity.

Access to services/ facilities:

The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised

Access to open spaces:

Whilst there is access to the countryside there are no formal open space provisions close by

Air quality sensitivities:

Agricultural land class:

Mineral resources?:

The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment?:

Potential constraints to delivery:

There is one landowner and there are no known covenants or legal issues. There is a chalk aquifer close so consideration needs to be given to surface and foul drainage aspects.

Infrastructure capacity aspects:

The site appears to have some utilities but extensions may need to be factored in.

Potential compatibility impacts:

The site is beyond the built up area and located in the wider rural area.

Brief planning history:

The site has planning permission for replacement dwellings, conditions have recently been discharged and works are about to start. Ref - P/00861/15.

Overarching policy context:

The site is located outside the settlement boundary and in the wider rural area

Steering group's conclusion:

The steering group concluded that the site is not suitable. The site is located beyond the settlement and is too remote and isolated from services. Furthermore, there are concerns over the access for any more than the approved, the road kinks and restricts visibility on this fast stretch of road.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for:

This would need to be determined

Conversion?:

This would need to be determined

Rural exception?:

This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that as the site is not suitable it is not achievable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS244

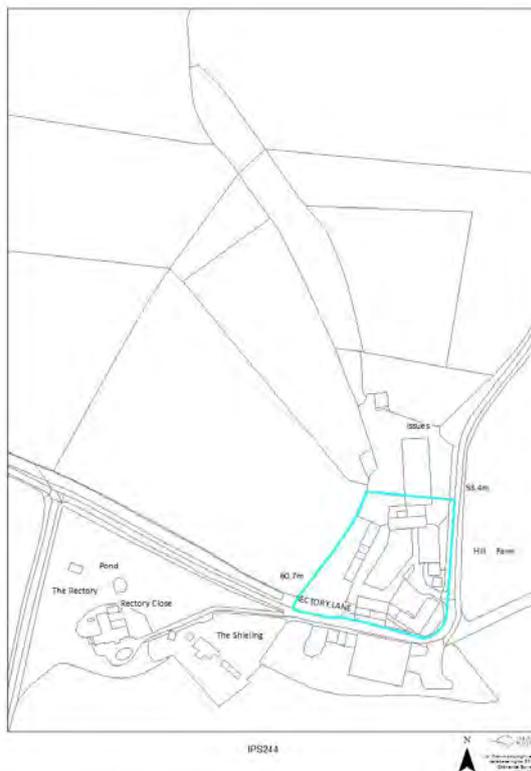
Site Area:

0.5

Site Address:

Hill Farm, Gatcombe, Newport

Site location



Site Description:

This fairly level site is part residential and part farm barns. The main farmhouse is listed and is located on the edge of the site on the bend of the road. There are a number of other stone/wooden structures to the site. The site is bounded by a stone wall to the road and hedges elsewhere.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area

It is brownfield/greenfield:

The main farmhouse is listed and is located on the edge of the site on the bend of the road. There are a number of other stone/wooden structures to the site.

Potential landscape impact:

The site is located in an AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS244

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. Due to the barns and proximity to wooded areas biodiversity studies may be required.
Potential heritage impact:	The site is not in a conservation area but the main Hill Farm Farmhouse is a Grade II listed building. As such 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.
Site access aspects:	Access is via Rectory Lane which is a narrow road and only one car width in places.
Access to public transport:	The nearest bus stop is on the main road approximately 500m away. This is Route 6 - Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor and runs Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	The wider area has access to public rights of way but there are no dedicated cycle links or pavements to the roads.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities but the site has access to the countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No loss of employment
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	There is existing residential on the site, no compatibility issues are envisaged
Brief planning history:	No relevant planning history
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable given its location and proximity to services. There are also concerns over the impact that residential may have on the listed building. Converting any of the listed barns to residential is likely to lose the farm yard setting and character of the listing building due to the need of amenity space, residential paraphernalia. There is also concern over the location being outside and away from the settlement boundary and away from the nearby village. There are no pedestrian links or pavements in this area. Access is also of concern as the lane is very narrow.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS244

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS246

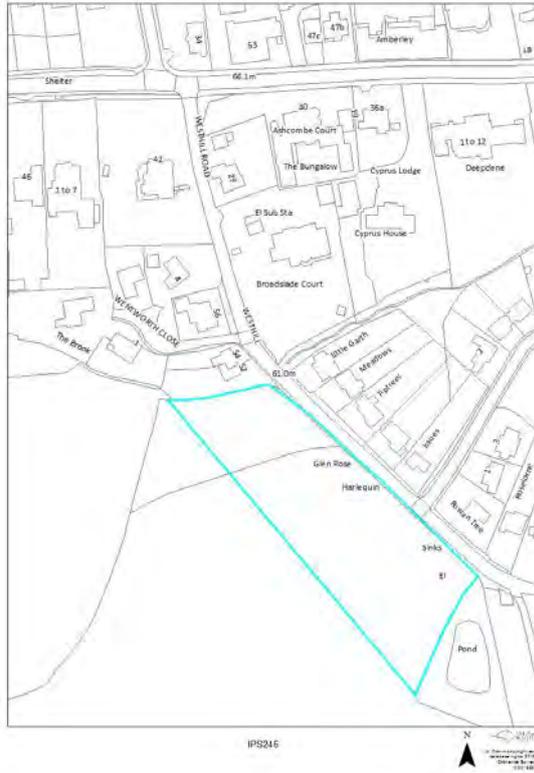
Site Area:

0.7

Site Address:

Land to south west of Westhill Road, Shanklin

Site location



Site Description:

The site is on the edge of Shanklin and incorporates the entrance to the community woodland behind. The site itself is agricultural with large areas of scrub and trees with dense trees and hedgerows to the north east, south west and north boundaries with an open boundary to the south west.

Stages A and B - Discounting

Environmental designations A1:

The north west corner is located within the buffer of an ancient woodland and SINC.

Discount

Most of 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.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along north eastern boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, historic environment and biodiversity. In addition, design, scale,

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS246

materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable

Potential biodiversity impact: With the exception of the top north west corner the site is not in any environmental designations. There are a number of trees within and to the boundary of the site as well as a stream to the north. Given its proximity to the SINC and ancient woodland and trees within the site biodiversity studies are likely to be required.

Potential heritage impact: The site is adjacent to a conservation area and locally listed building, as such any development will need to consider the impact upon the setting of the conservation area and buildings as appropriate.

Site access aspects: There is no existing vehicular access and the site is on a long bend. Consideration would need to be given to the footpath access to the community woodland.

Access to public transport: The bus stop is on the main road to the north. This is Route 2 - Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde. This runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to pedestrian/ cycle: There is a public right of way to the east (Manor Walk) but there are no pavements and cycle links close by.

Access to services/ facilities: Shanklin has a number of local facilities in line with it being classified as a rural service centre.

Access to open spaces: There are a number of public open space facilities nearby.

Air quality sensitivities: **Agricultural land class:**

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery: It is unclear as to the number of landowners, no known covenants or legal issues have been raised. Potential drainage issues to the north and site rises to south west.

Infrastructure capacity aspects: The site is close to other properties which appear to benefit from connections to utility services but extension are likely to be required.

Potential compatibility impacts: The site is close to existing residential, whilst there are no compatibility issues envisaged, consideration will need to be given to the proximity to the adjacent woodlands and access to the community woodland.

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS252

SHLAA Ref No:

IPS252

Site Area:

20.69

Site Address:

Land adjacent Trotters Riding Stables, Ashey Road, Ryde

Site location



Site Description:

The site comprises a series of fields and woodlands and extends south of Ryde. There is a mix of hedge boundaries interspersed with trees. The site is undulating and slopes up to the south, west and north west with the middle part of the site being more level.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

There is a section to the south that is located within the Ancient Woodland buffer and an area to the south east that is part of a larger SINC

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The top part of the site at the northern boundary is immediately adjacent to the settlement boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS252

Potential biodiversity impact:	The site has a number of larger trees, many with TPOs that will need appropriate buffers. There is also a woodland area to the northern half of the site amounting to 4.7ha that has an area TPO across it. There is a small section of a larger SINC to the southern east section and a buffer to an Ancient Woodland to the south, there is also another TPO area adjacent to the Ancient Woodland. There are also a number of hedges to and within the boundaries of the site. Appropriate biodiversity studies are likely to be required including consideration of the site's proximity within the 3km radius of Briddlesford Copse.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed from Ashley Road. If large numbers were to be considered road and junction improvements are likely to be required.
Access to public transport:	The closest bus stop is on Bettsworth Road.
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	Whilst Ryde has a wide range of facilities and services the site is outside of the settlement area with no footpaths and located in the wider area.
Access to open spaces:	There are some public open space facilities on the edge of Ryde
Air quality sensitivities:	None known Agricultural land class: The classification is urban to the north and Grade 3 to the south
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised
Infrastructure capacity aspects:	The site is not adjacent to other properties as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is outside the settlement boundary beyond the built up area.
Brief planning history:	No recent planning history.
Overarching policy context:	The top part of the site at the northern boundary is immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded the site is not suitable at this stage. The site has a very rural feel to it, whilst the northern tip is immediately adjacent to the settlement boundary, the site is separated by other development by the school playing and amenity grounds. This is exacerbated by the shape of the site to the north with the field to the west not forming part of the overall site

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS253

Site Area:

0.27

Site Address:

Land to south of Fernhill, Wootton

Site location



Site Description:

The site is an area of scrub land with trees, hedges and scrub to the boundaries. The site is flat on the edge of the built up area.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINCE, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north, in close proximity, approximately 30m away

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse and in a biodiversity enhancement area. There is a TPO to the south west corner beyond the boundary and associated buffers may need to be taken into consideration.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	It is not clear whether a current access exists onto Packsfield Lane. It is likely that a new access will be required, requiring removal of hedge and scrub. Packsfield Lane is very narrow at this point.
Access to public transport:	There is a bus stop within walking distance to the main road. This is Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde and runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the area. There is also a dedicated cycle paths in close proximity.
Access to services/ facilities:	Wootton has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	There is limited public open space provision nearby but good links to the wider countryside
Air quality sensitivities:	<input type="text" value="No"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside and not immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are significant access issues to the site from both Packsfield Lane and Fernhill. Fernhill is in private ownership, unmade with few passing spaces and Packsfield Lane is extremely narrow and unmade.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS254

Site Area:

1.1

Site Address:

Land at Coppid Hall Farm, Havenstreet

Site location



Site Description:

The site is part of an agricultural field with two roadside boundaries. The site slopes from east to west and is bounded to three sides by hedges and the west boundary is open.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no tree preservation orders or larger trees within the site but there are some interspersed within the hedges.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area there is the Grade II listed war memorial to the north east. As such 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.
Site access aspects:	The site would require a new access, it has roadside hedges to two boundaries and is located close to and on an existing junction that may impact visibility.
Access to public transport:	Whilst there is a bus stop close by, Southern Vectis are no longer running this service.
Access to pedestrian/ cycle:	The area has access to public rights of way but no dedicated cycle ways and the immediate road does not have a pavement.
Access to services/ facilities:	Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.
Access to open spaces:	There is a recreation ground to the south of the site.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over the visual impact any development may have on the character of the area. There is also concern whether adequate access can be achieved.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years.
Put forward for:	The site has been put forward for general housing and mixed development (housing led).
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS255

Site Area:

3.68

Site Address:

Land south of Coppid Hall Farm, Havenstreet

Site location



Site Description:

The site is currently a series of fields that is bounded by a hedges with trees interspersed. The land slopes gradually from north west to south west.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

It is not on class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Havenstreet does not benefit from a settlement boundary and is therefore considered to be in the wider rural area.

It is brownfield/greenfield:

The site is greenfield, there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are some more substantial hedgerows that may have biodiversity benefits and require further investigation.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS255

Site access aspects:	Potentially accessible onto Pondcast Lane to the south of the site, to the north access only via the footpath.
Access to public transport:	The area is no longer served by public transport.
Access to pedestrian/ cycle:	There is a public right of way to the north of the site and crosses the north east corner. (R7)
Access to services/ facilities:	Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.
Access to open spaces:	There is a children's recreation ground to the north of the site.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 4
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The road network to the site is very narrow and there are also concerns over landscape impact to due to topography.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	This would need to be clarified.
Conversion?:	Not applicable
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments. This is a heavily employed area and there is a strong need for housing, however access is difficult.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS256

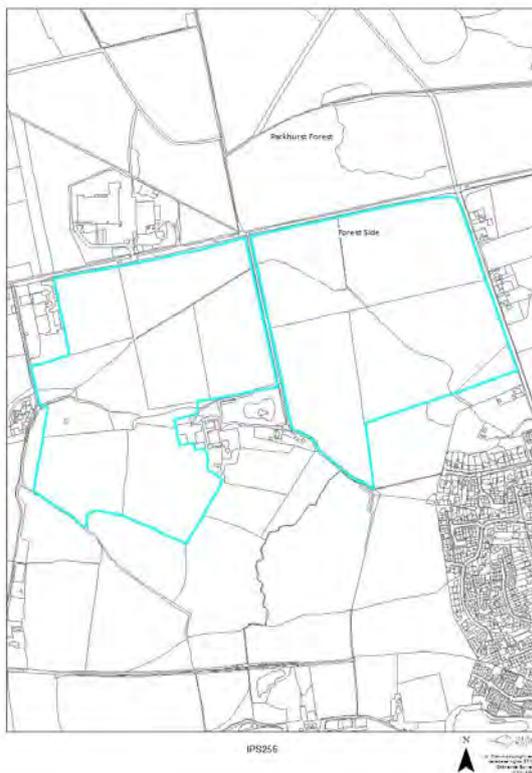
Site Area:

42.5

Site Address:

Land off Forest Road, Newport

Site location



Site Description:

The site comprises of a series of large fields to the north of Gunville and along Forest road. The boundaries of the site are a mix of substantial hedges interspersed with trees.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is north of Gunville.

It is brownfield/greenfield:

The site is currently agricultural with no buildings or structures.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. The land rises gently from the south (Gunville) to the north. From Forest Road the land is fairly level with far reaching views over the south. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There is a water course that transects the site. There are also some substantial hedges that in various places are interspersed with

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

	<input type="text" value="trees."/>
Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	<input type="text" value="The site can be accessed from Forest Road. The eastern fields can also be accessed from Gunville Road."/>
Access to public transport:	<input type="text" value="There are bus stops along Gunville Road and Forest Road which are within walking distance."/>
Access to pedestrian/ cycle:	<input type="text" value="There are a number of public rights of way in the area, there is a pavement/footpath that runs along the site into Gunville. There are no direct cycle links paths close by."/>
Access to services/ facilities:	<input type="text" value="Gunville has access to a number of facilities and services and Newport town centre is accessible by bus"/>
Access to open spaces:	<input type="text" value="There are a number of public open space facilities nearby."/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3. Whilst all the fields are agricultural there is a section to the north of the fields that is classified as no agricultural."/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="It is unclear as to the number of landowners, no known covenants or legal issues have been raised."/>
Infrastructure capacity aspects:	<input type="text" value="The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is outside the settlement boundary beyond the built up area"/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside and not immediately adjacent to the settlement boundary"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. There are concerns that the site is highly visible in the wider landscape context. The site is also considered to be too far north and away from both Newport and Gunville and generally too far from services."/>

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is not suitable and is therefore not achievable."/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS256

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No: IPS264

Site Area: 0.6

Site Address: Former Water Reservoir Church Road Shanklin

Site location



Site Description: The site is a former reservoir that has been filled in, capped and has scrubbed up over time. The boundaries to the site comprise of trees, hedges and scrub land with trees within the site.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north approximately 170m away.
It is brownfield/greenfield:	Whilst the site is a former reservoir, the land has over time scrubbed up and assimilated into the countryside and is now considered as a greenfield site.
Potential landscape impact:	The site is located in the AONB. On the edge of the area and forms a natural green end before the area opens up to the wider countryside. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character
Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

but there are a number of large trees individual and groupings that need to be considered. The area has scrubbed over time and appropriate biodiversity studies are likely to be required.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS265

Site Area:

3.55

Site Address:

Old Marl Pit & land adjacent, Watergate Road, Newport PO30 1XP (Riverview Stables, 82 Watergate Road)

Site location



Site Description:

The site comprises of three distinct land parcels, the northern most parcel is currently used as equestrian grazing and is elevated with views across the countryside from most places. It slopes from the east to the west before sloping down to south behind Old Marl Pit. The pit is level in places before dropping towards the west, this area is heavily treed and scrubby and is at a lower level than the northern parcel. These two parcels are accessed via a narrow single track private lane. The southern parcel of land is an agricultural/grazing area and rises from east to west and has a separate access. The overall site is bounded by hedgerows.

