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1 Introduction

- 1.1 The purpose of this consultation is to ask for your input to the background evidence for consideration of the potential site options for built waste facilities and landfill sites on the Island
- 1.2 This is a summary document, which sets out information on the approach the Council has taken to site identification and information on each of the sites considered so far.
- 1.3 The sites themselves have been identified and assessed in some detail and this more detailed document titled [Assessment of Options for Waste Sites and Other Alternatives to Landfill on the Island' \(August 2009\)](#) can be accessed from the link and is also separately available on the website.
- 1.4 The report itself is part of an evolving evidence base and therefore this consultation exercise provides the opportunity for feedback and evidence that will allow the Council to develop the final evidence base.
- 1.5 The report makes no distinction between strategic and local sites within the assessment but simply lists the sites that have been considered so far, detailing, which sites the Council consider as potentially suitable for waste uses and why; and which sites may not suitable and why.
- 1.6 To ensure that the report has considered all reasonable alternatives for potential sites, we would like you to take a look at the sites considered and comment on whether you agree with the site assessments. Additionally, if you consider that there are other suitable sites that we have not assessed then let us know. Please note that due to the timing of the report, some more recent sites which has been discussed with the Policy Team, have not been assessed as part of this report . More recent sites will be assessed along with any further suggested sites that arise from this consultation.

2 Summary of Waste Needs Assessment

- 2.1** Between August and November 2008, a waste needs assessment was carried out using a modelling technique called mass flow modelling to identify future requirements for waste management.
- 2.2** Waste data was collected for the financial year 2006 to 2007 which formed a baseline for the model and to identify current waste tonnages for the Island. Data was also collected on the different types of waste managed; and on the availability of landfill void; and throughput capacity of existing waste facilities.
- 2.3** The needs modelling was undertaken in September 2008 using the above data and by making assumptions in relation to the Island's waste growth; recycling and composting rates to be achieved; and waste composition. It has been used as the basis for establishing future needs for facilities.
- 2.4** Two model outputs were produced:
1. The worst case scenario which assumes a six year delay (from the beginning of the financial year 2008) in building any new facilities required.
 2. The best case scenario which assumes that additional facility capacity required is readily available from the second year of the model 2007/08.
- 2.5** A summary of the waste needs assessment can be found on pages 5 to 14 of the full [Waste Report](#). Please note that this waste needs assessment is currently being reviewed and an up to date assessment will be available at the end of August 2009.

3 Summary of Site Assessment Methodology

- 3.1** The methodology that the Council has used in identifying and assessing sites is based upon recent guidance regarding locational/site options for development plan documents issued by the Planning Advisory Service⁽¹⁾. This guidance recommends three broad sets of criteria to be considered:
- Deliverability Criteria (e.g. landownership, access, planning history);
 - Exclusionary Criteria (e.g. European sites of biodiversity importance);
 - Discretionary Criteria (e.g. local designations).
- 3.2** The approach also considers the criteria outlined in [Annex E of Planning Policy Statement 10 \(PPS10\)](#) and the Council's sustainability objectives from the [Sustainability Appraisal for the Core Strategy DPD](#). The Council and consultees such as the Environment Agency and AONB Partnership have been involved in the process providing information and advice regarding the potential sites where relevant.
- 3.3** The size and shape of sites is fundamental for ensuring sites are realistic options. Minimum requirements were established by considering guidance provided by Communities and Local Government (formerly ODPM), Environment Agency and also the Welsh Assembly Government. There is reasonable consistency amongst these publications regarding the area needed to accommodate a small scale recycling facility addressing an annual tonnage of at least 50,000 tonnes (considered to be the minimum capacity to be sought in any one location).
- 3.4** The site selection exercise for processing facilities has therefore only considered sites, which are equal to or greater than 1ha.
- 3.5** With regards to sites suitable for landfill, [ODPM's Planning for Waste Management Facilities: A Research Study](#) indicates that a typical site area would be between 5 and 50ha. This is obviously influenced by the anticipated annual input to the site and its characteristics, in particular depth.

Question

Do you agree with the 1ha threshold? If not please provide an alternative threshold with reasoning as to why the alternative is more appropriate.

- 3.6** In order to shortlist sites, a sieving process was undertaken. Full details of the initial sieving process that was used to draw up the shortlisted sites can be found on [pages 16 - 19 of the full Waste Report](#). However the following details are a summary of this process.

Initial 'Sieving Process'

- 3.7** The first assessment of the full list of sites involved a sieving process for potential built facilities and landfill using GIS modelling. This was undertaken in three stages using different types of locational criteria; positive, exclusionary and discretionary (see explanation above).
- 3.8** The criteria used to undertake this process were developed through consultation with the Island's Environment Steering Group whose membership consists of statutory consultees and key stakeholders.
- 3.9** Stage one mapped positive criteria and resulted in the identification of 153 sites. However when applying the size threshold of 1ha, this reduced the list to 77 potential sites.
- 3.10** Stage two applied exclusionary criteria to the 153 sites, ruling out areas considered unacceptable

1 Planning Advisory Service- Local Development Options Generation and Appraisal (March 2008)

due to national and regional policy constraints. This stage did not apply the size threshold of 1ha. This identified 110 sites.