Stages A and B - Discounting

Environmental designations A1:

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.

 Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

 Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

 Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the east boundary.

It is brownfield/greenfield:

The site is greenfield, there are a number of buildings/structures within the site. These are mainly stables and 2 mobile homes

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is rural and more agricultural. Parts of the site are

elevated from the surrounding area with views across the adjacent countryside. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered as well as any impact on nearby neighbours. These aspects should be reflected in any design principles

Potential biodiversity impact: The site is not located in an environmental designation. There are no tree preservation orders within the site. Parts of the site are heavily treed and scrubby with a number of trees some larger across the entire site. Appropriate studies are likely to be required.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects: The site has two accesses, a narrow green lane that serves the pit and northern grazing land and a separate access that serves the southern parcel. Both access are onto Watergate Road and set back from the road. To northern lane has restricted visibility and the road becomes narrower where the speed limit changes.

Access to public transport: The nearest bus stop is at some distance from the site.

Access to pedestrian/ cycle: There is a public right of way to the north, and there are wider cycle routes in the area. The immediate roads do not have pavements

Access to services/ facilities: Newport has a full range of services and facilities.

Access to open spaces: Newport has a range of public open space provisions

Air quality sensitivities: None known **Agricultural land class:** The classification is Grade urban to the east and Grade 3 to the west.

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment?: No

Potential constraints to delivery: There are 3 landowners, all have submitted proformas, no known covenants or legal issues have been raised. Parts of the site are elevated. Part of the site is an old pit, stability or contamination surveys may be required.

Infrastructure capacity aspects: The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.

Potential compatibility impacts: The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural. There are a number of trees to the site

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside but immediately adjacent to the settlement boundary

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is beyond the settlement boundary and too far out with poor and narrow approach roads. There are further concerns over the impact on trees, landscape impact and topography issues. Whilst the sites together may be able to provide an access there is additional concern over the gradient into parts of the wider site given the topography.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for: The site has been put forward for general housing

Conversion?: Not applicable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS266

Site Area:

23

Site Address:

Land at Chessell Cross, Chessell, Yarmouth, Isle of Wight PO41 0UB

Site location



Site Description:

The site is a large agricultural field bounded to the east by a bank. The land slopes up to the north west.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site. There is a telegraph pole to the eastern boundary

Potential landscape impact:

The site is not located in an AONB but is adjacent to it and the Heritage Coast. It is outside the settlement boundary in the wider rural area where the land is rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	<input type="text" value="There is no current vehicular access to the site, this would need to be achieved. Dodpits Lane is heavily used by farm traffic and the adjacent roads are 60mph."/>
Access to public transport:	<input type="text" value="The near by bus stop is a tourism stop and not in regular service."/>
Access to pedestrian/ cycle:	<input type="text" value="There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. The roads do not have footpaths/pavements"/>
Access to services/ facilities:	<input type="text" value="The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised"/>
Access to open spaces:	<input type="text" value="There are no public open space facilities but the site has good access to the coast and countryside"/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is more one landowner but there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is not adjacent to the settlement boundary or other properties, as such connections to utility services will need to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is beyond the built up area and located in the wider rural area."/>
Brief planning history:	<input type="text" value="No apparent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary and in the wider rural area"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. It is located away from any nearby settlement boundary in the wider rural area. It is in an unsustainable location being too remote from services and facilities and is not well located or connected for bus services increasing the need to travel by car. Furthermore, there are concerns over the visual impact of development on the site in this location."/>

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-5 years"/>
Put forward for:	<input type="text" value="The site has been put forward mixed development (housing led)."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is not suitable and is therefore not achievable."/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS266

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS269

Site Area:

0.43

Site Address:

Land North of Vicarage Lane, Brading PO36 OAR

Site location



Site Description:

The site is a field that has previously been used for grazing. The land is higher to the south east boundary than Vicarage Lane and slopes from the south east of the site to the north west. It is bounded by feather board fencing to Vicarage Lane with tall trees and shrubs.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but close to the current settlement boundary. Brading being a rural service centre.

It is brownfield/greenfield:

The site is greenfield, there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural and rural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders, there are some larger trees to the boundary of the site. There is a stream close by. Ecological surveys may be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is a wide access point from the main road (Roborough Lane) which has good visibility.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 2, Newport to Ryde. The route being Newport Merstone Godshill Shanklin Sandown Brading Tesco Ryde. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minute
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the town. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Brading has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	Brading has a number of public open space choices including the Roman Villa and Brading Down
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to the existing settlement boundary and adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside and not immediately adjacent to the settlement boundary. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is located outside and not immediately adjacent to the settlement boundary. There are concerns over suitability of access and the extent of the site leading to incongruous development in the context of the surrounding area. The lower part of the site may be acceptable as a rural exception site in conjunction with the adjacent site (IPS144). However, there are concerns over how the site can be accessed.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable

Rural exception?: Would need to be confirmed by owner

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Potential in combination with IPS144 subject to access but lane width an issue.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS272

Site Area:

1.85

Site Address:

Land at Comforts Farm, Pallance Road, Northwood

Site location



Site Description:

The site is a large meadow used for grazing horses and is set behind a row of houses. It has trees to the north east and is bounded by hedges interspersed with trees. It also has a post and wire fence with residential boundaries to the south. It gently slopes from the south down to the north with views across to the Solent.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the edge of the area where the land is more rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. The site gently slopes from south to north with views across the Solent.

Potential biodiversity impact:

The site is not located in an environmental designation. However, there is a SINC with

5m buffer that extends slightly into the site to the north east. There are no tree preservation orders or significant trees within the site but there are a number along the north east boundary. There are some more mature hedgerows to the boundaries. The site is located within a biodiversity enhancement area. Relevant biodiversity studies are likely to be required.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has no current direct access onto Pallance Road, but could be achieved through the farm which is in the same ownership or other means yet to be confirmed.
Access to public transport:	The site is some distance from the nearest regular bus stop. This is along the main strategic road network and is Route 1 serving Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minute
Access to pedestrian/ cycle:	There are a number of public rights of way close by but no nearby cycle links although there are links in the wider area.
Access to services/ facilities:	Northwood has some facilities and Cowes further to the north has a range of services and facilities
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	There is a small area to the north that is in a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	<input type="text" value="Not loss of employment"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. There are power poles running across the site.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services. An access to the main road will need to be put in place.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural. The power poles will also need to be taken into account.
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary. Gurnard has an adopted neighbourhood plan. It sets out that Gurnard Parish is to remain a separate and distinct village and that housing development will generally be small scale to meet the identified housing needs of residents and their families. The Housing Needs Survey estimates a small additional housing requirement (19 additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health. The Plan also set out the need to safeguard and enhance Gurnard's valued landscape, open spaces and biodiversity for the benefit of the local community and visitors. In particular it noted that the Jordan Valley (LCA 7) plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an 'important high quality landscape'. The Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over access but the main concern is over landscape and visual impact.

Site suitable if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Stage D - Assessment - Availability

Site available if ticked

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

- Site could be considered for allocation if ticked
- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS273

Site Area:

0.8

Site Address:

Buildings at Cheverton Quarry, Shorwell

Site location



Site Description:

The site has two large buildings and an area of car parking, the site is bounded to the south by ancient woodland and to the north and west by quarry works. To the east is an agricultural field.

Stages A and B - Discounting

Environmental designations A1:

0.25ha of the site to the south is located within an ancient woodland buffer and has been discounted from the assessment.

Discount

The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINCE, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site has two large buildings and an area of car parking

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context.

Potential biodiversity impact:

0.25ha of the site to the south is located within an ancient woodland buffer. There are

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

	<input type="text" value="no trees on the site but relevant tree surveys are likely to be required."/>
Potential heritage impact:	<input type="text" value="The site is not located in a conservation area and there are no listed buildings close by."/>
Site access aspects:	<input type="text" value="The site is accessed by the main quarry road."/>
Access to public transport:	<input type="text" value="The nearest bus stop is over 800m away, this is route 12 serving Newport Shorwell Brighstone Freshwater Bay Freshwater Totland Alum Bay and runs Mon - Fri 5 journeys Saturdays 4 journeys"/>
Access to pedestrian/ cycle:	<input type="text" value="There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths."/>
Access to services/ facilities:	<input type="text" value="There are a number of services in Shorwell but these are some distance away from the site"/>
Access to open spaces:	<input type="text" value="There are no public open space facilities close."/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4"/>
Mineral resources?:	<input type="text" value="The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate"/>
Is there a loss to employment?:	<input type="text" value="No, though the site are building relating to quarry works that are currently active."/>
Potential constraints to delivery:	<input type="text" value="It is unclear as to the number of landowners, no known covenants or legal issues have been raised. The site is part of a quarry site as such contamination investigations may be required."/>
Infrastructure capacity aspects:	<input type="text" value="The site has some utilities but may require extensions to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is located in the wider rural area where there is no direct access to services and facilities, the site is also buildings relating to an active quarry site"/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary and in the wider rural area"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. The site is too remote from services and facilities, is not near other development and is not well located or connected for bus services increasing the need to travel by car. Compatibility issues"/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is not suitable and is therefore not achievable."/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS274

Site Area:

4.8

Site Address:

Land at Cheverton Gravel Pit, Shorwell

Site location



Site Description:

The site is a mix of field and active quarry workings with some hedge boundaries. The site has agricultural uses to all boundaries and slopes up from east to west.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects:

The site is accessed by the quarry roads.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS274

Access to public transport:	There is no bus stop close to the site
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities close.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 4
Mineral resources?:	The site is shown as an active quarry and is allocated as such in the Core Strategy (MA5). The site is also located within a mineral safeguarding area.
Is there a loss to employment?:	No, though the site is a quarry
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised. The site has been quarried, contamination investigations may be required.
Infrastructure capacity aspects:	There are no services to the site as such provision of appropriate infrastructure will need to be factored in.
Potential compatibility impacts:	The site is located in the wider rural area where there is no direct access to services and facilities, the site is also currently an active quarry site. Land stability would need to be considered.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too isolated, too remote from services and facilities, is not near other development and is not well located or connected for bus services increasing the need to travel by car.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
Indicative yield:	0 <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

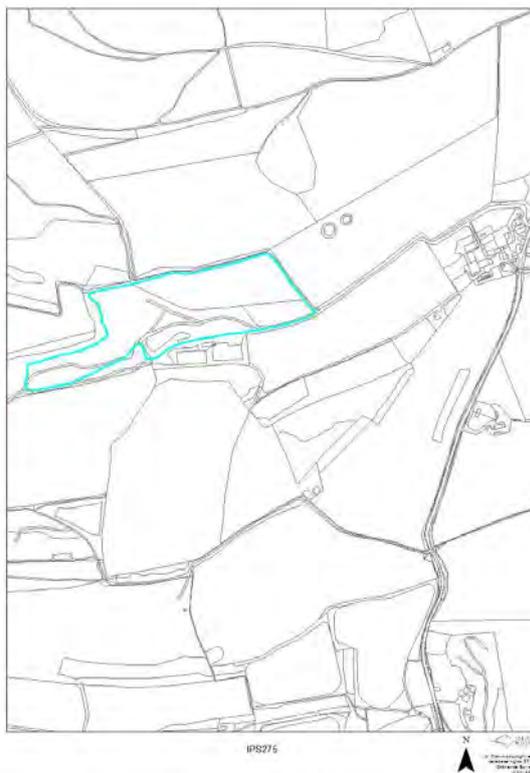
- Site is suitable for BFR if ticked

SHLAA Ref No: IPS275

Site Area: 8

Site Address: Land at Cheverton Chalk Quarry, Shorwell

Site location



Site Description: The site is a quarry site steeply sloping in places with chalk workings and pockets of agricultural land.

Stages A and B - Discounting

Environmental designations A1:	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.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside the settlement boundary and is located in the wider rural area.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site.
Potential landscape impact:	The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed by the quarry roads

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS275

Access to public transport:	The nearest bus stop is over 800m away, this is route 12 serving Newport Shorwell Brighthstone Freshwater Bay Freshwater Totland Alum Bay and runs Mon - Fri 5 journeys Saturdays 4 journeys
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	There are a number of services in Shorwell but these are some distance away from the site
Access to open spaces:	There are no public open space facilities close.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 4
Mineral resources?:	The whole site is an active chalk quarry and is all located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	<input type="text"/> No, though the site is an active chalk quarry
Potential constraints to delivery:	<input type="text"/> It is unclear as to the number of landowners, no known covenants or legal issues have been raised. The site has been quarried, contamination investigations may be required.
Infrastructure capacity aspects:	<input type="text"/> There are no services to the site as such provision of appropriate infrastructure will need to be factored in.
Potential compatibility impacts:	<input type="text"/> The site is located in the wider rural area where there is no direct access to services and facilities, the site is also currently an active quarry site. Land stability would need to be considered.
Brief planning history:	<input type="text"/> No recent planning history.
Overarching policy context:	<input type="text"/> The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	<input type="text"/> The steering group concluded that the site is not suitable. The site is too remote from services and facilities, is not near other development and is not well located or connected for bus services increasing the need to travel by car.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text"/> The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	<input type="text"/> The site has been put forward for general housing.
Conversion?:	<input type="text"/> Not applicable
Rural exception?:	<input type="text"/> Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text"/> The steering group concluded that the site is not suitable and is therefore not achievable.
Indicative yield:	<input type="text"/> 0 <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text"/> The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:	<input type="text"/> Following the panel discussions and the overall SHLAA assessment process the steering group
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS275

concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS276

Site Area:

11.2

Site Address:

Land and buildings at Cheverton Chalk Quarry (2), Shorwell

Site location



Site Description:

The site is a quarry site steeply sloping in places with chalk workings and pockets of agricultural land. The site also has two large buildings and an area of car parking, the site is bounded to the south by ancient woodland.

Stages A and B - Discounting

Environmental designations A1:

0.25ha of the site to the south is located within an ancient woodland buffer and has been discounted from the assessment.

Discount

The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINCC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site has two large buildings and an area of car parking

Potential landscape impact:

The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	0.25ha of the site to the south is located within an ancient woodland buffer. There are no trees on the site but relevant tree surveys are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed by the quarry roads
Access to public transport:	The nearest bus stop is over 800m away, this is route 12 serving Newport Shorwell Brighstone Freshwater Bay Freshwater Totland Alum Bay and runs Mon - Fri 5 journeys Saturdays 4 journeys
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	There are a number of services in Shorwell but these are some distance away from the site
Access to open spaces:	There are no public open space facilities close.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 4"/>
Mineral resources?:	The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	<input type="text" value="No, though the site is a quarry"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised. The site has been quarried, contamination investigations may be required.
Infrastructure capacity aspects:	There are no services to the site as such provision of appropriate infrastructure will need to be factored in.
Potential compatibility impacts:	The site is located in the wider rural area where there is no direct access to services and facilities, the site is also currently an active quarry site. Land stability would need to be considered.
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary and in the wider rural area"/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. The site is too remote from services and facilities, is not near other development and is not well located or connected for bus services increasing the need to travel by car."/>

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is not suitable and is therefore not achievable."/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS276

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS278

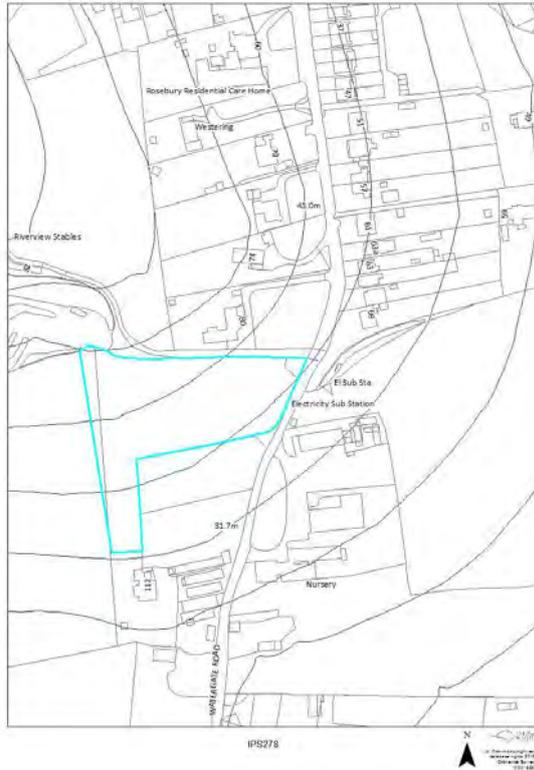
Site Area:

0.6

Site Address:

Land adjacent 80 Watrigate Road, Newport

Site location



Site Description:

The site an agricultural area on the outskirts of Newport. The site slopes from east and the road to the west and is bounded by a mix of hedgerows and trees.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the north boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS278

Site access aspects:	The access gate is set back from the road and access is onto Watergate Lane, this section is narrow with restricted visibility in places. The speed limit changes at this point.
Access to public transport:	The nearest bus stop is at some distance from the site.
Access to pedestrian/ cycle:	There is a public right of way to the north, and there are wider cycle routes in the area. The immediate roads do not have pavements
Access to services/ facilities:	Newport has a full range of services and facilities.
Access to open spaces:	Newport has a range of public open space provisions
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade urban
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is beyond the settlement boundary and too far out with poor and narrow approach roads. There is further concern over landscape impact and topography issues.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: The site has poor access but maybe be a single dwelling is possible.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS280

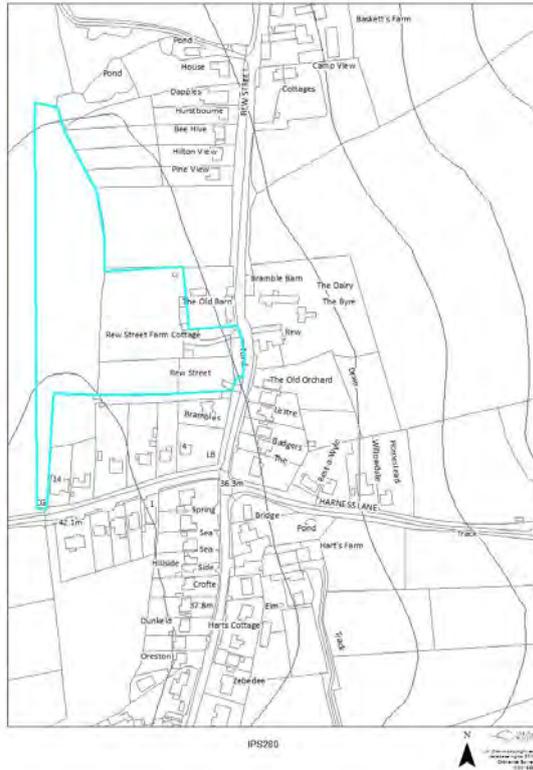
Site Area:

1.81

Site Address:

Land north of Brambles, Rew Street, Gurnard

Site location



Site Description:

The site is located in the hamlet of Rew and comprises of grazing and horticultural areas. The land near the road is divided by fencing and there is a swathe of mature trees to the west and hedging though the middle of the site. The land is gently sloping down in a north and easterly direction.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is greenfield

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The site is not located in an environmental designation. It is located in a biodiversity enhancement area. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered.

Potential heritage impact:	The site is not located in a conservation area but there are a number of listed buildings to the east. These are in a group setting, 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 possesses.
Site access aspects:	The site has an existing access onto Rew Street.
Access to public transport:	There is a bus stop in close proximity, however, this is along Route 32 that serves Cowes Gurnard Northwood Cowes. The bus only runs in the morning from Tuesday to Saturday only. The Cowes service to Newport is a regular service
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open spaces in close proximity.
Air quality sensitivities:	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">None known</div> <div style="margin-right: 10px;">Agricultural land class:</div> <div style="border: 1px solid black; padding: 2px;">The classification is Grade 3</div> </div>
Mineral resources?:	The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	Not applicable
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is a large site in a small hamlet on the edge of the area where the context of the area is more rural
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and is located in the wider rural area. Gurnard has an adopted neighbourhood plan. It sets out that Gurnard Parish is to remain a separate and distinct village and that housing development will generally be small scale to meet the identified housing needs of residents and their families. The Housing Needs Survey estimates a small additional housing requirement (19 additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health. The Plan also set out the need to safeguard and enhance Gurnard’s valued landscape, open spaces and biodiversity for the benefit of the local community and visitors. In particular it noted that the Jordan Valley (LCA 7) plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an ‘important high quality landscape’. The Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.
Steering group's conclusion:	<p>The steering group concluded that the site is not suitable. The site is beyond the settlement boundary in the wider rural area. The site is too remote and isolated from services and facilities and represents an unsustainable location.</p> <div style="text-align: right;"> <input type="checkbox"/> Site suitable if ticked <input checked="" type="checkbox"/> Site available if ticked </div>

Stage D - Assessment - Availability

Availability:	It is not clear if the site is immediately available but might be available within the next 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for general housing

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS280

Conversion?: Not applicable

Rural exception?: This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield: 0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS282

Site Area:

6.9

Site Address:

Land West of Nettlestone and South of Nettlestone Hill

Site location



Site Description:

The site is located to the east of Nettlestone and comprises a series of fields. The site slopes down from the east boundary to the south boundary before rising up towards the Wishing Well public house and the outskirts of Ryde.

Stages A and B - Discounting

Environmental designations A1:

The eastern boundary forms part of a SINC buffer. The remainder of 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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Nettlestone does not have a settlement boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside a settlement boundary and whilst close to residential is more rural. The site is gently sloping from east to west is prominent from the Wishing Well public house. The site forms part of a green gap. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The eastern boundary forms part of a SINC buffer. The remainder of the site is not located within any environmental designations. There are boundary hedges but there

	are no TPOs within the site. Given the proximity of the SINC relevant surveys may be required.
Potential heritage impact:	The site is not located in a conservation area. There is a listed building to the east, The Old Manor. 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. Furthermore, there are a row of character cottages to the east.
Site access aspects:	The site can be accessed from Nettlestone Hill.
Access to public transport:	There are bus stops close to the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being 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:	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/ facilities:	Nettlestone is not a rural service centre but does have a convenience store and a primary school
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The western half of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services, but will need to be extended.
Potential compatibility impacts:	The site is set behind but close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.
Steering group's conclusion:	The steering group concluded that the site is suitable for some development as some areas are low lying, although the site as submitted is too large. The developable area should be reduced overall and located towards the north east with a north/south buffer divide to the wider countryside. Some area should be set aside for a school car park.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is suitable and achievable subject to the area being reduced and located to the north eastern edge. Years 6-10. Final yield would be dependent on area after landscape sensitivity work.

Indicative yield:

 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel did not agree with the steering group's conclusions making the following comments: It is a prominent and visible site, consider not suitable, perhaps potential for school car park enhancement but any remaining area likely being narrow.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments. Given the concerns raised over the prominence and visual impact on the landscape, it is considered that sensitivity analysis should be undertaken before it is considered further. It is therefore concluded that the site is currently not developable for the purposes of SHLAA

The site is considered: Site could be considered for allocation if ticked Site is suitable for BFR if ticked

SHLAA Ref No:

IPS284

Site Area:

4.9

Site Address:

Land adjacent to Church Road, Shanklin

Site location



Site Description:

The site is a large field with high trees to the north boundary as well as trees to all other boundaries. The land slopes down from the south to the north.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the north boundary.

It is brownfield/greenfield:

The site is greenfield. There is a metal container within the site.

Potential landscape impact:

Most of the site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, the 'visual' settlement envelope (i.e. what it looks like in real life and not on a map) when viewed from both inside and outside the AONB, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS284

Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There are individual TPOs adjacent to the north east boundary and an area TPO to the north just beyond the site. Further biodiversity studies may be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The site is currently accessed off a public right of way.
Access to public transport:	The bus stop is located on the main road approximately 550m. Route 3 - Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde. This runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way to the north boundary (SS2). There are no dedicated cycle paths close by and roads do not have pavements.
Access to services/ facilities:	Shanklin has a wide range of facilities and services.
Access to open spaces:	There is limited public open space provision nearby but the public rights of way join the coastal footpath.
Air quality sensitivities:	None known Agricultural land class: The east of the site is urban and the western half is Grade 3
Mineral resources?:	The southern half of the site is located in a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Approved planning history relates to solar photovoltaic
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns about the landscape visual impact due to the topography of the site. There are also concerns over the access and ability to get onto the wider network. The area is also changing in character and is increasingly rural.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	0 <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS284

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Possibly 1-2 homes off of Vaughan Way but this is windfall, although access is questionable.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS287

Site Area:

2.37

Site Address:

Land at Palmers Road, Wootton

Site location



Site Description:

The site comprises of a series of smaller fields with workshops. The site is bounded by hedgerows and trees and is fairly level with views over to Osbourne House and Whippingham.

Stages A and B - Discounting

Environmental designations A1:

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.

 Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

 Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

 Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

There are a number of buildings on the site.

Potential landscape impact:

The site is not located in an AONB. The land is generally level and located beyond the built up area. The site has a rural feel having lots of trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders within the site but there are a number of trees and hedgerows and is within the Briddlesford Copse radius for consideration of bats.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS287

Site access aspects:	The site can be accessed from Palmers Road but at the point it becomes an unmade road. It is not clear whether there would be rights of access issues.
Access to public transport:	The site is in walking distance to the bus stops on Route 9, this is the Newport to Ryde service. Running from Newport Fairlee/Staplers Wootton Binstead Ryde. It runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes
Access to pedestrian/ cycle:	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/ facilities:	Wootton has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	The open space audit identifies an area of open space to the south east of the site, the grounds of St Edmunds Church. Wootton recreation ground is further south of the site.
Air quality sensitivities:	None known. Agricultural land class: The classification is Grade 3
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	Unclear
Potential constraints to delivery:	It is unclear as to the number of landowners. It is not clear whether there would be rights of access issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is outside the settlement boundary beyond the built up area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. It is located away from the settlement boundary and would extend development too far north.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.
Indicative yield:	0 <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

The site is considered:

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS289

Site Area:

1.3

Site Address:

Land adjacent to Bank Cottage, Dodnor Lane, Newport

Site location



Site Description:

The site is a level site and comprises of a residential house with land behind. There is a hedgerow adjoining the highway and a high hedge along the north east boundary

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

The northern boundary is located in a SINC buffer. It is not anticipated that this will impact on the developable area.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the west boundaries.

It is brownfield/greenfield:

The site is a level site and comprises of a residential house

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural/agricultural. There are views across to the north. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The northern boundary is located in a SINCE buffer. It is not anticipated that this will impact on the developable area. There is a large tree adjacent to the highway. The whole site is located within a biodiversity enhancement area.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has access onto Dodnor Lane. The width of the road is not quite wide enough for two cars. Limited road traffic due to it being a no through road but is the access to the cycle and footpath into Newport and Cowes.
Access to public transport:	The site is not close to nearby bus stops but these are located within the nearby employment area.
Access to pedestrian/ cycle:	The main Cowes to Newport cycle and public right of way is located to the east.
Access to services/ facilities:	Newport has access to a full range of services and facilities. There is an employment area of the south
Access to open spaces:	The wider area has access to public open space provisions.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some existing utilities.
Potential compatibility impacts:	The site is located on the outskirts of the area where the area is more rural and agricultural.
Brief planning history:	Outline for proposed construction of 2 detached dwellings with garages, vehicular access, land adjacent to Bank Cottage, Dodnor Lane, Newport, conditional approval 23 February 2018 (TCP/10231/H/P/01410/17)
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary which is along the west boundaries.
Steering group's conclusion:	The steering group concluded the site is not suitable. There are concerns over the location, concluding the site is too far out for further and increased residential development. Further concerns were raised over access issues. One single dwelling may be acceptable.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing
Conversion?:	This would need to be determined
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS289

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS292

Site Area:

Site Address:

Land at Black Pan Farm/Scotchells Brook, Lake

Site location



Site Description:

The site is a large area of scrub and grass land. The site is bounded by a mix of fences and hedges

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

There is an area to the north west of the site approximately 0.8 hectares that is located in FZ2 and 3. This area has been removed from the developable area. The resultant area is assessed below.

Discount

The site is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary but is immediately adjacent to other submitted sites.

It is brownfield/greenfield:

The site is greenfield, there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. The site is outside the settlement boundary and is more agricultural. The site gently slopes down to the brook to the north east. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

There is a watercourse that runs along part of the northern boundary

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS292

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	It is unclear whether there is vehicular access to the site. It can currently be accessed by footpath via Berry Hill. The site does however, form part of a larger site IPS303 that has access via a mini roundabout off the A3056.
Access to public transport:	Sandown is well served by public transport including Southern Vectis routes, 2, 3 and 8.
Access to pedestrian/ cycle:	Public right of way SS25 runs along the south western boundary. There are no dedicated cycle paths in close proximity. The wider area has cycle links to Newport
Access to services/ facilities:	The site is in the settlement boundary of Sandown where there are a range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 4
Mineral resources?:	The top north section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	There are 6+ landowner but no covenants or legal issues were set out in the submitted form. The site forms part of a larger submitted site IPS303. It is unclear whether the owner of this site is also part landowner as set out in IPS292.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are a number of concerns including how it can be accessed, the amount of developable area following ecology aspects and the watercourse area, as well as delivery given the numbers of owners. Furthermore, given the location it is not considered suitable in isolation.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The proforma sets out that the site has a reasonable prospect of coming forward in the next 5 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	<input type="text"/> No
Rural exception?:	<input type="text"/> No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
Indicative yield:	<input type="text"/> 0 <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS292

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS294

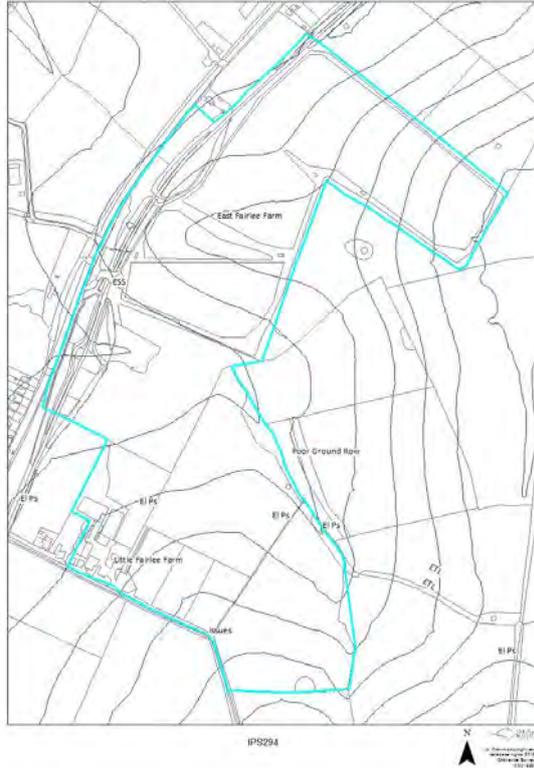
Site Area:

28.6

Site Address:

Little Fairlee Farm, Newport

Site location



Site Description:

The site is on the outskirts of Newport along the main Newport to Ryde road. The site includes an area used for a solar farm which amounts to half the site area. It also includes part of the dismantled railway. The site is bounded by hedges and large trees to the roadside and a mix of hedges interspersed with trees to other boundaries.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site is greenfield, there are a number of larger containers to the roadside area and the solar panels and related infrastructure to the north.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there are a few trees within the

	hedgerows and a few larger trees and groupings that may need to be considered.
Potential heritage impact:	The site is not located in a conservation area. There is a Grade II listed building to the south west corner outside the site, as such 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.
Site access aspects:	There is access to Fairlee Road which is along the strategic road network.
Access to public transport:	The site is a regular bus service, serving Newport, East Cowes and Ryde. Routes 5 and 9 with buses running between 10-30 minutes depending on the route. There is a bus shelter on the site side of the road to the north.
Access to pedestrian/ cycle:	There is a public right of way to the north east and there are cycle links along the dismantled railway. There is a pavement on the site side of the road.
Access to services/ facilities:	Newport has a full range of services and facilities but these are not likely to be in walking distance
Access to open spaces:	There is a green corridor running through the site. Newport has a range of open space facilities but these are not likely to be in walking distance.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The top north east corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site incorporates a solar farm and a green corridor.
Brief planning history:	An application for a renewable Energy Scheme for photovoltaic/solar park and associated ancillary infrastructure (conditional approval 17 October 2013 (P/00737/13-TCP/31510)
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too far from Newport beyond large scale development. Increasing development in this area would bring development closer to Wootton and there are concerns over settlement coalescence. Furthermore the western section of the site is elevated from the road and there are concerns over visual prominence with houses sitting above the road.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Premature in respect of this plan, if adjacent site is developed could potentially work to move in this direction. Potential concerns over air quality.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS296

Site Area:

0.7

Site Address:

Land off Packsfield Lane North Wootton

Site location



Site Description:

The site is a fairly level field used for equestrian purposes. It has a hedge boundaries and is accessed off Packsfield Lane.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the part of the north and a small section of the west boundaries.