- 3.11** Stage three applied discretionary criteria, which were constraints that could rule out locations as a matter of national and regional policy and also the size threshold of 1ha. This stage of sieving identified 32 potential sites.
- 3.12** In order to ascertain their suitability for built facilities, these 32 sites were then screened according to their shape, greenfield status and known land use conflicts. This generated an initial shortlist of 13 sites shown in table 3.2 on page 17 of the report.
- 3.13** Following the sieving process, the 13 initial shortlisted sites were considered further with representatives from the Environment Agency (EA). At this point known land use conflicts were identified for 4 of the sites and a potential contamination issue was identified for 1 site, thus reducing the shortlist further to 8 potential sites for built facilities and 1 for landfill.
- 3.14** To allow for flexibility in provision, it was considered that this was not a sufficient number of sites to consider for potential options. On this basis the GIS modelling was re-run removing the exclusionary criteria of the Area of Outstanding Natural Beauty designation (AONB). This produced an additional 4 potential sites for further assessment and increased the site area of a site already considered a potential option. Additionally, in applying an up to date list of Environmental Permits, from the Environment Agency (EA), another site was identified as a potential site for further assessment.
- 3.15** These sites (with the exception of the site that was increased in size) were screened according to their shape, greenfield status and known land use conflicts. This produced a list of 3 additional potential sites.
- 3.16** In total 11 sites were shortlisted for potential for built facilities as follows:

Site ref	Site name	Type
IOW1	Parkhurst Forest Works	EA Waste Management License Site (<i>Source: Environment Agency – Entec digitized</i>)
IOW2	Nicholson Road, Oakfield	Employment site (<i>Source: council</i>)
IOW3	Stag Lane Depot	Employment site (<i>Source: council</i>)
IOW6	Whippingham Road, Whippingham	Employment site (<i>Source: council</i>)
IOW7	Land adjacent to Cowes Power Station	Employment site (<i>Source: council</i>)
IOW8	Pan Lane, Pan	Employment site (<i>Source: council</i>)
IOW9	Standen Heath	Proposed landfill site (<i>Source: council</i>)
IOW11	Sewage Works, Fairlee	Waste water site (<i>Source: council</i>)
IOW14	Lynnbottom	EA Waste Management License Site (<i>Source: Environment Agency – Entec digitized</i>)
IOW15	Lynn Plantation Landfill	Historic landfill site (<i>Source: council</i>)
IOW16	North Fairlee Farm	EA Waste Management License Site (<i>Source: EA consultation</i>)

Table 3.1 Final Shortlist of Potential Sites for Built Facilities (table 3.3 from the full Waste Report)

3.17 It was decided that as only one site was found to be potentially suitable for landfill, the sieving approach would need to be revised for the landfill search. Instead, existing minerals and landfill sites were mapped and considered on a site by site basis. Mapping these GIS layers generated a list of 13 sites for potential landfill facilities. On-site and surrounding exclusionary and discretionary constraints were then considered for each site and the Council's local knowledge regarding these sites was drawn upon to generate a suitable shortlist for further assessment.

3.18 In total 6 sites were shortlisted for potential as landfill as follows:

Site ref	Site Name	Size (ha)	Type	Constraints	Council Officer comments	Shortlisted for landfill
LF1	Chalk Quarry, Heath Hill	0.96	Minerals site (Source: council)	AONB, size	<i>Poor transport access and close proximity to residential area.</i>	No
LF2	Chalk Pit, Shorwell Shute	2.61	Minerals site (Source: council)	AONB, SINC (partly), Major aquifer, SPZ (partly)	<i>Although used as a chalk pit, access could be a potential problem and associated environmental issues.</i>	No
LF3	West Standon Farm	2.21	Minerals site (Source: council)	AONB, Major aquifer	<i>Potential links with existing Bardon Vectis site. Could potentially use the same access.</i>	Yes
LF4	Downend Chalk Pit	9.67	Minerals site (Source: council)	SSSI (partly), AONB, Scheduled Monument (partly), Major aquifer, SPZ (partly)	<i>Environmental constraints are a real issue here. Access not ideal.</i>	No
LF5	Duxmore Quarry	1.99	Minerals site (Source: council)	AONB, Major aquifer, SPZ	<i>Possibility provided that access can be sorted.</i>	Yes
LF6	Pit, Lower Knighton Farm	4.38	Minerals site (Source: council)	AONB, Major aquifer, SPZ	<i>Not suitable because of access to the site.</i>	No
LF7	Stone Quarry, Nr Shalcombe	3.78	Minerals site (Source: council)	SSSI	<i>Access track is an issue. Potential for mineral reserve.</i>	No
LF8	Limestone Down	1.99	Minerals site (Source: council)	AONB, Major aquifer, SPZ	<i>Access through Cheverton site. If greater use, improved access would be likely to be required.</i>	Yes
LF9	Chalk Pit, Cheverton Down	6.56	Minerals site (Source: council)	AONB, Major aquifer, SPZ	<i>Access through Cheverton site. If greater use, improved access would be likely to be required.</i>	Yes

LF10	Western Haven	1.56	Proposed landfill site (Source: council)	SAC, SPA, RAMSAR, SSSI, NNR, AONB, Heritage Coast, Floodzone, Ancient Woodland (partly)	Access and proximity to residential area is an issue.	No
LF11	Newton Nature Reserve	1.73	Proposed landfill site (Source: council)	SAC, SPA, RAMSAR, SSSI, NNR, AONB, Heritage Coast, Floodzone, Conservation Area (partly)	Access and proximity to residential area is an issue.	No
LF12	Standen Heath / Lynnbottom	24.74	Proposed landfill site (Source: council)	AONB (partly), SINC (partly)	Additional licenses and land required. Land ownership within the area being confirmed.	Yes
LF13	Lynn Plantation Landfill	8.39	EA permit list	AONB	No comment	Yes

Table 3.2 Landfill Site Options (table 3.4 from the full Waste Report)

Question

Do you consider that the sieving process carried out was appropriate? If not provide details on how the sieving process could be made more effective.

Question

Are there any sites which you consider should not have been discounted through the sieving process? If so, please identify which site(s) and provide clear reasons why the site(s) should not have been discounted.