It is brownfield/greenfield:

The site is greenfield with a shed/stable building on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There is a TPO to the northwest corner and a few to the south east associated buffers will need to be taken into consideration.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS296

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The access is narrow and from Packsfield Lane which is also very narrow at points.
Access to public transport:	There is a bus stop within walking distance to the main road. This is Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde and runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the area. There is also a dedicated cycle paths in close proximity.
Access to services/ facilities:	Wootton has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	There is limited public open space provision nearby but good links to the wider countryside
Air quality sensitivities:	No <input type="text"/> Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	No <input type="text"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are significant access issues to the site from Packsfield Lane, the lane is very narrow at this point and is unmade. Furthermore, the site is rural in context and an important view point and setting of the historic steam railway.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing
Conversion?:	No <input type="text"/>
Rural exception?:	No <input type="text"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	0 <input type="text"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS296

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS299

Site Area:

2.2

Site Address:

Land fronting Thorley Street (1), Thorley

Site location



Site Description:

The site is part of an agricultural field that runs alongside the main road of Thorley. The boundary to the road is an earth bank which is higher than the road. The site includes a pond and scrub area and is slightly set back. The field beyond the pond itself is fairly level and extends beyond the submitted site.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Thorley does not have a settlement boundary

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is located in the village but with no development to the south where land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. Part of the site is an area of scrub with pond and reed beds and biodiversity/ecological surveys are likely to be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS299

Potential heritage impact:	The site is not in a conservation area. The site is directly opposite a Grade II listed church; as such the site affects or is near to a listed building. Should the site be considered appropriate, 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.
Site access aspects:	The site can be accessed from Thorley Street (main road). The field is higher than the road but the pond is lower.
Access to public transport:	There is a bus stop near by the area is served by Route 7. Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes in general but runs every hour through Wellow.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the area. There are no dedicated cycle paths in close proximity
Access to services/ facilities:	The site is not well related to services facilities
Access to open spaces:	There are no public open space facilities close by but the site has access to the countryside via the network of public rights of way.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 4 with a part to the south east that is Grade 3.
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	No
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues
Infrastructure capacity aspects:	Extensions to existing utility services will need to be factored in. There is no mains drainage in Thorley. There are power poles to the road boundary
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	Recent planning history relates to application, refusal and subsequent appeal for wind turbines.
Overarching policy context:	Thorley does not have a settlement boundary. Yarmouth and Thorley have a Community Plan SPD (2009) that considers the need to investigate affordable housing need.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There is no settlement boundary within Thorley and no services. The site submitted is also part of a larger site and field system. There is concern that any development would impact on the setting of the church. Depending on local need, there may be some potential for one or two to the east of the site adjacent to the neighbouring houses.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	This would need to be clarified.
Conversion?:	No
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Not all the SHLAA panel agreed with the steering group's conclusions. The comments were mixed and included: Could improve the setting of St. Swithins. Could create some open space. Could help to create parking for the church. Potential subject to numbers. Access on the east side isn't good. Views of the church are beautiful we need to protect it. To the west of the site would be better. Improve the setting; don't put it in front of the church.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel meeting, the council's conservation officer visited the site area and advised that the significance of the church lies in its architectural form and in particular the presence of the bell-turret with the bells from the medieval church and its rural setting with its relationship with the open land/fields opposite and this has become an important positive contributor to its significance. The notable absence of development reinforces the tranquillity of the church and churchyard and visually links the church and churchyard with its rural setting as well as providing uninterrupted long distance views of the church which appears as the dominant structure (as it should) in this locality. The steering group re-considered the site and re-concluded that it is not suitable for development given the potential for negatively impacting on the setting of the church. It was therefore concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS300b

Site Area:

3.2

Site Address:

Land fronting Thorley Street (large site), Thorley

Site location



Site Description:

The site is part of an agricultural field that runs alongside the road between Thorley and Wellow. The boundary to the road is an earth bank and is higher than the road. There are a few trees that bound the western edge of the site.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Thorley does not have a settlement boundary

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is located on the edge of the village with no development to the south and where the land is more rural/agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There is a stream that runs north to south through the middle of the site but to the western end. There are some trees along this stream. Relevant surveys may be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area. There is a listed cottage to the north of the site as such 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
Site access aspects:	The site can be accessed from the Main Road through Wellow and Thorley.
Access to public transport:	There is a bus stop near by the area is served by Route 7. Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes in general but runs every hour through Wellow.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the area. There are no dedicated cycle paths in close proximity
Access to services/ facilities:	The site is not well related to services facilities
Access to open spaces:	There are no public open space facilities close by but the site has access to the countryside via the network of public rights of way.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues
Infrastructure capacity aspects:	Extensions to existing utility services will need to be factored in. There is no mains drainage in Thorley. There are power poles to the road boundary
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	Recent planning history relates to application, refusal and subsequent appeal for wind turbines.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Yarmouth and Thorley have a Community Plan SPD (2009) that considers the need to investigate affordable housing need.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There is no settlement boundary within Thorley and no services. The site submitted also forms part of a single field that separates Wellow and Thorley. There is concern that any development beyond IPS300a would lead to settlement coalescence.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed
Put forward for:	The site has been put forward for general housing
Conversion?:	No
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS300b

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is with the exception of IPS300a is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS301

Site Area:

1.98

Site Address:

Land south of Wellow Top Road

Site location



Site Description:

The site is located in Wellow on the top edge of the village. The site is higher than the adjacent road but fairly flat within the field and rises slightly to the south. It is bounded by earth banks to the north and south.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Wellow does not have a settlement boundary

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is located on the edge of the village where the land is more agricultural to the south. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site access aspects:	The site can be accessed off Wellow Top Road, this will require some earthwork removal due to the height of the earth bank.
Access to public transport:	There is a bus stop near by the area is served by Route 7. Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes in general but runs every hour through Wellow.
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity
Access to services/ facilities:	Wellow does not have many services, although the café does sell some limited produce.
Access to open spaces:	Millennium Field recreation area is located to the north west.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary as such extensions to existing utility services will need to be factored in. There is no main drainage in the area and this will need to be considered.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Recent planning history relates to application, refusal and subsequent appeal for wind turbines.
Overarching policy context:	Wellow does not have a settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable. Whilst some development in Wellow may be suitable, it is considered that this site is too far out and away from the 'centre' and therefore not suitable for development. As the site is more open to the wider rural area, there are concerns about the landscape visual impact as well as levels and access aspects.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
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Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: The brook is a constraint to the access.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS303

Site Area:

10

Site Address:

Merrie Gardens and Black Pan off Newport Road , Sandown

Site location



Site Description:

The south part of the site has been redeveloped and includes the Premier Inn, Marston's and KFC and car parking/service areas. The remainder of the site is scrub land and grass land. Although the site has been put forward as 10 hectares the developable area has been submitted as 7.5 hectares.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

There is an area to the north west of the site approximately 2.0 hectares that is located in FZ2 and 3. This area has been removed from the developable area. The resultant area is assessed below. The site is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The developed area of the site is within the settlement boundary and the remainder of the site is outside and immediately adjacent to it.

It is brownfield/greenfield:

The site is part developed.

Potential landscape impact:

The site is not located in an AONB. The area outside the settlement boundary is more agricultural to the north. The site gently slopes down to the brook to the north east. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IP3303

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. Scotchells Brook runs along the northwest boundary and may need further investigation/consideration in terms of biodiversity.
Potential heritage impact:	The site is not located in a conservation area but there is a listed building to the south (Merrie Gardens Farmhouse Grade II). Should the site be acceptable, consideration will need to be given to the special character features of the asset as well as the setting of the building.
Site access aspects:	Access to the site is via mini roundabout off the A3056.
Access to public transport:	Sandown is well served by public transport including Southern Vectis routes, 2, 3 and 8.
Access to pedestrian/ cycle:	There are network of public rights of way close to the site and SS25 crosses the site. There are no dedicated cycle paths in close proximity. The wider area has cycle links to Newport.
Access to services/ facilities:	The site is in the settlement boundary of Sandown where there are a range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known Agricultural land class: The classification is predominately Grade 4 with a section to the site of Grade 3.
Mineral resources?:	The top north section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No, as the developed part of the site will remain
Potential constraints to delivery:	The submitted forms set out that there is one landowner and there are no known covenants or legal issues. The site however, includes an area submitted under IPS292 that includes other landowners.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing commercial uses, some with 24 hour opening hours.
Brief planning history:	No apparent planning history.
Overarching policy context:	The developed area of the site is within the settlement boundary and the remainder of the site is outside and immediately adjacent to it.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are a number of concerns including ownership of the wider site and potential delivery concerns as a result. Furthermore, the lower section of the site is commercial with a hotel, 24 hour fast food outlets and other commercial ventures that may lead to a compatibility issues for residential development. May be some scope for further employment uses.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5years
Put forward for:	The site has been put forward for general housing, mixed development (housing led), affordable housing, non-housing development and employment and leisure .
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Not suitable for residential. It could be used for commercial, employment uses or retail site. Lake could be commercial hub of bay area.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS304

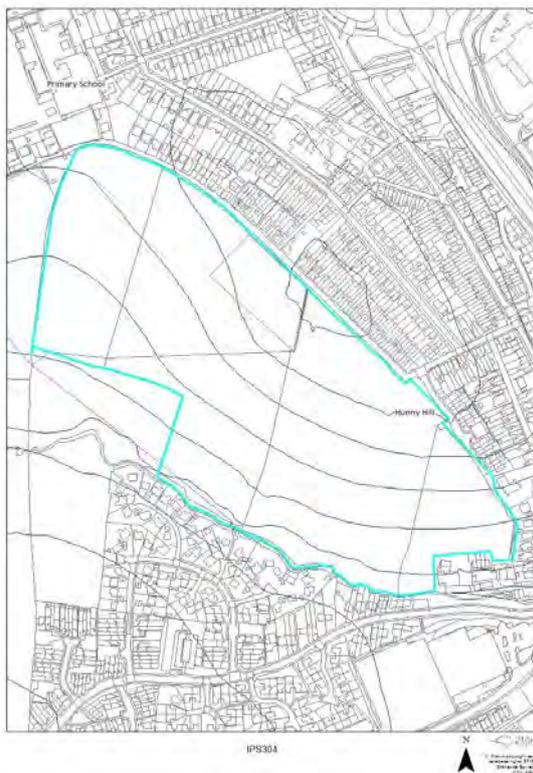
Site Area:

6.7

Site Address:

Land at Worsley Road, Newport

Site location



Site Description:

The site is a large field that slopes towards the south and west. The site is mostly bounded by hedges of varying quality. To Worsley Road the boundary is a scrubby hedge on an earth bank with post and wire fencing behind.

Stages A and B - Discounting

Environmental designations A1:

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.

 Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

 Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

 Discount

Stage C - Assessment - Suitability

Proximity to settlement:

A large proportion of the site is within the settlement boundary with a small section to the north west outside and immediately adjacent to it.

It is brownfield/greenfield:

The site is currently agricultural with no buildings or structures.

Potential landscape impact:

The site is not located in an AONB. The site is fairly level in only small parts along the boundary of Worsley Road but falls steeply to the south and south west. There are far reaching views across the south and south west.

Potential biodiversity impact:

The site is not located in an environmental designation. However, there is a SINC with 5m buffer to the west, consequently appropriate ecological survey may be required. There are no tree preservation orders or significant trees within the site. However, there are hedges with trees interspersed.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed from Worsley Road. This road accesses Hunny Hill Road
Access to public transport:	The area to the north east of the site is well served by buses.
Access to pedestrian/ cycle:	There is a public right of way to the south of the site. The area to the north east is served by public foot ways and paths to the local road network. The wider area has cycle links within Newport,
Access to services/ facilities:	The site is predominately in the settlement boundary of Newport where there is a full range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban with a s small section of Grade 3 to the south west"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No recent planning history.
Overarching policy context:	The site is mostly within the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable. Whilst the site is mostly in the settlement boundary, there is concern due to the site being highly visible in the wider landscape. This is exacerbated as the site is steeply sloping. It is also considered that the green gap is important to the area. Access from Worsley Road is not suitable for numbers. Very challenging site.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years. 2 phases.
Put forward for:	The site has been put forward for general housing.
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable. Additional questions over the deliverability.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Part is playing fields. Use this site as public open space.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS304

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No: IPS308

Site Area: 2.68

Site Address: Land known as 'Seaview Meadows', on the south side of Priory Drive/Gully Road, Seaview.

Site location



Site Description: The site is located on the edge of the area and is currently a field with no buildings. The site is gently sloping and is bounded by hedges and trees.

Stages A and B - Discounting

- | | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | 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. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|---|
| Proximity to settlement: | Seaview/Nettlestone does not have a settlement boundary. |
| It is brownfield/greenfield: | The site is greenfield and there is a small buildings or structure located on the site. |
| Potential landscape impact: | The site is not located in an AONB. It is on the outskirts of the area where the land is more rural/agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principle. |
| Potential biodiversity impact: | The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. Further studies may be required. |
| Potential heritage impact: | The site is not located in a conservation area and there are no listed buildings close by. |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site access aspects:	There is access onto Gully Lane a narrow access lane and then onto the Lane. The access would need reconfiguring and relocating but still would be on a narrow lane.
Access to public transport:	There is a bus stop in close proximity. This is along 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:	There is a public right of way to the south and east of the site. There is no dedicated cycle link and the immediate roads do not benefit from pavements.
Access to services/ facilities:	There are some services in Seaview but it is not a rural service centre
Access to open spaces:	There is limited public open space provision nearby but the coastal footpath and coast is closely located to the east.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The bottom south east corner is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services, extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential to the north but has fields to the east and west.
Brief planning history:	Demolition of garage; outline for 2 dwellings; formation of vehicular access; provision of parking for The Meadows, land at and adjacent The Meadows, Priory Drive, Seaview, Refused 24 January 2013 (P/01544/12/TCP/10423/F). Demolition of garage; outline for detached dwelling with vehicular access and parking, land at and adjacent to The Meadows, Priory Drive, Seaview, Refused 7 February 2014 appealed to the secretary of state appeal dismissed 18 June 2014 (P/01421/13/TCP/10423/H).
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are a number of access issues and the adjoining road is narrow. Furthermore the site is located on the edge of the area where it is more rural and is changing in character.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	The site has been put forward for general housing. These would include 1-2 bedroomed annexes for extended family
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site access aspects:	The site can be accessed from the existing driveway to the coach house that is off Nettlecombe Lane.
Access to public transport:	There is a bus stop at the junction of Nettlecombe Lane with High Street. The bus stop is part of Route 7 that runs - Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor - Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	Public right of way (NT9) runs to the north east of the site. There are some roads with footpaths in Whitwell.
Access to services/ facilities:	Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC).
Access to open spaces:	There are only small areas of recreation/open space within Whitwell
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	Whitwell does not currently have a settlement boundary but does have some services and is located close to Niton a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There is concern over the accessibility to the wider site due to the location of the coach house and proximity of this to any road required and increase of traffic passing principal windows.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and has a reasonable prospect of being developed in the next 5 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	The house could be incorporated
Rural exception?:	Unclear

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Possible windfall if access issues can be resolved.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No: IPS314

Site Area: 1.07

Site Address: Land off Clarence Road, Wroxall

Site location



Site Description: The site is an agricultural field that runs alongside the road. The field is bounded by hedging and vegetation to all sides. The site is quite steeply sloping from east to west.

Stages A and B - Discounting

- | | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | 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. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|---|
| Proximity to settlement: | The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north, in close proximity, approximately 50m away. |
| It is brownfield/greenfield: | The site is greenfield and there are no buildings or structures located on the site |
| Potential landscape impact: | The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB. |
| Potential biodiversity impact: | The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings within the strong hedge |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS315

Potential heritage impact:	The site is not located in a conservation area, there is a listed building to the north, as such 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.
Site access aspects:	There is a farm gate along Medham Farm Road that accesses the site and would need improvements. Medham Farm Lane is accessed from Newport Road at a junction just beyond the traffic lights.
Access to public transport:	There is a bus stop close by, this is Route 1 serving Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	There is a public right of way running just beyond the eastern boundary (CS21). There is a multi-user track further to the east linking Cowes to Newport. The immediate main road does have a pavement to the site side.
Access to services/ facilities:	Northwood has some facilities and Cowes further to the north has a range of services and facilities
Access to open spaces:	There are some public open space facilities nearby. The site has good access to the countryside.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	Most of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other development but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context is more rural. Furthermore, development of this field will bring to settlement areas closer together.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable. Development within this field would lead to settlement coalescence between Northwood and Cowes.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS316

Site Area:

1.22

Site Address:

Medham Farm, Medham Farm Lane (2), Northwood

Site location



Site Description:

The site is a field on the edge of Northwood, is fairly level with hedges interspersed with trees to all boundaries.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It's on the edge of the settlement with a semi-rural feel having lots of trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The site is not located in an environmental designation. There are three tree preservation orders to the northern boundary and a number of other trees in the south east corner. There are some trees to the hedgerow boundaries and a scrubby area to the south east corner. Relevant biodiversity may be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	A new access would be required along Medham Farm Road, this would require some hedgerow removal. Medham Farm Lane is accessed from Newport Road at a junction just beyond the traffic lights.
Access to public transport:	There is a bus stop close by, this is Route 1 serving Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	There is a public right of way running just beyond the eastern boundary (CS21). There is a multi-user track further to the east linking Cowes to Newport. The immediate main road does have a pavement to the site side.
Access to services/ facilities:	Northwood has some facilities and Cowes further to the north has a range of services and facilities
Access to open spaces:	There are some public open space facilities nearby. The site has good access to the countryside.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other development but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context is more rural.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is suitable subject to the access at the junction on Medham Farm Lane being acceptable. The site is immediately adjacent to the settlement boundary and has residential to two sides. Development should be set back from the existing northern hedge to retain a landscape buffer. If the area to the south east corner has ecological value, this should be retained. Development density should be similar to that to the south along Coronation Avenue.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. The final yield could be in the region of 10-15 and could come forward in years 1-5
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS320

SHLAA Ref No:

IPS320

Site Area:

5

Site Address:

Land known as 'Rewbank', east side of Newport Road, Lowtherville

Site location



Site Description:

The site is on the edge of Lowtherville and incorporates a number of land parcels used for agriculture and equestrian/grazing. The site slopes down from the east towards the west

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the south east, approximately 150m away.

It is brownfield/greenfield:

The site is greenfield and there are a number of barns and structures across the site.

Potential landscape impact:

The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

considered. Furthermore there are a number of structures and barns that may house bats. The site is also in an biodiversity enhancement area. Further biodiversity studies may be required.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS325

Site Area:

4.94

Site Address:

Land at Staplers Heath, off Staplers Road, Newport

Site location



Site Description:

The site is a large sloping field that slopes from the west to the east towards the farm buildings and house in the east. The field is enclosed by hedgerows. On the northern edge there are a number of trees within the boundary which form a triangular shape and screen the housing to the north. The site also incorporates IPS324.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary. The settlement boundary currently runs along the west and north boundaries.

It is brownfield/greenfield:

The site is a greenfield site. To the east is the brick built farmhouse and farm buildings.

Potential landscape impact:

The site is not located within the AONB. However, the land is quite high at this point and rises to the east as such would need to consider landscape impact.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders on the site but there are a number of trees to the northern edge. There is a long hedgerow that appears substantial to Landscape Road. Further investigation in terms

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

of ecological assessments may be required. The site is also in the 3km radius of Briddlesford Copse area.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeology comments: Currently no known archaeological implications

Site access aspects: The site has a current access of Staplers Road in the north east corner.

Access to public transport: There is a bus stop close by along Route 9 - Newport | Fairlee/Staplers | Wootton | Binstead | Ryde. This runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to pedestrian/ cycle: There is a public right of way (N119) to the north west of the site. There are no dedicated cycle paths in close proximity.

Access to services/ facilities: Newport being the county town has access to a full range of services and facilities.

Access to open spaces: There are a number of public open space facilities nearby

Air quality sensitivities: Agricultural land class:

Mineral resources?: The eastern half of the site is within the mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment?:

Potential constraints to delivery: It is unclear as to the number of landowners, no known covenants or legal issues have been raised

Infrastructure capacity aspects: The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged

Brief planning history: No recent planning history.

Overarching policy context: The site is outside but immediately adjacent to the Newport settlement boundary.

Steering group's conclusion: The steering group concluded that the site larger site is not suitable. Whilst the western part of the site IPS324 is suitable for some residential, the larger extent is considered too far out and too visual in the landscape.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for: The site has been put forward for general housing.

Conversion?: The farmhouse may be able to be subdivided.

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS326

Site Area:

3.24

Site Address:

Land adjacent to "Hideaway", Playstreet Lane, Ryde

Site location



Site Description:

The site is a large garden and grazing paddock located to south of Playstreet Lane and Play Lane and to north of ColenuTTs Road. The land is slightly sloping and bounded by hedges and trees, some protected.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the settlement boundary for part of the east boundary and along the south boundary.

It is brownfield/greenfield:

The site is a greenfield site. A residential bungalow, garden, amenity land and fields for the site.

Potential landscape impact:

The site is not located in an AONB. The land gently slopes from east to the west of the site. There are residential properties to the north east of the site but the site is on the edge of the settlement with a semi-rural feel having lots of trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in any environmental designations. However, there are a number of tall trees and 3 TPOs across the site. TPO/2014/47 Group Tree Preservation Order G2 and Tree Preservation Orders T1-T3 on the northern part of the site, Group Order G1 on the eastern boundary and Group Order G3 on the western boundary. There is also a SINC in close proximity to the western tip.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeological comments have noted that there are no known archaeological implications.
Site access aspects:	Access onto site is from Playstreet Lane from main road. Playstreet Lane runs into Play Lane. Play Lane is a narrow and unmade road, with little ability to widen road. Access from property 'Hide-Away' on to Play Lane. May be further access onto Play Lane north west of the site.
Access to public transport:	There are bus stops in the vicinity but it is likely these are a 15 minute walk away.
Access to pedestrian/ cycle:	Bridleway R38 runs along the northern boundary and public footpath R39 runs along the western boundary. There are no cycle links close to the site.
Access to services/ facilities:	Ryde has access to a wide range of services and facilities.
Access to open spaces:	There a number of open space opportunities to the west including Dame Anthony's Common
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The site is classified as urban with the exception of the south west tip which is Grade 3."/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is located adjacent to IPS203 which is located to the east.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside by immediately adjacent to the settlement boundary of Ryde where there are a wide range of services and facilities.
Steering group's conclusion:	The steering group concluded that the site is not suitable. Whilst the site is located outside but immediately adjacent to the settlement boundary the road network to the site is poor especially Play Street Lane, this being narrow with little ability to widen. There is concern that access can be achieved.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	This would need to be clarified.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS326

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Access issues, low values, potential impacts of viability.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS328

Site Area:

4.2

Site Address:

Land off Carpenters Road, St Helens

Site location



Site Description:

The site is an agricultural field bounded by hedges and trees on the west edge of St Helens with far reaching views towards Culver Down.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

1.4ha to the south west of the site is located in flood zones 2 and 3 and has been removed from the assessment.

Discount

The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north east, in close proximity, approximately 80m away.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural and rural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS328

Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings within hedgerows that need to be considered. The site is in close proximity to a SINC, SPA, RAMSAR and SSSI as such further biodiversity may be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access to the site can be achieved onto the main road.
Access to public transport:	There is a bus stop in close proximity. This is 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:	There are network of public rights of way within and adjacent to St Helens. There is no dedicated cycle path and there is a pavement connection.
Access to services/ facilities:	St Helens has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	Lower Green recreational area is located to the north.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues. There is a sewage works to the south east corner. The water board have rights across the access road through the site
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	Whilst there is some sporadic development to the north the site is located in the wider rural area. There is a sewage works to the south east corner. The water board have rights across the access road through the site. There are sections of the dismantled railway to the south.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside and not immediately adjacent to the settlement boundary of St Helens which is a RSC.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too divorced from the settlement boundary and is located in a rural area within a rural context and would be visually prominent.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years.
Put forward for:	The site has been put forward for general housing, mixed development (housing led) and affordable housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions but made the following comments: Does have a pavement connection. Could be a possible opportunity to link cycle track to bridleway off Carpenters road.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS329

Site Area:

3.9

Site Address:

Ladyacre Farm, Pan Lane, Niton

Site location



Site Description:

The site is a larger site on the edge of Niton. The site has a number of barns and structures located on it and is currently accessed off Pan Lane. The site is fairly flat and rise to north east and has hedges to all sides.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the south and part along the east and west boundaries

It is brownfield/greenfield:

There are two large barns on the site, one with open sides and the other with one enclosed. There are a number of other corrugated structures.

Potential landscape impact:

The site is not located in an AONB but immediately adjacent to it. It is outside the settlement boundary where the area is more rural and more agricultural. The site is fairly flat, in a bowl to the south but slopes to the north east. The site has far reaching views of surrounding countryside. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS329

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site has hedges to all boundaries and there are a number of barns/structures on site that may house bats. Appropriate surveys may be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings immediately close by.
Site access aspects:	The site can be accessed from Pan Lane. This is a fairly narrow lane with some passing places
Access to public transport:	There are bus stops within the village of Niton. This is Route 6 - Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor and runs Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	There is a public right of way to the north (NT54) and within the village and wider area. There are no dedicated cycle links.
Access to services/ facilities:	Niton has a range of facilities in line with it being a RSC.
Access to open spaces:	There are some open space provisions within Niton and there is access to the wider countryside.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: <input type="text"/> The classification is Grade 4
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text"/> No
Potential constraints to delivery:	<input type="text"/> There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	<input type="text"/> The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	<input type="text"/> The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	<input type="text"/> Proposed bungalow, Spring Cottage, Pan Lane, Niton, Ventnor, pending (TCP/11606/B/P/01530/17).
Overarching policy context:	<input type="text"/> The site is located outside but immediately adjacent to the current settlement boundary of the RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	<input type="text"/> The steering group concluded that the site is not suitable. There are concerns over access as the lane is very narrow. Furthermore, the size of the site is too extensive for the size of the settlement and would be visually harmful.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text"/> The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1-3 years
Put forward for:	<input type="text"/> The site has been put forward for general housing.
Conversion?:	<input type="text"/> No
Rural exception?:	<input type="text"/> No

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text"/> The steering group concluded that as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Access could be gained from the north across adjacent field but the yield could not be sufficient considering topography of site to support cost of infrastructure.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS330

Site Area:

1.51

Site Address:

Land east of Stone Cottage, Pitts Lane, Binstead

Site location



Site Description:

The site is part woodland and part amenity land of the edge of Binstead. The site is bounded by hedges and trees and is slightly sloping to the east. The area is characterised by low density development with trees and greenery between houses.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

0.09ha of the sites is located in flood zones 2 and 3. This area has been removed the site assessment.

Discount

The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The western portion of the site is located within the settlement boundary and the eastern immediately adjacent to it.

It is brownfield/greenfield:

There are two residential houses to the western section of the site

Potential landscape impact:

The site is not located in an AONB but immediately adjacent to it. It is on the edge of the area where the character is more rural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.'

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. The west part of the site has an area TPO located on it (TPO/1749/1). This area TPO extends beyond the site to the north. There are further individual TPOs to the south west boundary. There are also a number of other larger trees throughout the site. Further biodiversity studies are likely to be required.
Potential heritage impact:	The site is not in a conservation area but there is a listed building to the north. As such 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.
Site access aspects:	Access is from Stone Cottage between the two houses to the rear of the site.
Access to public transport:	There is a bus stop within walking distance. Ryde has good access to bus services to the wider area along with ferries links.
Access to pedestrian/ cycle:	There are network of public rights of way in the area, with dedicated cycle paths in the wider area. The immediate roads do not have footpaths.
Access to services/ facilities:	The site is immediately adjacent to the settlement boundary of Ryde where there are a range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Demolition of garage, proposed detached dwelling with parkin, Stone Cottage, Pitts Lane, Ryde, conditional approval 09 September 2016 (TCP/32601/A/P/00972/16)
Overarching policy context:	The site is part in and part of the settlement boundary of Ryde.
Steering group's conclusion:	The steering group concluded that the site is suitable as it is in part located within the settlement boundary. Given the context of the area, this could achieve more aspirational or larger dwellings set in gardens to maintain the green/verdant feel. Access would need to be considered carefully and the site would achieve a more coherent development if it worked in connection with IPS143.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS330

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable. The site could in isolation achieve 5-6 or 6-7 if in connection with IPS143. Given the preference of a coherent site / need to work together, it is considered that the site could come forward in years 6-10

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions but made the following comments: Need to check levels and concerns over potential visual impact.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions the site was revisited. There are a number of level changes to the rear that may impact access options. It may also require removal of a property or tree. Given the site constraints, it is considered that there are too many issues for the site to be appropriate at this point. If the constraints can be overcome then there may be potential. As a result of the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There are a cluster of larger trees on the site and there is an area TPO (TPO/1976/2) on the site. Therefore further investigations would be required on the trees to determine buffers and resultant site area.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	It is not clear how the site can be accessed. There does not appear to be direct access to the site. If the location of the site is acceptable further investigation on the site access will need to be determined.
Access to public transport:	The site is located close to Route 12 that runs from Newport Shorwell Brighstone Freshwater Bay Freshwater Totland Alum Bay - Mon - Fri 5 journeys Saturdays 4 journeys
Access to pedestrian/ cycle:	There are a network of public footpaths to the wider rural area.
Access to services/ facilities:	Brighstone has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	There is limited public open space provision near by.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged. Further consideration will need to be given to the extent of the area TPO.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary. Brighstone has an adopted neighbourhood plan that sets out that; that housing should be small-scale (10 or less units), prioritise PDL, be within or immediately adjacent to the settlement boundary and based on meeting identified local housing need. Housing in the wider rural area of the parish should be an exception and only for a genuine local rural need which requires it to be located away from the RSC.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site appears landlocked and there is concern over extending development beyond the natural boundary. There are also concerns over how the site will be accessed. Furthermore, the site has a challenging shape and an area TPO on it which is likely to impact any developable area.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="It is not clear if the site is immediately available but might be available within the next 5 years."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Unclear"/>

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS333

Site Area:

0.436

Site Address:

Part Waytes Court Farm, Broadlane, Brighstone (Site 2)

Site location



Site Description:

The site is currently arable farmland and is flat. It has a hedgerow to the main road and fences adjacent to the residential properties to the west. The site is located on the edge of the settlement and has farmland to the east and south and residential to the west.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not on class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the west boundaries.

It is brownfield/greenfield:

The site is greenfield, there are no buildings or structures located on the site

Potential landscape impact:

The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, the 'visual' settlement envelope (i.e. what it looks like in real life and not on a map) when viewed from both inside and outside the AONB, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site
Potential heritage impact:	The site is located immediately adjacent to the conservation area and in close proximity to a number of listed buildings. Should the site be considered appropriate, any development will need to take account of the character and context of the conservation area.
Site access aspects:	Access to the site would be along the main road which is located on a bend and could have visibility restrictions to the west on exit.
Access to public transport:	The site is located close to Route 12 that runs from Newport Shorwell Brighstone Freshwater Bay Freshwater Totland Alum Bay - Mon - Fri 5 journeys Saturdays 4 journeys
Access to pedestrian/ cycle:	There are a network of public footpaths to the wider area.
Access to services/ facilities:	Brighstone has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	There is limited public open space provision near by.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary. Brighstone has an adopted neighbourhood plan that sets out that; that housing should be small-scale (10 or less units), prioritise PDL, be within or immediately adjacent to the settlement boundary and based on meeting identified local housing need. Housing in the wider rural area of the parish should be an exception and only for a genuine local rural need which requires it to be located away from the RSC.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There is concern over the wider landscape impact on the rural context/area and extending the village to the east. There are also concerns over the access and potential impact on nearby listed buildings and their settings.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 to 2 years
Put forward for:	The site has been put forward for general housing
Conversion?:	Not applicable
Rural exception?:	Unclear

Stage E - Assessment - Achievability

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS333

Steering group's conclusions: The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions but made the following comments: First time buy/equity share. This site would need to be subject to any impact on listed buildings. Access would need to be to eastern extent. Concern over extending village profile to east.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

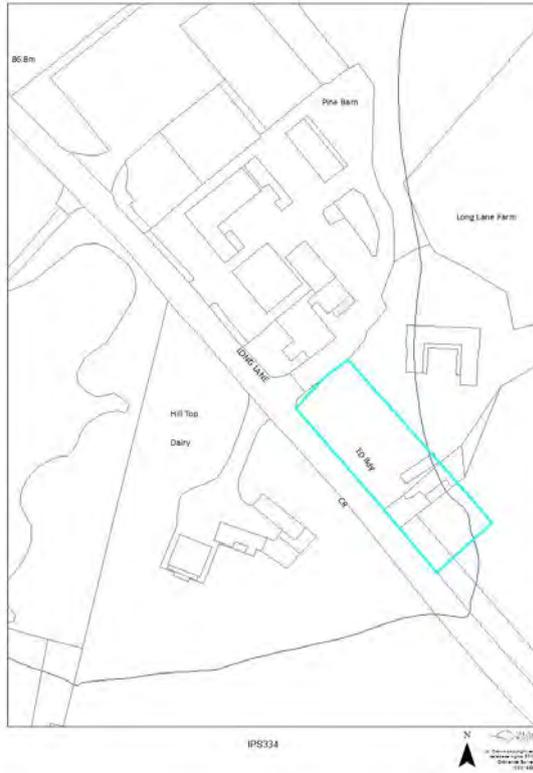
IPS334

Site Area:

Site Address:

Land adjacent to Long Lane Farmhouse, Long Lane, Newport

Site location



Site Description:

The site is a small site and is fairly flat. It is screened from the road by a high hedge. To the north there is the main house and to the west is employment. There is an internal walkway that runs along the roadside hedge. Access is shared by the existing residential and some of the employment uses

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north west, in close proximity, approximately 100m away.