4 The detailed site assessments

- 4.1** The detailed site assessment criteria were developed by considering key planning and sustainability opportunities and constraints. Objectives were developed through a review of relevant planning and environmental policy and legislation and an assessment matrix compiled. In particular, criteria outlined in [Annex E of PPS10](#) have been used as these should be considered when allocating sites for waste management. We have also reviewed national planning policy statements that cover the issue of environmental designations.
- 4.2** Each site was assessed using a matrix and this is set out in the full Waste Report. You may like to look at this first to get a better understanding of how the matrix works.
- 4.3** The assessment matrix includes objectives, indicators, and thresholds for assessing each site. Because of the differing needs and requirements of landfill and built waste facilities we have developed two assessment matrices; one for built facilities and one for landfill.
- 4.4** There are minor differences between the two types mainly focussing on the differences in flood risk vulnerability and the geotechnical suitability, the requirement of which for landfill sites are more stringent.
- 4.5** The objectives have been grouped according to their positive, exclusionary and discretionary nature similar to the GIS modelling and then under overarching topics.
- 4.6** Positive objectives include those related to the site's deliverability and other factors such as potential employment opportunities. In discussion with key stakeholders it was decided that an objective based on avoiding impacts to air quality would be scoped out of the assessment as there are no Air Quality Management Areas on the Island. The protection of air quality in relation to amenity has however been referred to in the assessment.
- 4.7** Further information regarding the detailed assessment criteria and process can be found on [pages 21 - 28 of the full Waste Report](#)

The Sites

- 4.8** The following sites have been assessed as suitable site options. The report discusses sites for built facilities then landfill sites and for each individual site we have provided a site name, general grid reference, summary assessment and a map.
- 4.9** The Maps used to identify the sites also show the key planning policy constraints which include European sites [Special Protection Areas (SPA), Ramsar and Special Areas of Conservation (SAC)], Special Sites of Scientific Interest (SSSI), the Area of Outstanding Natural Beauty (AONB), National Nature Reserves (NNR), Historic Parks or Gardens, Scheduled Monuments, Listed Buildings, Unitary Development Plan allocated Housing Development Sites, Unitary Development Plan proposed mineral sites and Airports.

Potential Sites for Built Facilities

IOW1 Parkhurst Forest Works – SZ 470 696

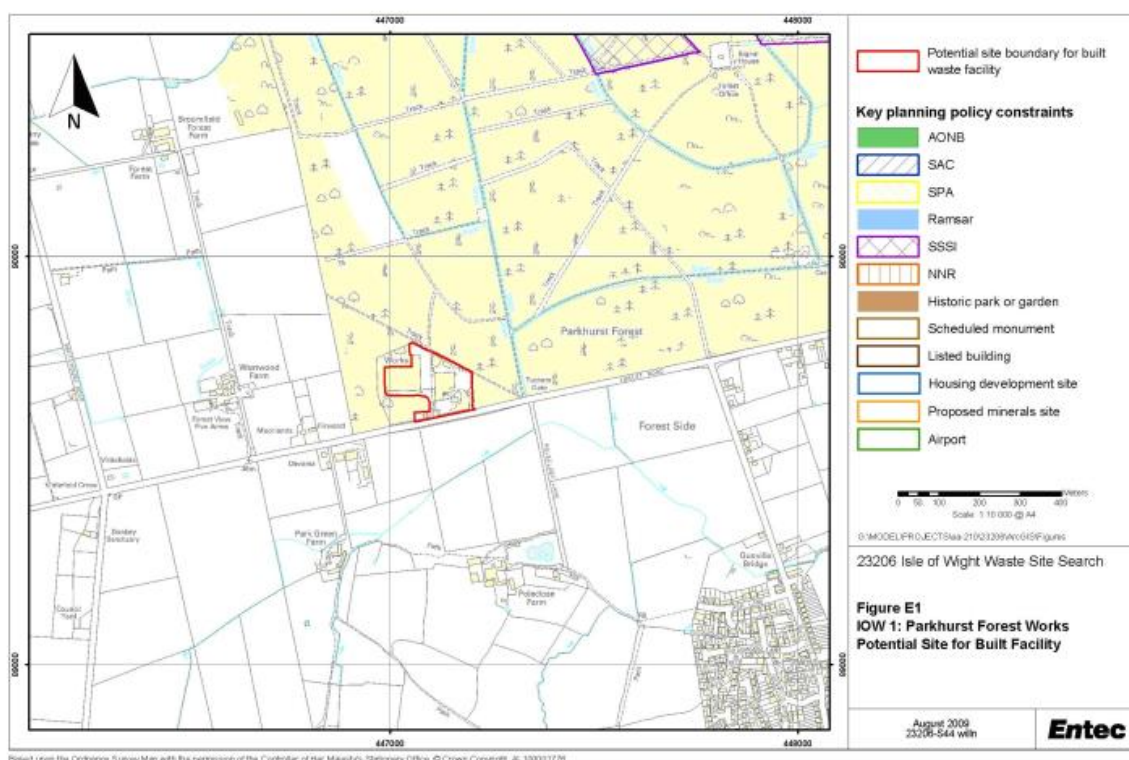
- 4.10** This is an existing waste management site and an industrial area. The site is 2.46 ha in size and is located north west of Newport.
Summary of Assessment
- 4.11** In summary, the assessment has shown that this site performs well against the majority of positive, exclusionary and discretionary objectives. In particular the site has the advantage that it is an existing waste management site with good access and proximity to the Strategic Road Network. In addition, the site is partly owned by the Council and well located to waste arisings on the Island. The site is located over 1km from sensitive land uses and national heritage designations and

3km from international biodiversity sites. The site's principal limitations are the fact that it is already developed and may not be large enough to accommodate additional facilities. There is also a SINC adjacent to the site.

- 4.12** The detailed assessment of the site can be found on pages 29 and 30 within Chapter 4 of [the full Waste Report](#). The Sustainability Appraisal matrices of this site can be found in [Appendix F](#) of the main report and the potential impacts of this site on European Sites can be found in table 4.2 [on page 52 of the full Waste report](#).

Question

Do you agree that the report has made the correct assessment of the site? If not, what further comments do you have to make about this site or its assessment?