It is brownfield/greenfield:

The site has a couple of mobile homes, storage containers and other structures located on it.

Potential landscape impact:

The site is not located in an AONB. It is on the edge of the area, outside the settlement boundary where the land is becoming more rural and more agricultural. The site is fairly flat and screened by the house to the north. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS334

Potential biodiversity impact:	The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs but some trees within the hedges.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The site has an existing access onto Long Lane.
Access to public transport:	The nearest bus stop is along Long Lane. This is Route 8 which serves Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. The service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a bridleway to the west. The wider area has access to public rights of way and cycle links to Newport and surrounding area. The road does not benefit from pavement in this area.
Access to services/ facilities:	Newport has a full range of services and facilities but these are not likely to be in walking distance
Access to open spaces:	Newport has a range of open space facilities but these are not likely to be in walking distance.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is outside the settlement boundary on the edge of the area. It is close to rural employment and tourism uses. There is some existing residential on site
Brief planning history:	Change of use of land for the siting of two holiday caravans, Long Lane Farm, Long Lane, Newport, conditional approval 27 November 2014 (TCP/30045/G/P/01242/14)
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. Whilst this part of the site is fairly screened, it is beyond the settlement boundary and would extend residential too far to the south. There are also concerns over compatibility with the existing adjacent employment uses. Taking account of the context of the area and the configuration of the existing farmhouse, it is considered that the site is not suitable for additional residential development.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced achievement would be dependent on market forces.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS334

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS335

Site Area:

Site Address:

Long Lane Farm, Long Lane, Newport

Site location



Site Description:

The site is on the outskirts of Newport and is a larger site that has employment uses to the northern edge. The site is undulating with distant views over to Portsmouth. It is bounded by hedgerows and has some wooded areas within and adjacent to it.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north west, in close proximity, approximately 80m away.

It is brownfield/greenfield:

The site has a couple of mobile homes, storage containers and other structures located on it.

Potential landscape impact:

The site is not located in an AONB. It is on the edge of the area, outside the settlement boundary where the land is becoming more rural and more agricultural. The site is undulating with distant views across the countryside towards and including Portsmouth and the Spinnaker Tower. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS335

Potential biodiversity impact:	The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. 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 also a pond, wooded areas and mature hedges. Relevant biodiversity studies are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The site has an existing commercial and separate residential access to the site.
Access to public transport:	The nearest bus stop is along Long Lane. This is Route 8 which serves Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. The service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a bridleway to the west. The wider area has access to public rights of way and cycle links to Newport and surrounding area. The road does not benefit from pavement in this area.
Access to services/ facilities:	Newport has a full range of services and facilities but these are not likely to be in walking distance
Access to open spaces:	Newport has a range of open space facilities but these are not likely to be in walking distance.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The north western section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	The site does not include the adjacent employment uses.
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is outside the settlement boundary on the edge of the area. It is close to rural employment and tourism uses. There is some existing residential on site
Brief planning history:	Change of use of land for the siting of two holiday caravans, Long Lane Farm, Long Lane, Newport, conditional approval 27 November 2014 (TCP/30045/G/P/01242/14)
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is beyond the settlement boundary and would extend residential too far to the south. There is also concern over the impact on landscape character from this visually prominent site. Additionally there are concerns over compatibility with the existing onsite and adjacent employment uses.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced achievement would be dependent on market forces.
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS335

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA

The site is considered:

Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS339

Site Area:

0.09

Site Address:

123 Victoria Grove, East Cowes, PO32 6JQ

Site location



Site Description:

The site is an existing residential dwelling and garden. There is a hedge to the west with the roadside boundary to the south.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary

It is brownfield/greenfield:

The site has a residential bungalow and other residential sheds/buildings

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal. There could be the potential for impact on neighbouring properties with an increased density of the site.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects:

Access is currently on to Victoria Grove

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Access to public transport:	The bus stop is located on the main road to the east about 500m away. Route 5 is Newport Whippingham Osborne House East Cowes. This runs Mon - Sat up to every 20 minutes Sundays up to every 30 minutes. Route 4 is Ryde Binstead Wootton Whippingham Osborne House East Cowes. This runs Mon - Sat up to every 60 minutes Sundays up to every 60 minutes
Access to pedestrian/ cycle:	Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.
Access to services/ facilities:	The site is in the settlement boundary of East Cowes where there are a range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The existing dwelling benefits from utilities
Potential compatibility impacts:	The site is in a residential area. Consideration on the density and impact on nearby properties will need to be considered.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is within the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable when considering the context of the area. The area is characterised by large dwellings with a low density layout. An intensified site would not be in keeping with the existing pattern of development. Not suitable for 5 or more, could potentially increase by 1 as a windfall site.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years
Put forward for:	The site has been put forward for general housing and affordable housing.
Conversion?:	<input type="text" value="No"/>
Rural exception?:	<input type="text" value="No"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable for 5 or more dwellings.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS339

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS345

Site Area:

0.8

Site Address:

Northwood Business Park, 290 Newport Road, Cowes

Site location



Site Description:

The site is a small business park on the edge of Cowes and Northwood. It contains a number of small business units, some in a terrace and some in a larger central building. The site has on site car parking and slopes down from the road to the east.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

There are a number of single storey metal framed buildings across the site.

Potential landscape impact:

The site is not located in an AONB. Given the nature of the site with existing employment located throughout it any impact on landscape character will be minimal.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are a number of older style buildings located on the site that may attract bats, relevant surveys may be required.

Potential heritage impact:

The site is not located in a conservation area, there is a listed building to the north, as such any development must have special regard to the desirability of preserving the

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

	<input type="text" value="building or its setting or any features of special architectural or historic interest which it possesses."/>
Site access aspects:	<input type="text" value="The site has an existing access onto Newport Road"/>
Access to public transport:	<input type="text" value="There is a bus stop close by, this is Route 1 serving Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes"/>
Access to pedestrian/ cycle:	<input type="text" value="There are no public rights of way close but there are a number in the wider area including the multi-user track to the east linking Cowes to Newport. The main road has a pavement on the site side."/>
Access to services/ facilities:	<input type="text" value="Northwood has some facilities and Cowes further to the north has a range of services and facilities"/>
Access to open spaces:	<input type="text" value="There are some public open space facilities nearby."/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	<input type="text" value="The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate"/>
Is there a loss to employment?:	<input type="text" value="The site is not an allocated employment site but employment would be lost as a result of redevelopment"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues. As there are existing businesses on site tenancies will need to be considered."/>
Infrastructure capacity aspects:	<input type="text" value="The site has some utilities but may require extensions to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is an existing employment with a number of units across the site, there are two dwellings to the north and a couple to the south but fields to the north, east and west."/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. There is concern over any loss of employment. It was suggested that the employment could expand within the site but for residential it was considered to be too far out from services and facilities."/>

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing and mixed development (housing led)"/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that the site is not suitable and is therefore not achievable."/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS345

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS348

Site Area:

0.6

Site Address:

Lindfield Stables, Calthorpe Road, Ryde

Site location



Site Description:

The site is an equestrian centre that comprises of a number of associated buildings and static caravans. The site is bounded by hedges and trees and is fairly flat across the site.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is outside and not immediately adjacent to the settlement boundary. It is just beyond the built up area.

It is brownfield/greenfield:

The site is an equestrian centre that comprises of a number of associated buildings.

Potential landscape impact:

The site is not located in an AONB. The site is on the edge of the area where it becomes more rural in nature. Site is very visible as you drive along Calthorpe Road and is in a prominent location on the corner.

Potential biodiversity impact:

The site is not located in an environmental designation. There is an area TPO on the site TPO/1957/1 Area Tree Preservation Order A2. There are substantial hedgerows and a number of substantial trees. Therefore appropriate surveys will be required in relation to the trees and biodiversity impacts.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS348

Potential heritage impact:	The site is not located in a conservation area. It is near to a listed building, as such 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.
Site access aspects:	The site can be accessed from Woodlands Close or Calthorpe Road
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 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:	Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network
Access to services/ facilities:	Ryde has a wide range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known <input type="text"/> Agricultural land class: The classification is Grade 3
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	Loss of equestrian facility
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is outside and not immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is set away from the settlement boundary where the area is becoming more rural in character and is part of the setting of the rural character. The site has strong hedgerows and trees including an area TPO. Further concern was raised about the potential for ecology and biodiversity impacts given the trees and hedgerows.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year
Put forward for:	The site has been put forward for general housing and affordable housing.
Conversion?:	No
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: A longer term review depending on IPS295 in 10-15 years. Very visual
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site.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS351

Site Area:

1.1

Site Address:

Land at Brambles Farm, Brambles Lane, Freshwater

Site location



Site Description:

The site is currently used as agriculture and equestrian uses. The site includes a number of field shelters and is bounded by post and wire fencing.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site includes a number of field shelters

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, there is a large grouping of trees to the south west of the site.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed from Brambles Farm.
Access to public transport:	The nearest bus stop is along Colwell Road. This is Route 7 serving Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay running Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way to the north (F13) and (F10) to the east. There are no pavements to the nearby roads.
Access to services/ facilities:	The site is at some distance from the services and facilities within Freshwater.
Access to open spaces:	The site is at some distance from open space provisions within Freshwater but does have access to the open countryside and coast.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is located in the wider rural area where there is no direct access to services and facilities
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is beyond the settlement boundary in the wider rural area and is too remote from services and facilities. There are further concerns over the impact on landscape character.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Access is poor.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS353

Site Area:

0.2

Site Address:

Copse Lane Barn, Freshwater

Site location



Site Description:

The site is an agricultural farm building with a grouping of trees at the site entrance. The site slopes up gradually from south to north and is bounded by post and wire fencing.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site is part of an agricultural farm, There is a sub station at the entrance, barn with timber walls and metal roof and another larger farm building with block wall, metal sidings and metal roof.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation but is within a biodiversity enhancement area. There are no TPOs on the site but there are a number of large

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

trees individual and groupings that need to be considered. There are also a number of barns that may need appropriate bat surveys and a water course to the south. Further biodiversity studies may be required.

Potential heritage impact: The site is immediately adjacent to Norton Green conservation area as such any development will need to consider the impact upon the setting of the conservation area. The site is also near to a listed building, as such 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

Site access aspects: The site has access onto Prixley Hill.

Access to public transport: The nearest bus stop is along Pixie Hill. This is along Route 7 serving Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to pedestrian/ cycle: There is a public right of way to the south of the site (F8). There are no cycle links close by and the roads do not benefit from pavements.

Access to services/ facilities: The site is at some distance from the services and facilities within Freshwater.

Access to open spaces: The site is at some distance from open space provisions within Freshwater but does have access to the open countryside.

Air quality sensitivities: Agricultural land class:

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment?:

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site has some utilities but may require extensions to be factored in.

Potential compatibility impacts: The site is beyond the built up area and located in the wider rural area.

Brief planning history: No recent planning history.

Overarching policy context: The site is located outside the settlement boundary and in the wider rural area. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is beyond the settlement boundary in the wider rural area and is too remote from services and facilities.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.

Put forward for: The site has been put forward for general housing and non-housing development.

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Could look to come forward as PD if complies with class Q.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS354

Site Area:

0.2

Site Address:

Hill Farm, Hill Lane, Norton Green, Freshwater

Site location



Site Description:

The site is located opposite Hill Farm and is accessed via Hill Lane. The site is mostly level and is bounded by a stone wall to the neighbouring property to the east and wooden fencing.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

The site has a large farm building located on it with block wall and metal sidings and a metal roof.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The site is not located in an environmental designation. 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 large farm building that may need appropriate bat surveys.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not in a conservation area. It is near to a listed building, as such 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.
Site access aspects:	The site can be accessed off Hill Lane.
Access to public transport:	There is a bus stop located just to the south of the site, this is for the daily summer Island Coaster. The nearest regular service stop is some distance away either at Heathfield Road or Pixie Hill. These are along Route 7 serving Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way to the south (F12). There are no cycle links close by and the roads do not benefit from pavements.
Access to services/ facilities:	The site is at some distance from the services and facilities within Freshwater.
Access to open spaces:	The site is at some distance from open space provisions within Freshwater but does have access to the open countryside.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	Prior approval for alterations and conversion of agricultural building to form 2 residential units, Hill Farm, Hill Lane, Freshwater, conditional approval 06 January 2015 (TCP/13778/D/P/01331/14)
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is too remote from services and facilities and is not well located or connected for bus services increasing the need to travel by car. Furthermore, there are concerns over the access to the site.

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS354

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

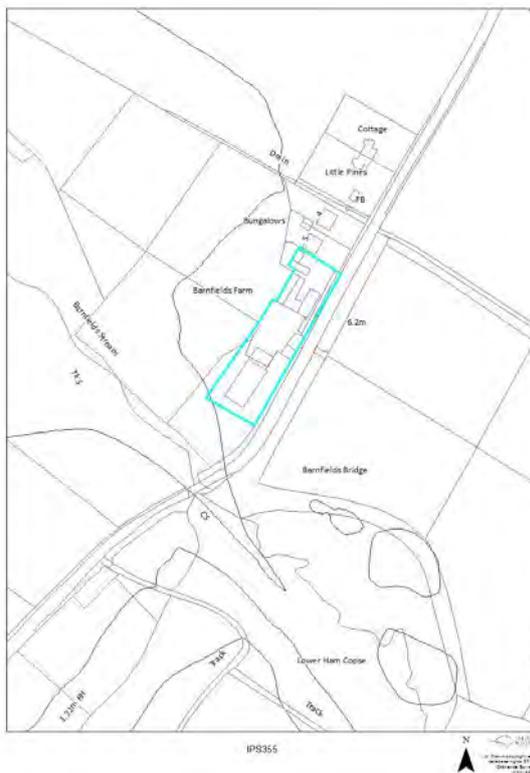
Site is suitable for BFR if ticked

SHLAA Ref No: IPS355

Site Area: 0.25

Site Address: Barnsfield Stables, Wilmington Lane, Thorley

Site location



Site Description: The site is currently used as stabling and barns for equestrian and agricultural uses. There is a low hedgerow on the roadside boundary, partly open to the rear with trees to the south of the site.

Stages A and B - Discounting

- | | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | 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. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|---|
| Proximity to settlement: | The site is located outside the settlement boundary and is located in the wider rural area. |
| It is brownfield/greenfield: | The site is a greenfield site with a number of buildings used for stabling and agricultural purposes |
| Potential landscape impact: | The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB. |
| Potential biodiversity impact: | The site is not located in an environmental designation but is within a biodiversity |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

enhancement area. There are a number of buildings on the site that may house bats and appropriate surveys may be required. The site is also located close to a SINC with trees to that boundary. Further biodiversity studies may be required.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS355

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS360

Site Area:

5.89

Site Address:

Northwood Camp 490 Newport Road Cowes, PO31 8QU

Site location



Site Description:

The site is the current site of the military museum located between Cowes and Newport. The land slopes gently from the main road towards the east. The site is bounded to the south by a hedge and an ancient woodland to the east.

Stages A and B - Discounting

Environmental designations A1:

0.2ha of the eastern boundary is located in a SINC and ancient woodland buffer and has been removed from the assessment.

Discount

The remainder of 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.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site is a brownfield site that currently holds the military museum and its grounds. There are a number of buildings and structures associated with this. There is a large industrial building and wooden huts.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary and located between Cowes and Newport where the area is more rural/agricultural. There are views across the river valley the other side. If development is considered appropriate, the impact on the wider area, coalescence and views into and out of the site will need

to be considered and reflected in any design principles.