Map 4.1 Parkhurst Forest Road Works

IOW2 Nicholson Road, Oakfield – SZ 596 913

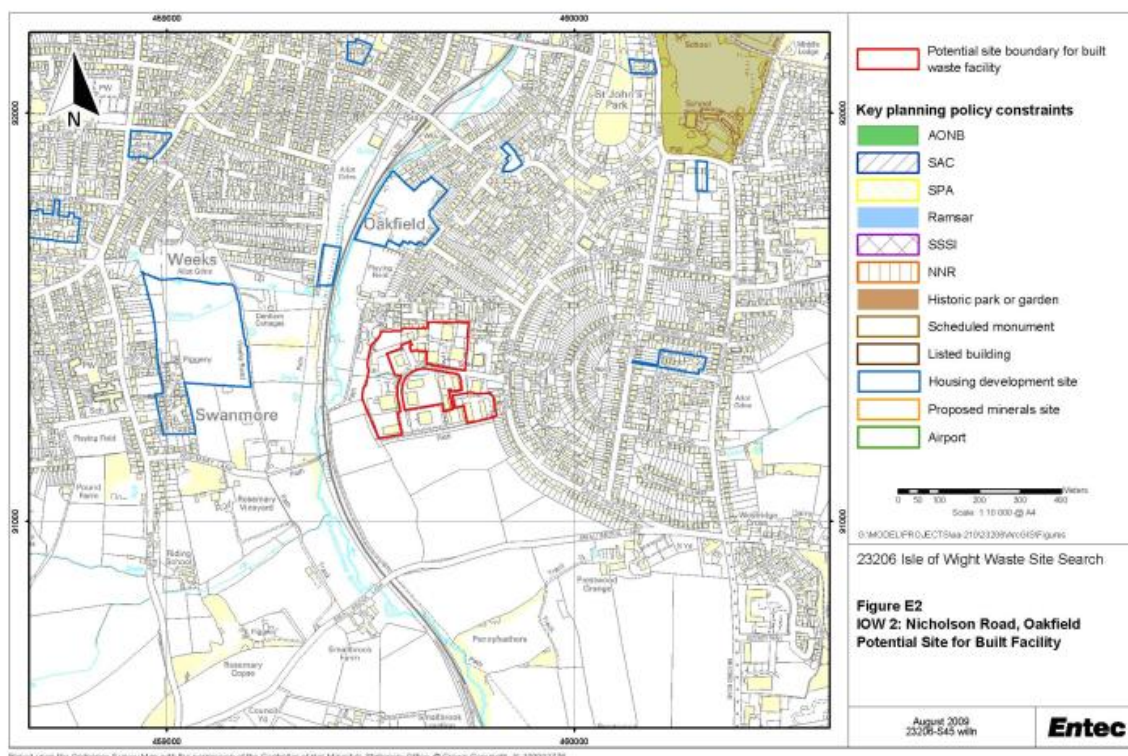
- 4.13** The Nicholson Road site is located in the east of the Island immediately south of the town of Ryde in the suburb of Oakfield. The site has been shortlisted because it is identified as an employment site with light industrial/business uses known as Ryde Business Park. The site is 4.9 ha.
- Summary of Assessment
- 4.14** Overall this site performs well against the economic, landscape, traffic and exclusionary biodiversity objectives. This is because it is located within one of the Island's deprived wards, it is over 3km from the AONB and is approximately 1.5km from the nearest international and national biodiversity site. The site also has good access and is close to the SRN. However, the site does not perform

as well against other objectives, in particular those relating to deliverability, sensitive land uses and local biodiversity. As there are sensitive land uses within 250m careful consideration would be given to any potential impacts arising from waste management development on the site. In addition, the site is in private ownership and currently developed and has a number of local biodiversity and heritage designations within 1km. It is also close to a historic park and garden.

- 4.15** The detailed assessment of the site can be found on pages 30 and 31 within Chapter 4 of [the full report](#). The Sustainability Appraisal matrices of this site can be found in [Appendix F](#) of the main report and the potential impacts of this site on European Sites can be found in table 4.2 on page 52 of [the full report](#).

Question

Do you agree that the report has made the correct assessment of the site? If not, what further comments do you have to make about this site or its assessment?



Map 4.2 Nicholson Road, Oakfield

IOW3 Stag Lane Depot, Newport - SZ 501 917

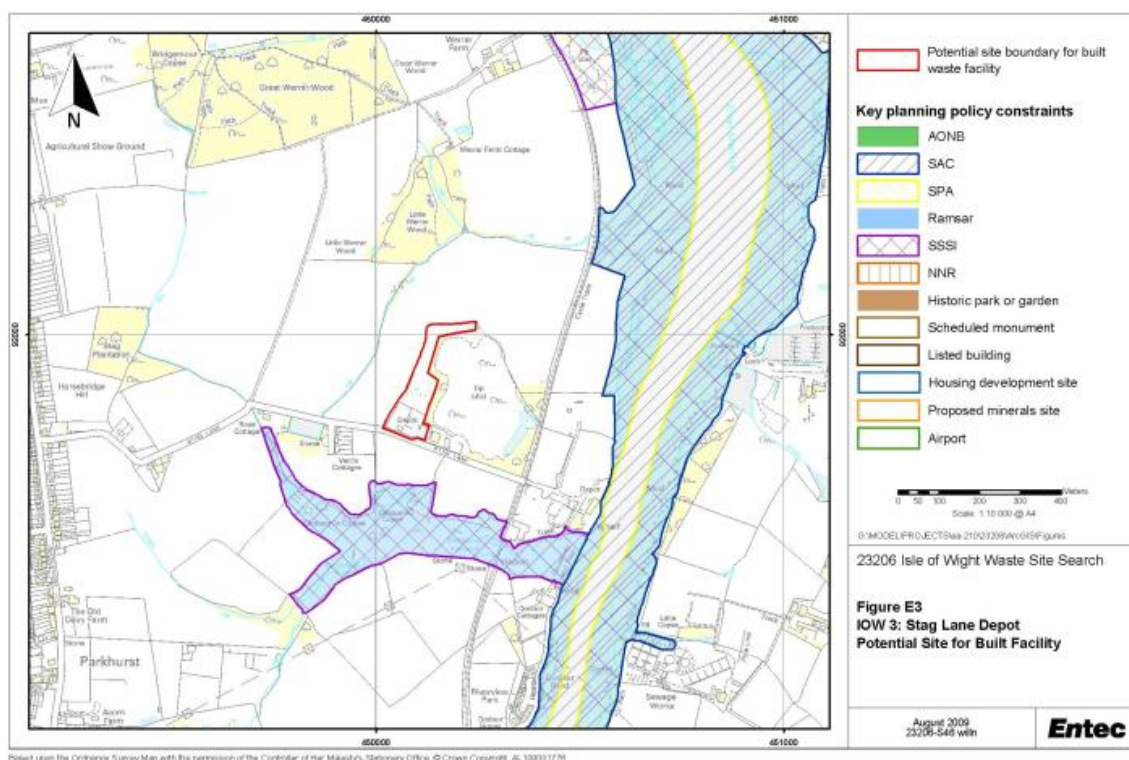
- 4.16** Stag Lane Depot is located north of Newport, west of the River Medina and has been shortlisted due to it being an existing industrial site allocated for employment. Industrial uses are located in the southern section of the site and the northern section is considered to be greenfield land. The site is 1.87 ha.
Summary of Assessment
- 4.17** Overall, the assessment has shown this site to perform moderately well against the positive, exclusionary and discretionary objectives. The site is located within reasonable proximity of the