Potential biodiversity impact: 0.2ha of the eastern boundary is located in a SINC and ancient woodland buffer and has been removed from the assessment. With the exception of the ancient woodland buffer there are no TPOs on the site. Given the proximity to the adjacent woodland and the nature of some of the buildings appropriate biodiversity studies may be required.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by. The site is a military museum and has a military history and some earth banks.

Site access aspects: The site has good access to the main Cowes to Newport Road which is the strategic road network.

Access to public transport: There are bus stops along the main strategic road network. This is along Route 1 - Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to pedestrian/ cycle: There are a network of public rights of way close by and there is the main Newport to Cowes cycle/multiuser track to the east along the river. The road also has pavements.

Access to services/ facilities: The site is not close to facilities but is located between Cowes and Newport that have a full range of facilities.

Access to open spaces: There are open space provisions in both Cowes and Newport but the site does have access to the wider countryside.

Air quality sensitivities: None known **Agricultural land class:** The classification is Grade 3

Mineral resources?: The majority of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Is there a loss to employment?: The site is a current tourism site

Potential constraints to delivery: There is more one landowner. The land has a long lease until (2033) to the military museum. The owner has set out that there could be opportunities for some mixed use development in negotiation with the museum.

Infrastructure capacity aspects: The site has some utilities but extensions would need to be factored in

Potential compatibility impacts: The site is used as a military museum with military vehicles including a tank run.

Brief planning history: Lawful development certificate for use of part of the bungalow as a dwellinghouse, 490 Newport Road, Cowes, refused 03 November 2016 (LDC/09560/J/P/01043/16).

Overarching policy context: The site is located outside the settlement boundary.

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is located in between Cowes and Newport where there are concerns over settlement coalescence. Furthermore, the site is an operating tourism site and there are concerns over the compatibility with the existing use and any potential incorporation of residential uses.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability: The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years.

Put forward for: The site has been put forward for general housing, mixed development (housing led) and non-housing development.

Conversion?: This would need to be determined

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS360

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

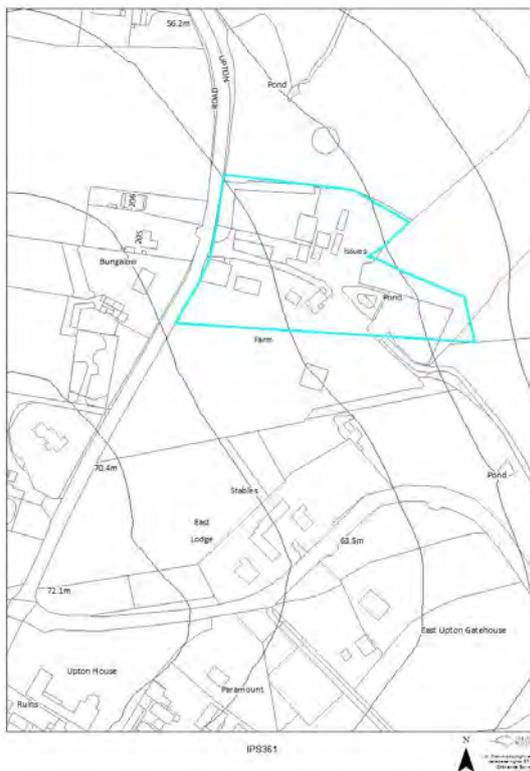
Site is suitable for BFR if ticked

SHLAA Ref No: IPS361

Site Area: 0.08

Site Address: Farm area at Aldermoor Farm, Upton Road, Ryde, IoW PO33 3LA

Site location



Site Description: The site comprises of a mix of farm buildings and amenity land. The buildings are mostly brick with a mix of corrugated sheets and slates.

Stages A and B - Discounting

- | | | |
|--------------------------------------|---|-----------------------------------|
| Environmental designations A1: | The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The site is located in FZ1 and is not class 1 or 2 agricultural land. | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

- | | |
|--------------------------------|---|
| Proximity to settlement: | The site is located outside the settlement boundary. |
| It is brownfield/greenfield: | The site is a mix of building, mostly relating to agriculture but there is some brownfield element. |
| Potential landscape impact: | The site is not located in an AONB. It is outside the settlement boundary with views back towards Ryde and to the surrounding countryside. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. |
| Potential biodiversity impact: | The site is not located in an environmental designation. There are no TPOs or larger trees on the site. There are a number of farm buildings that may house bats. Appropriate biodiversity studies are likely to be required including consideration of the site's proximity within the 3km radius of Briddlesford Copse. |

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS361

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access onto Upton Road is from the existing farm yard access. The site is not near to the strategic road network
Access to public transport:	There is a bus stop to the north and south but both are over 200m from the site. This is Route 37 and serves Ryde Haylands Binstead Ryde and runs Mon to Sat up to every 60 mins.
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	Whilst Ryde has a wide range of facilities and services the site is outside of the settlement area with no footpaths to nearby Haylands.
Access to open spaces:	There are some public open space facilities on the edge of Ryde in the Haylands area but there are no footpaths to them.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	There is one landowner. Access is required to the septic tank.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary. There will be some services on site to serve the existing buildings but additional utility services may need to be factored in
Potential compatibility impacts:	The site is outside the settlement boundary beyond the built up area.
Brief planning history:	Retention of caravans "C & D" used as sleeping accommodation for volunteers in connection with WWOOF scheme, Aldermoor Farm, - Refusal, 15 January 2014, (TCP/10899/G/P/01890/12). Prior approval for alterations and conversion of agricultural barn to form residential unit, Aldermoor Farm, - Refusal, 14 June 2016 (TCP/10899/H/P/00270/16). Conversion of former farm buildings to form two houses (one with ancillary office space), Aldermoor Farm, - Refusal, 13 March 2018 (TCP/10899/J/P/00072/18)
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded the site is not suitable. It is too far south from the existing settlement boundary and other development. There are no footpaths for pedestrian accessibility in the area with narrow roads. Whilst permission has been granted further to the north this included a green ecology and landscape buffer to the south of the site.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is for sale and being marketed with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for mixed development (housing led)
Conversion?:	This would need to be determined
Rural exception?:	<input type="checkbox"/> No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded the site is not suitable and therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Site is partly brownfield. Class Q may be appropriate. Potential in 10-15 years depending on context of area.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS362

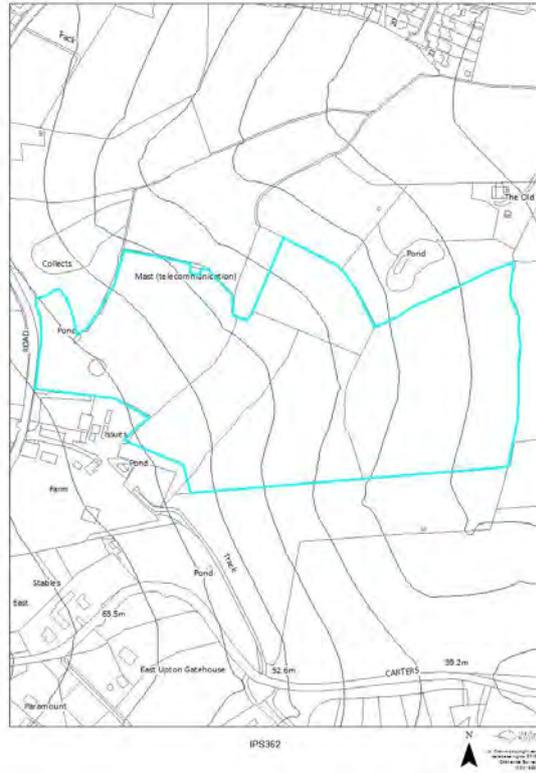
Site Area:

6.87

Site Address:

Land at Aldermoor Farm, Upton Road, Ryde, IoW PO33 3LA

Site location



Site Description:

The site comprises of a series of agricultural fields that are bounded by hedgerows and trees. The site is gently sloping away from the road.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary.

It is brownfield/greenfield:

The site is greenfield. It is unclear if there are buildings or structures located on the site

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary with views back towards Ryde and to the surrounding countryside. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees to the boundaries that need to be considered as well as a pond. Appropriate biodiversity studies are likely to be required including consideration of the site's proximity within the 3km radius of Briddlesford Copse.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS362

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	A new access onto Upton Road would have to be formed, this would require some hedgerow removal. The site is not near to the strategic road network
Access to public transport:	There is a bus stop to the north and south but both are over 200m from the site. This is Route 37 and serves Ryde Haylands Binstead Ryde and runs Mon to Sat up to every 60 mins.
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	Whilst Ryde has a wide range of facilities and services the site is outside of the settlement area with no footpaths to nearby Haylands.
Access to open spaces:	There are some public open space facilities on the edge of Ryde in the Haylands area but there are no footpaths to them
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="checkbox"/> No
Potential constraints to delivery:	There is one landowner. Access is required to the telephone mast.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in
Potential compatibility impacts:	The site is outside the settlement boundary beyond the built up area. There is a telephone mast to the north of the site
Brief planning history:	Retention of caravans "C & D" used as sleeping accommodation for volunteers in connection with WWOOF scheme, Aldermoor Farm, - Refusal, 15 January 2014, (TCP/10899/G/P/01890/12). Prior approval for alterations and conversion of agricultural barn to form residential unit, Aldermoor Farm, - Refusal, 14 June 2016 (TCP/10899/H/P/00270/16). Conversion of former farm buildings to form two houses (one with ancillary office space), Aldermoor Farm, - Refusal, 13 March 2018 (TCP/10899/J/P/00072/18)
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded the site is not suitable. It is too far south from the existing settlement boundary and other development. There are no footpaths for pedestrian accessibility in the area with narrow roads. Whilst permission has been granted to the north this included a green ecology and landscape buffer to the south of the site

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded the site is not suitable and therefore not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Lanes and traffic needs to be consistent with Millhouse Farm. This has the same product as Upton and Millhouse so it could be competition. Infrastructure is difficult on cottage site to the North due to the river - The panel felt that in 10-15 years it could be possible so review at a future date as situation with regards to the site to North and Millhouse drainage context.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS370

Site Area:

0.13

Site Address:

St Martins Road Car Park, Wroxall

Site location



Site Description:

The site is an existing car park within the village. It is a flat site bounded by mixed residential boundary to the south east and south west. It has an open boundary to the north.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary

It is brownfield/greenfield:

The site is an existing car park with no structures or buildings located on site.

Potential landscape impact:

Most of the site is located within the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings immediately close by.
Site access aspects:	The site has vehicular access onto St Martins Road.
Access to public transport:	There are bus stops in close proximity to the site. The service is Route 3 Newport to Ryde which includes Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde. The service runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village and the local roads have footpaths.
Access to services/ facilities:	Wroxall has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	There would be no loss of employment but development would result in a loss of parking.
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is within the village and adjacent to residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that this site is not suitable. There is concern over the loss of a community car parking facility given the lack of parking in the village and the proximity of the site to the school, doctors and other services. Furthermore, there is concern over the shape of the site in relation to nearby properties to incorporate residential development to the first floor if parking retained at ground level.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development with no reasonable prospect of development taking place in the next 5 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS370

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Need to protect car parks in these settlements.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Access to public transport:	There is a bus stop in close proximity. This is along 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:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. The pavements are sporadic in this location.
Access to services/ facilities:	There are a number of services and facilities in Seaview but it is not a rural service centre
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="Any redevelopment will result in a loss of car parking"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site is within the settlement boundary where adjoining properties benefit from connections to utility services."/>
Potential compatibility impacts:	<input type="text" value="The site is immediately adjacent to other properties which appear to benefit from connections to utility services"/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside the settlement boundary and in the wider rural area. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that this site is not suitable. There is concern over the loss of a community car parking facility given the lack of parking in the village and the proximity of the site to facilities and the coast. Furthermore, the pattern of development is low density and there is concern over the impact on and ability to provide housing on site whilst retaining parking at ground floor level."/>

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is not immediately available for development but is likely within years with a reasonable prospect of development taking place within 5 -10 years. Once commenced could be achieved within 1 year."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that as this site is not suitable it is not achievable."/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions"/>
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS374

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS379

Site Area:

0.96

Site Address:

Thompson House, Sandy Lane, Newport.

Site location



Site Description:

The site is a large block of council offices and comprises both single and two storey elements with associated parking and entrances. There are a number of trees throughout the site and it is bounded by a mix of hedges and fencing. The site is level although it slopes down from the road.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area

It is brownfield/greenfield:

The site is a large block of council offices and comprises both single and two storey elements with associated parking and entrances

Potential landscape impact:

The site is not located in an AONB but is immediately adjacent to it. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There is a single TPO tree to

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No: IPS379

the east and a group TPO across the site. The site is located adjacent to wooded areas and may require relevant studies to be undertaken.

Potential heritage impact:	The site is immediately adjacent to a conservation area as such any development will need to consider the impact upon the setting of the conservation area. There is also a listed building close by, as such 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.
Site access aspects:	The site has two accesses on to Sandy Lane, one wider and one narrower with restricted visibility.
Access to public transport:	The nearest bus stop is on the main road approximately 500m away. This is Route 6 - Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor and runs Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to services/ facilities:	The wider area has access to public rights of way but there are no dedicated cycle links or pavements to the roads.
Access to open spaces:	There are no public open space facilities but the site has access to the countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	Any redevelopment would required relocation of the existing facility
Potential constraints to delivery:	There is one landowner. DoE consent may be required.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is located in the wider rural area where there is no direct access to services and facilities
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. It is a brownfield site
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is beyond the settlement boundary in the wider rural area. The site is too remote and isolated from services and facilities and represents an unsustainable location. Furthermore, there is no justification for housing in this area.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	This would need to be determined
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel had mixed views regarding the steering group's conclusions making the following comments: Some agreed not suitable. However, some set out that due to the proximity to Whitecroft it could be re-developed. Brownfield site/existing site but wrong location.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS388

Site Area:

1.56

Site Address:

Land south of Kemming Road Whitwell

Site location



Site Description:

The site is a field to the edge of Whitwell on the road towards Niton. The land is slightly sloping to the south west and has hedgerow boundaries, the site has far reaching views towards the north east and Niton to the west.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area and is more rural and agricultural in context and feel. The site gently slopes down to the south west. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access to the site is off an unmade private track to the eastern boundary. This is a narrow road with access gate and potential for limited visibility on bend. Access would require widening and visibility splays.
Access to public transport:	There is a bus stop close by. This is along Route 7 that runs - Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor - Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	There are bus stops along Heathfield Road and the Freshwater to Newport bus service runs regularly.
Access to services/ facilities:	Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC)
Access to open spaces:	There are only small areas of recreation/open space within Whitwell
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	Whilst there is some residential in the area, the site is on the edge where the area is more rural in context.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and is located in the wider rural area. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over access issues and the restricted visibility associated with the corner and road. Furthermore, there are concerns over the impact and proximity to the neighbours to the north of considering a smaller site.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS388

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS389

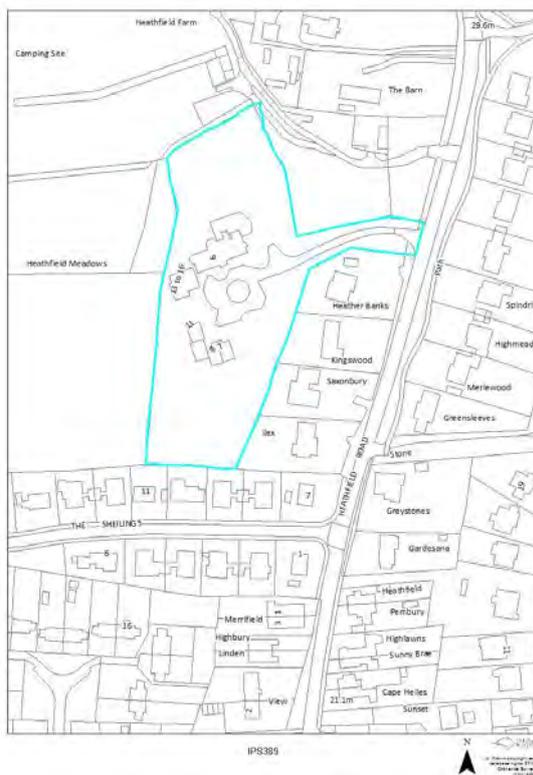
Site Area:

0.9

Site Address:

Heathfield Meadows, Freshwater

Site location



Site Description:

The site is an existing site that has a number of houses and flats built out across it. It is surrounded by trees many of which are protected, There is currently one access in from Heathfield Road.

Stages A and B - Discounting

Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SIN, SPA, SSSI, scheduled ancient monument or RIGG.

 Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

 Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

 Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary.

It is brownfield/greenfield:

There are a number of houses and flats built out across the site.