SRN, has suitable access and is well situated for waste arisings on the Island. In addition, the site is remote from landscape and heritage designations, and sensitive land uses. However the site is in close proximity to sites of international and national biodiversity importance is likely to be located on grade 3 agricultural land and is within 100m of a SINCC. In relation to deliverability and land use the site is part Greenfield. The land is in private ownership. Finally the site is less likely to meet economic objectives as it is not located in a ward high in unemployment or deprivation.

- 4.18** The detailed assessment of the site can be found on pages 31 and 32 within Chapter 4 of [the full report](#). The Sustainability Appraisal matrices of this site can be found in [Appendix F](#) of the main report and the potential impacts of this site on European Sites can be found in table 4.2 on page 53 of [the full report](#).

Question

Do you agree that the report has made the correct assessment of the site? If not, what further comments do you have to make about this site or its assessment?



Map 4.3 Stag Lane Deopt Newport

IOW6 Whippingham Road, Whippingham - SZ 515 938

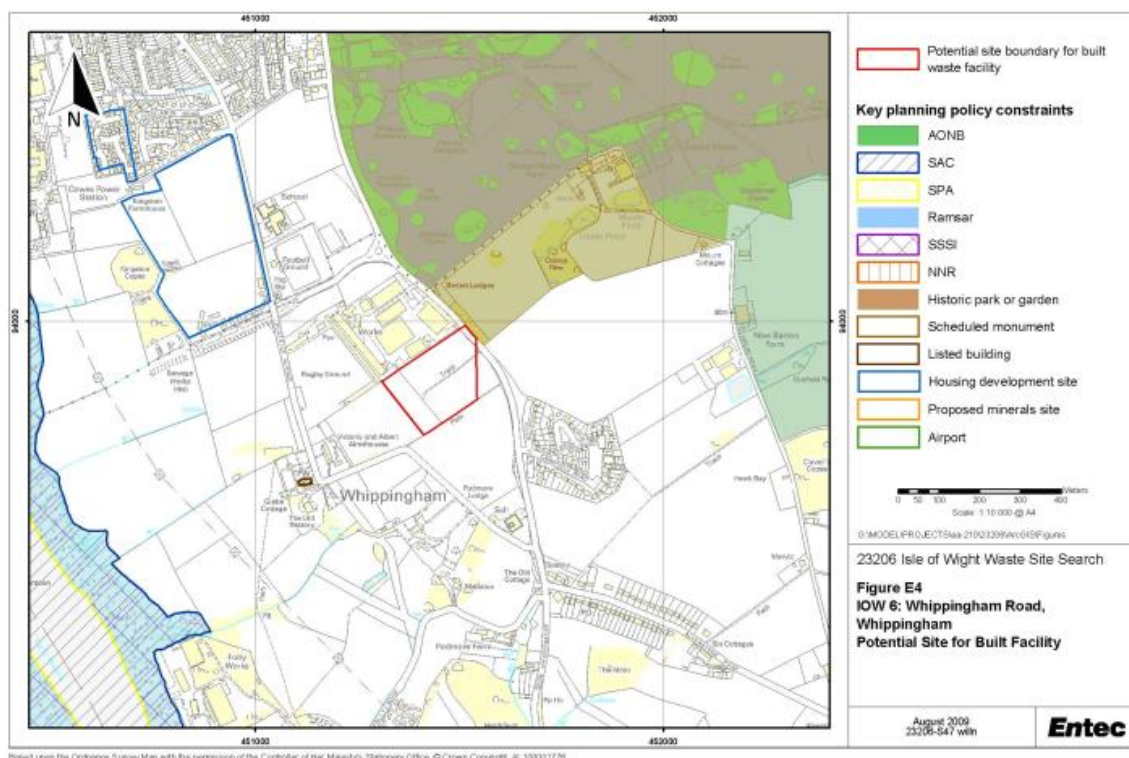
- 4.19** The Whippingham Road site is located in the north of the Island, south of Cowes and is an allocated site for employment uses. Industrial uses are adjacent to the site and the site itself is considered to be previously developed land. The site is 3.56 ha.
Summary of Assessment
- 4.20** In summary, the Whippingham Road site does not perform well against many of the objectives,

in particular those that are exclusionary. The site is located close to housing and education allocations, sites of international and national biodiversity importance and a grade I listed building. The site is also directly adjacent to the AONB. In addition, the site is unlikely to meet economic objectives as it is not located in a ward where unemployment and deprivation is high. Furthermore the site is located on a minor aquifer of high vulnerability that could be a potential receptor. The assessment has indicated some benefits of this site which include the fact that it is previously developed land, allocated for employment uses, and has appropriate access. It also lies within 5km of the main urban areas and is not at risk from flooding and is outside a SPZ.