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, among other housing, surrounded by trees, any impact on landscape character will be minimal.

Potential biodiversity impact:

The site is not located in any environmental designations. There are a significant number of trees with TPOs across the site. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. Relevant surveys are likely to be required.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site access aspects:	<input type="text" value="The site has an existing access onto Heathfield Road."/>
Access to public transport:	<input type="text" value="There are bus stops along Heathfield Road and the Freshwater to Newport bus service runs regularly."/>
Access to pedestrian/ cycle:	<input type="text" value="There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity and the road does not have a pavement."/>
Access to services/ facilities:	<input type="text" value="Freshwater has a wide range of services and facilities."/>
Access to open spaces:	<input type="text" value="Golden Hill Fort and recreation area is just to the east."/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area."/>
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner and there are no known covenants or legal issues."/>
Infrastructure capacity aspects:	<input type="text" value="The site has some utilities but may require extensions to be factored in."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, no compatibility issues are envisaged."/>
Brief planning history:	<input type="text" value="No recent planning history."/>
Overarching policy context:	<input type="text" value="The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living"/>
Steering group's conclusion:	<input type="text" value="The steering concluded that the site is not suitable beyond the existing permissions given. There are a significant number of protected trees across the site that reduces any developable area. The main building and its setting also reduce the area available."/>

- Site suitable if ticked
 Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed."/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="This would need to be clarified."/>
Rural exception?:	<input type="text" value="Not applicable."/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that as the site is not suitable it is not achievable."/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="The SHLAA panel agreed with the steering group's conclusions."/>
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS391

Site Area:

39

Site Address:

Durrants Farm, Colemans Lane, Porchfield

Site location



Site Description:

The site is a fairly level agricultural farm with solar farm to the north and north east. The site is bounded by dense vegetation and hedges interspersed with trees. There are a number of high amenity trees across the site.

Stages A and B - Discounting

Environmental designations A1:

1.35ha of the site is an ancient woodland known as Durrants Copse.

Discount

The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINCC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

3.6ha to the south of the site is located in FZ 2 and 3.

Discount

The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area.

It is brownfield/greenfield:

There is the main farm complex in the middle of the site and the north has a solar panels

Potential landscape impact:

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and agricultural. If development is considered

	appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	1.35ha of the site is ancient woodland known as Durrants Copse. The site is also bounded by mature hedgerows interspersed with high amenity trees. The farm complex also has buildings that may house bats. Appropriate surveys across the site are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is an existing access onto Colemans Lane, there may be potential for further accesses given the size of the site.
Access to public transport:	There are bus stops to the south of the site, this is on route 7 serving Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way running along the western edge within the boundary of the site (CB8). There are no nearby cycle links and the roads do not benefit from pavements
Access to services/ facilities:	The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised
Access to open spaces:	There are no public open space facilities close by but the site has access to the countryside
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3 & 4
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but will require extensions to be factored in
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	Demolition of farmhouse, replacement farmhouse, Durrants Farm, Colemans Lane, Porchfield, conditional approval 10 May 2016 (TCP/25191/S/P/00397/16). Demolition of existing farmhouse, proposed replacement farmhouse, Durrants Farm, Colemans Lane, Porchfield, refused 02 June 2017 (TCP/25191/S/P/00443/17)
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is beyond the settlement boundary in the wider rural area and is too isolated and remote from services and facilities. There are further concerns over the impact on landscape character. Additionally, the roads to the site are narrow and fast and there is concern over the junction at Whitehouse Road and Colemans Lane.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	This would need to be clarified.
Conversion?:	Not applicable
Rural exception?:	Not applicable

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS391

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield:

0

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions..

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered: Currently not developable

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS397

Site Area:

0.5

Site Address:

Bettesworth Lodge, Lower Bettesworth Road, Ryde, Isle of Wight Po33 3EL

Site location



Site Description:

The site is a residential plot and the immediate land behind. The site has a post war bungalow located within it and the land behind is an orchard.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The front part of the site is within the settlement boundary and the southern portion of the site is outside but immediately adjacent.

It is brownfield/greenfield:

The site has a residential bungalow located on the site.

Potential landscape impact:

The site is not located in an AONB. The land gently slopes to the south of the site. There are residential properties to the west of the site but the site is on the edge of the settlement with a semi-rural feel having lots of trees and greenery in the vicinity.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders on the site but there are some trees within and it is within the 3km radius of Briddlesford Copse. Further studies may be required.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site access aspects:	Lower Bettsworth Road is an unmade road and improvements would be required. Furthermore the house would have to be demolished to gain access.
Access to public transport:	There are bus stops located close by. This is along Route 2 Newport Merstone Godshill Shanklin Sandown Brading Tesco Ryde. This runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	The wider area is served by public rights of way and cycle links. The immediate area does not benefit from pavements.
Access to services/ facilities:	Ryde has a full range of services and facilities
Access to open spaces:	Oakwood recreation area is immediately to the south of the site.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The site is urban."/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The submitter has advised that access issues can be resolved if the adjacent 2 properties and the Lodge work together. At this stage the other two properties have not come forward.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No recent planning history.
Overarching policy context:	The site is part in and part immediately adjacent to the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There are concerns over whether appropriate access can be achieved . Furthermore the site is constrained due to its shape and location and may not be appropriate in design terms.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable. May potentially be a windfall site if access can be achieved and design appropriate but limited numbers 3-4
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Indicative yield:

 Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Ref No:

IPS398

Site Area:

Site Address:

Land adjacent to Greenwood Villas, Greenwood Lane Brading

Site location



Site Description:

The site is a large site on the outskirts of Brading and is agricultural in use. The site is bounded by hedgerows and slopes gently to the south with views across to Sandown.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

5.4ha is located in FZ 2 and 3 and has been discounted from the assessment below.

Discount

The remainder of site is located in FZ1 and is not class 1 or 2 agricultural land.

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located outside the settlement boundary and is located in the wider rural area, although a small area to the north east corner is immediately adjacent to the settlement boundary.

It is brownfield/greenfield:

The site is greenfield and there are no significant buildings or structures located on the site.

Potential landscape impact:

The northern section of the site is located in an AONB, the southern section is not. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could

potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB.

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, though there are a number of trees within the hedgerows. The area to the south is very scrubby and is adjacent to a water course. The site is bounded by hedgerows and the southern section of the site is located in a biodiversity enhancement area.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There are a number of field entrances, these are onto a narrow road, one car width that also serves as a public right of way.
Access to public transport:	There is a bus stop within walking distance to the east edge of the site but is some distance away from the west edge. Routes 2 and 3 serve Brading and run Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There are a number of public rights of way adjacent to the site. No close by cycle links and the road does not benefit from a pavement.
Access to services/ facilities:	Brading has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	None known <input type="checkbox"/> Agricultural land class: <input type="checkbox"/> The classification is Grade 3
Mineral resources?:	Most of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	No loss of employment
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary, although a small area to the north east corner is immediately adjacent to the settlement boundary. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. Residential development should be located within or immediately adjacent to the settlement boundary and result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is beyond the settlement boundary and too far out from services and facilities. Furthermore, when looking at the land beyond the flood risk areas, any developable area is isolated and is out on context from the area. Additionally there are also concerns over access and settlement coalescence.

Site suitable if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Stage D - Assessment - Availability

Site available if ticked

Availability:	<input type="text" value="The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing, mixed development (housing led) and non-housing development."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="This would need to be determined"/>

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield: Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No:

IPS399

Site Area:

1.02

Site Address:

Land behind 87 Gunville Road, Newport

Site location



Site Description:

The land relates to a series of extended residential gardens and/or paddocks to the rear of a row of houses in Gunville. The site is bounded by hedges and trees with some mixed residential boundaries. There is a slight downhill incline to the land from west to east.

Stages A and B - Discounting

Environmental designations A1:

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.

Discount

Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Discount

Flood zones/agricultural class/size:

The site is located in FZ1 and is not class 1 or 2 agricultural land.

Discount

Stage C - Assessment - Suitability

Proximity to settlement:

The site is located in the settlement boundary.

It is brownfield/greenfield:

The site is greenfield and there are no buildings or structures located on the site.

Potential landscape impact:

The site is not located in an AONB. Given the location of the site, close to other housing and development any impact on landscape character will be reduced.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. Furthermore, the boundary to the north is heavily treed protected woodland. Given the amount of trees, relevant tree and biodiversity studies are likely to be required.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Part of the site has an existing vehicular access, this though is on a steep incline. Visibility to the south is limited by parked cars but to the north it is not hampered by on road parking due to Gunville Lane. The submission advises that the property can be demolished to facilitate access.
Access to public transport:	There is a bus stop near by. This serves Routes 7 and 38. 38 serves Newport Gunville Carisbrooke Whitepit Lane Newport and runs Mon to Sat up to every 30 mins Sundays up to every 30 mins
Access to pedestrian/ cycle:	There is a public right of way to the north (N38) and cycle links in the wider area. The pavement runs along the north east side of Gunville Road and not the site side.
Access to services/ facilities:	Gunville has a number of services and facilities but the site is also on the outskirts of Newport.
Access to open spaces:	The site is not located close to any recognised open/recreation space but has access to the wider countryside via a network of public rights of way.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	<input type="text" value="No"/>
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is situated within the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is suitable, it is located within the settlement boundary and close to other residential development.

- Site suitable if ticked
- Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1-2 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that whilst the site may be suitable it may not be achievable or deliverable due to the number of landowners. If the smaller site came forward, that is land behind & at 87 Gunville Road, this may achieve a small number depending on layout, impact and access.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA. If the landownership aspect can be overcome the site could be considered deliverable or developable.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

	considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles
Potential biodiversity impact:	The site is bounded by a number of biodiversity designations and buffer zones with a small portion to the north east and south west located within. It is also within a biodiversity enhancement area. 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 western boundary that may have biodiversity elements and the River Medina is to the north.
Potential heritage impact:	The site is not located in a conservation area but is located close to East Medina House a Grade II listed building. As the site affects or 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.
Site access aspects:	A new junction between Mill Lane and Fairlee Road is committed.
Access to public transport:	There is a bus stop along Fairlee Road about 500m to the south. This serves routes 5 and 9 with regular service to East Cowes, Ryde and Newport.
Access to pedestrian/ cycle:	There is a public right of way through the site (N121) and there are cycle routes near by. The immediate access lane does not have a pavement.
Access to services/ facilities:	Newport has a full ranges of services and facilities, although Island Harbour is some distance away from these.
Access to open spaces:	There are no public open space facilities close by but the site has good access to the river and countryside via a network of public rights of way.
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	The site is not an employment site but does have employment uses within, these can be retained
Potential constraints to delivery:	It is unclear as to the number of landowners. There may be restrictions from previous consents.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is a mixed use site with holiday let and marine uses. There is some residential close by.
Brief planning history:	The site was granted planning permission in 2010 for 118 holiday units (94 flats and 24 houses) together with new commercial and leisure based uses including restaurant, small retail, industrial and bar facilities. The planning permission is partly built out and the first 25 units are available for let. The submission sets out that "...the completion of the site is dependent on the availability of funds. Currently it is extremely difficult to secure funding on holiday let only schemes of this scale".
Overarching policy context:	The site is located outside the settlement boundary and in part a brownfield site. It is also a tourism site with tourism accommodation.
Steering group's conclusion:	The steering group concluded that this site is not suitable. The site is too remote from services and there is concern over loss of tourist accommodation.

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years.
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SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

boundaries that may need to be considered. The site is also immediately adjacent to a wooded area to the south west.

Potential heritage impact:

Site access aspects:

Access to public transport:

Access to pedestrian/ cycle:

Access to services/ facilities:

Access to open spaces:

Air quality sensitivities: Agricultural land class:

Mineral resources?:

Is there a loss to employment?:

Potential constraints to delivery:

Infrastructure capacity aspects:

Potential compatibility impacts:

Brief planning history:

Overarching policy context:

Steering group's conclusion:

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

Availability:

Put forward for:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with the steering group's conclusions making the following comments: Not deliverable due to access road and multiple ownership aspects.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions, this site and the sites in close proximity (IPS138b & IPS016) were re-considered. Discussions were held with Island Roads who advised that it is unlikely to be achievable due to costs of improvements required against number of homes. Further concerns were raised by ecology officers in relation to the hedge removal in this area. Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked

SHLAA Ref No: IPS408

Site Area: 0.259

Site Address: Land adjacent to Winchester House, Lake

Site location



Site Description: The site is an existing council car park, with an unmade surface and no formal parking spaces

Stages A and B - Discounting

Environmental designations A1:	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.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located in the settlement boundary.
It is brownfield/greenfield:	The site is an existing council car park, with an unmade surface and no formal parking spaces.
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, close to other housing and development any impact on landscape character will be reduced. The site is though located on a cliff top and any development should take account of views into the site from the sea.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders within the site but there are some larger trees, one in particular to the front of the site. It is also adjacent to a SINC.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Site access aspects:	<input type="text" value="The site is located along the strategic road network and has vehicular access onto it."/>
Access to public transport:	<input type="text" value="The site is located in close proximity to a bus stop. This is along Route 3 Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde. The service runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes"/>
Access to pedestrian/ cycle:	<input type="text" value="There are a number of public footpaths located immediately adjacent to the site. The wider area has cycle links to Newport. The immediate road has a pavement"/>
Access to services/ facilities:	<input type="text" value="The site is in the settlement boundary of Shanklin/Lake and close to Sandown where there are a range of services and facilities."/>
Access to open spaces:	<input type="text" value="There are a number of public open space facilities nearby."/>
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/>
Mineral resources?:	<input type="text" value="The site is not located in a mineral or mineral safeguarding area"/>
Is there a loss to employment?:	<input type="text" value="Redevelopment could result in a loss of parking"/>
Potential constraints to delivery:	<input type="text" value="There is one landowner. There is a right of access to a café at the rear of the site and Winchester House has an established access across and to the front of the car park."/>
Infrastructure capacity aspects:	<input type="text" value="The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services."/>
Potential compatibility impacts:	<input type="text" value="The site is close to existing residential, whilst no compatibility issues are envisaged, the car park serves the adjacent footpath."/>
Brief planning history:	<input type="text" value="No recent planning history"/>
Overarching policy context:	<input type="text" value="The site is within the settlement boundary."/>
Steering group's conclusion:	<input type="text" value="The steering group concluded that the site is not suitable. There is concern over the loss of car parking in this area given the proximity to the coast and associated public footpath. Furthermore, there is concern over the visual impact and the orientation of any development given the need to retain existing vehicular and pedestrian rights of way across the site."/>

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	<input type="text" value="The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1-2 years"/>
Put forward for:	<input type="text" value="The site has been put forward for general housing."/>
Conversion?:	<input type="text" value="Not applicable"/>
Rural exception?:	<input type="text" value="Not applicable"/>

Stage E - Assessment - Achievability

Steering group's conclusions:	<input type="text" value="The steering group concluded that as the site is not suitable it is not achievable"/>
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<input type="text" value="Not all the SHLAA panel agreed with the steering group's conclusions. The following comments were made: Possible to get a more efficient use of car park but still provide some houses. Could come forward in combination with Winchester House."/>
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA.

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site could have access through the site. The site is access via Scotchells Brook Lane which is a private unmade road. This leads onto the strategic road network.
Access to public transport:	The site is close to bus route 8 serving Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are a network of public rights of way in close proximity to the site including NC22b and the wider area has access to cycle links.
Access to services/ facilities:	Nearby Lake and Sandown have a wider range of facilities and services.
Access to open spaces:	Nearby Lake and Sandown have access to open space facilities and the site has good access to the open countryside
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	The site forms part of the land adjacent to a tourism use
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to a tourism use which appears to benefit from connections to utility services
Potential compatibility impacts:	The site is located in close proximity to Sandown Airport - consideration will need to be given to the existing uses in this location.
Brief planning history:	Full and outline planning permission for a mix of tourism uses including a pitch and putt course - P/00407/16 , approved 07/12/17
Overarching policy context:	The site is located outside the settlement boundary.
Steering group's conclusion:	The steering group concluded the site is not suitable for residential. The site is located beyond the settlement boundary with no pedestrian connectivity. There are also compatibility concerns with the current nearby uses. Furthermore, there is concern over the access to the site from the strategic road network, noting that the current junction has poor visibility.

 Site suitable if ticked Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded as the site is not suitable it is not achievable.
Indicative yield:	<input type="text" value="0"/> <input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	he SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

SHLAA Site Assessments - Currently Not Developable

SHLAA Ref No:

IPS409

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not developable for the purposes of SHLAA

The site is considered:

Currently not developable

- Site could be considered for allocation if ticked

- Site is suitable for BFR if ticked