- 4.21** The detailed assessment of the site can be found on pages 33 and 34 within Chapter 4 of [the full report](#). The Sustainability Appraisal matrices of this site can be found in [Appendix F](#) of the main report and the potential impacts of this site on European Sites can be found in table 4.2 on page 53 of [the full report](#).

Question

Do you agree that the report has made the correct assessment of the site? If not, what further comments do you have to make about this site or its assessment?



Map 4.4 Whippingham Road, Whippingham

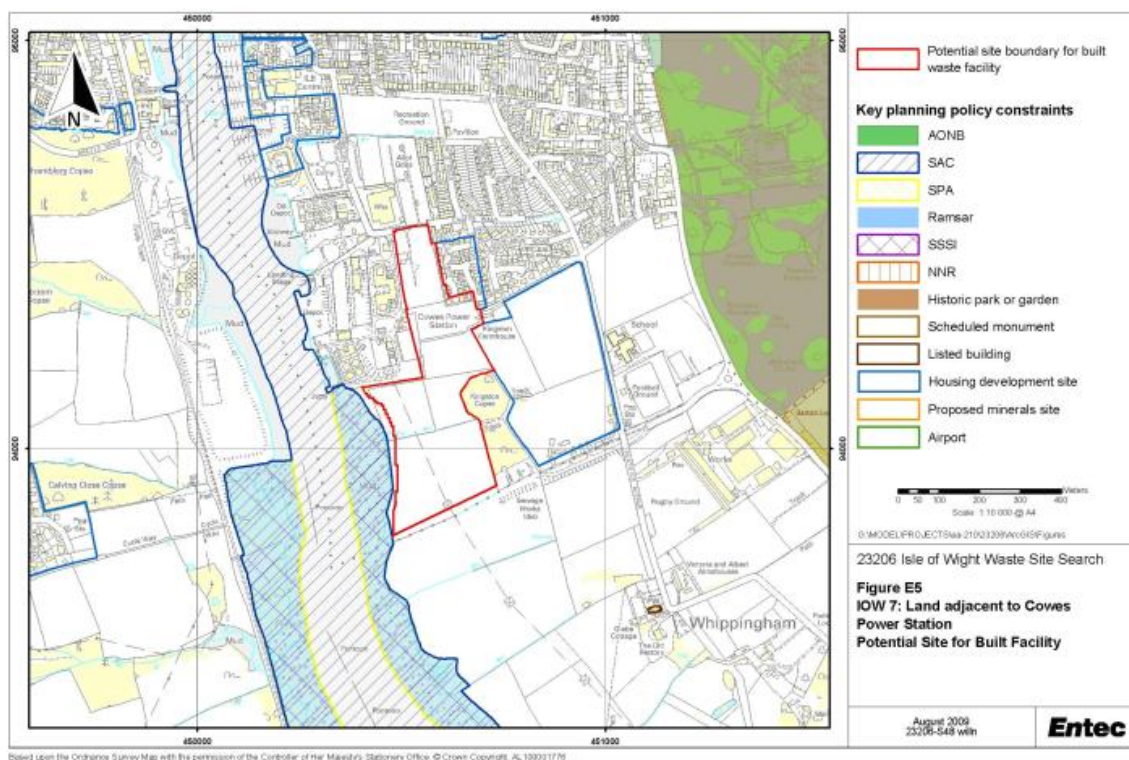
IOW 7 Land adjacent to Cowes Power Station, Cowes - SZ 504943

- 4.22** Similar to IOW6, this site is in the north of the Island, south of Cowes and is an allocated site for employment uses. It is located adjacent to Cowes Power Station and east of the River Medina. The site is 12.35 ha.
Summary of Assessment

- 4.23** In summary, this site has a mixture of opportunities and surrounding constraints. The site is well located in terms of waste arisings and access and its size is large enough to accommodate waste facilities. In addition, the site is not at risk from flooding or within a SPZ. However the site is adjacent to sensitive land uses both existing and proposed and international biodiversity sites. In addition, national heritage designations and local biodiversity designations are close by. Other limitations include the fact that the site's haul route passes through settlements.
- 4.24** The detailed assessment of the site can be found on pages 34 and 35 within Chapter 4 of [the full report](#). The Sustainability Appraisal matrices of this site can be found in [Appendix F](#) of the main report and the potential impacts of this site on European Sites can be found in table 4.2 on page 53 of [the full report](#).

Question

Do you agree that the report has made the correct assessment of the site? If not, what further comments do you have to make about this site or its assessment?



Map 4.5 Adj Cowes Power Station, Cowes

IOW8 Pan Lane, Pan: SZ 507 886

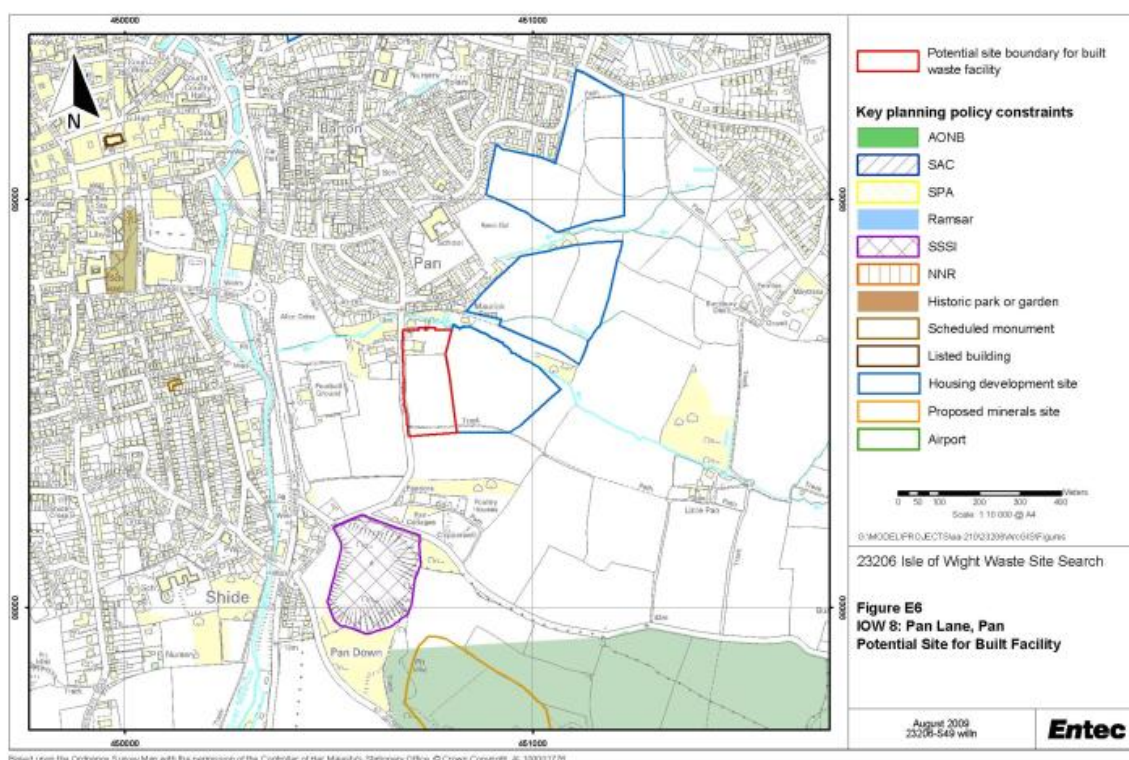
- 4.25** The site at Pan Lane has been shortlisted due to it being an allocated employment site which is in part previously developed. It is located south east of Newport close to the residential areas of Pan and Barton to the north and Shide to the west. The site is 2.97 ha.
Summary of Assessment
- 4.26** In summary, this site performs well against deliverability, economic and in part traffic and transportation objectives. The site is well located in terms of accessing the SRN and the site is

large enough to accommodate facilities. The majority of the site is owned by the Council and it is located in a ward which is considered to be deprived with relatively high unemployment. The site is not at risk from flooding and is not within a SPZ however it is part greenfield land with only a small proportion of it brownfield land. The site performs less well against landscape, biodiversity and heritage objectives, in particular those that are considered to be exclusionary. This is because the site is within 1km of national biodiversity, heritage and landscape designations and the site is 400m from several local biodiversity sites. The site is also located adjacent to sensitive land uses and a housing allocation.

- 4.27** The detailed assessment of the site can be found on pages 35 and 36 within Chapter 4 of [the full report](#). The Sustainability Appraisal matrices of this site can be found in [Appendix F](#) of the main report and the potential impacts of this site on European Sites can be found in table 4.2 on page 53 of [the full report](#).

Question

Do you agree that the report has made the correct assessment of the site? If not, what further comments do you have to make about this site or its assessment?



Map 4.6 Pan Lane, Pan

IOW9 Standen Heath - SZ 531 882

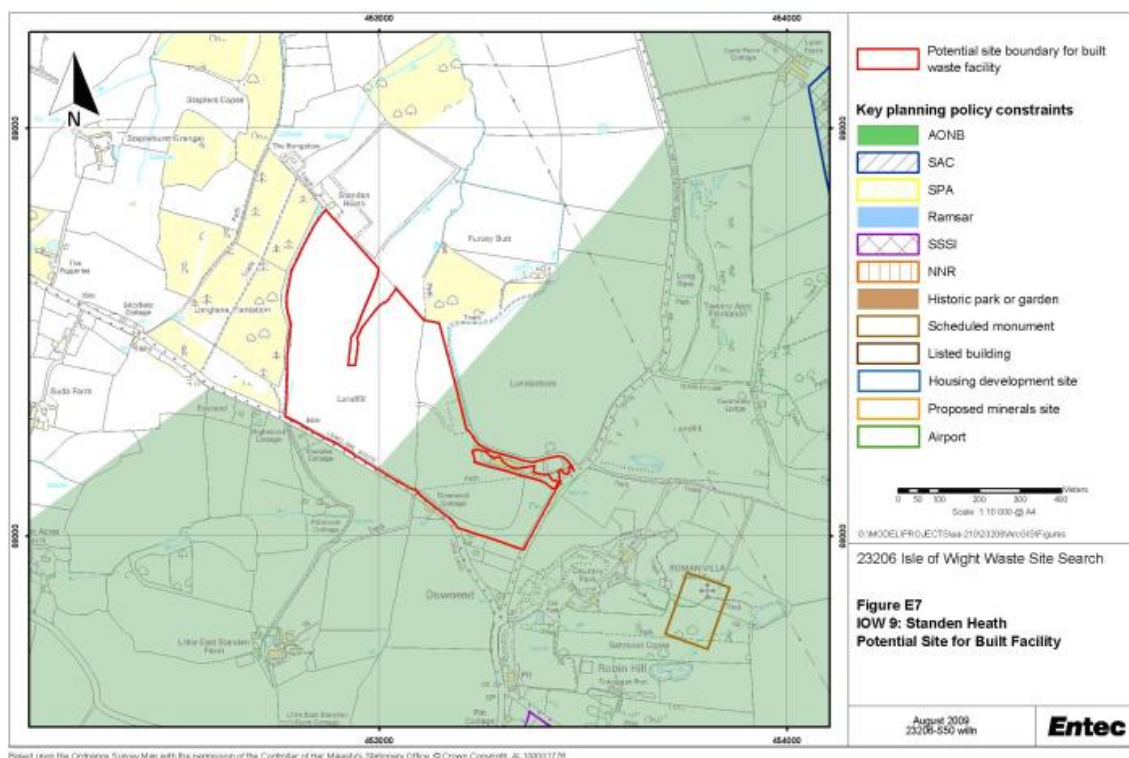
- 4.28** Standen Heath is currently the Island's main operational non hazardous landfill which is operated by Island Waste. The western section of the site is currently being used for landfilling operations and the eastern section is the site of the Lynnbottom in vessel and windrow composting facilities and household waste recycling facility. The site is located south east of Newport close to the settlement of Downend. The site is 23.61 ha.

Summary of Assessment

- 4.29** The site performs well against objectives relating to deliverability, traffic and transportation, amenity and international biodiversity sites. The site is an existing waste management site which is currently in the Council's ownership. It is adjacent to the SRN and access is considered suitable and it is well located to waste arisings. In addition, there are only a few dwellings within 250m of the site and is over 1km from international biodiversity sites. The site performs less well in terms of its availability and in relation to landscape and national and local biodiversity objectives. The site is large enough to accommodate waste facilities however the western section is being landfilled and the eastern section is already developed and this is within the AONB. In accordance with draft South East Plan policy W17, further consideration of the impact of any new waste development at this site upon the objectives of the AONB would be required. Local biodiversity sites are within 300m of the site and a SSSI is 900m south east.
- 4.30** The detailed assessment of the site can be found on pages 36 and 37 within Chapter 4 of [the full report](#). The Sustainability Appraisal matrices of this site can be found in [Appendix F](#) of the main report and the potential impacts of this site on European Sites can be found in table 4.2 on page 54 of [the full report](#).

Question

Do you agree that the report has made the correct assessment of the site? If not, what further comments do you have to make about this site or its assessment?



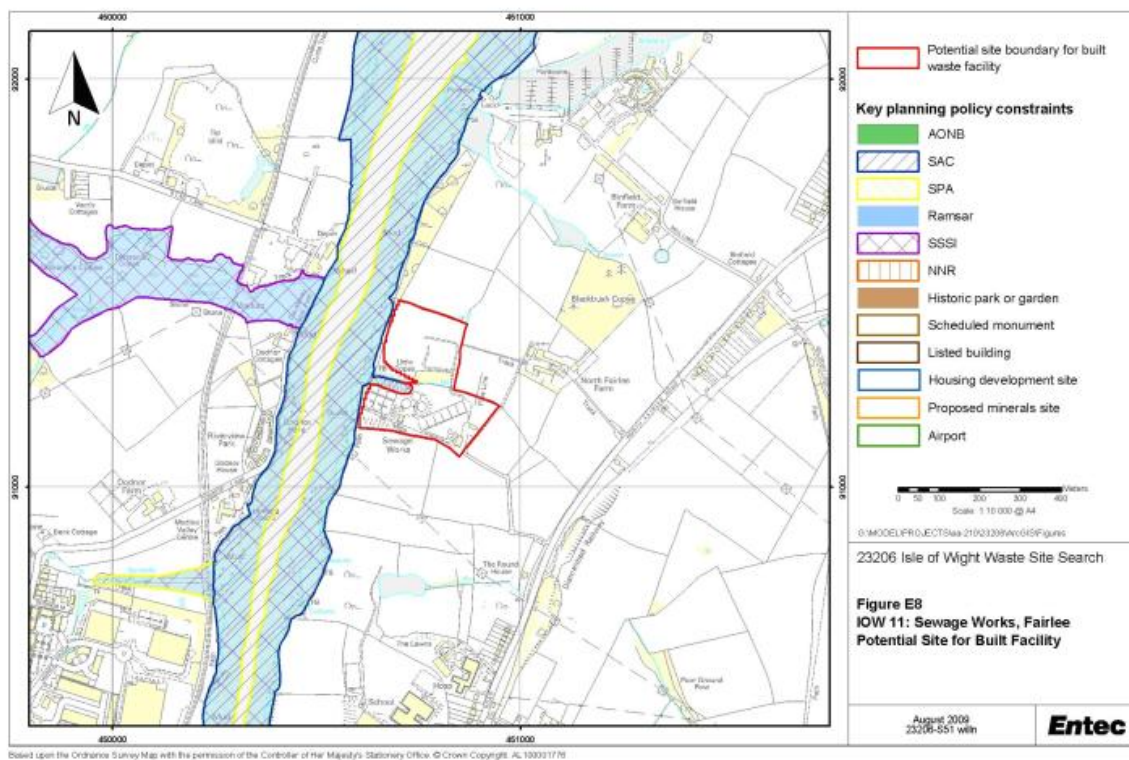
Map 4.7 Standen Heath

IOW11 Sewage Works, Fairlee, Newport - SZ 507 911

- 4.31** The Sewage works at Fairlee is located immediately east of the River Medina and north of Newport. The site is an existing waste water treatment works and therefore developed. The site is owned by Southern Water. The site is 6.77 ha.
Summary of Assessment
- 4.32** In summary, the assessment has shown that this site performs well against some of the objectives. In particular the site has the advantage that it is an existing waste water site with good access and proximity to the SRN. In addition, the site is well located to waste arisings on the Island and there are no sensitive uses within 250m. The site is potentially deliverable in terms of size and could be available if Southern Water ceases to use it and allow it to be redeveloped. However the site's principal limitations are its close proximity to international, national and local biodiversity designations.
- 4.33** The detailed assessment of the site can be found on pages 37 and 38 within Chapter 4 of [the full report](#). The Sustainability Appraisal matrices of this site can be found in [Appendix F](#) of the main report and the potential impacts of this site on European Sites can be found in table 4.2 on page 54 of [the full report](#).

Question

Do you agree that the report has made the correct assessment of the site? If not, what further comments do you have to make about this site or its assessment?



Map 4.8 Sewage Works, fairlee Road, Newport

IOW14 Lynnbottom: SZ 534 884

- 4.34** The Lynnbottom site is adjacent to the east of IOW9 Standen Heath. The site was shortlisted

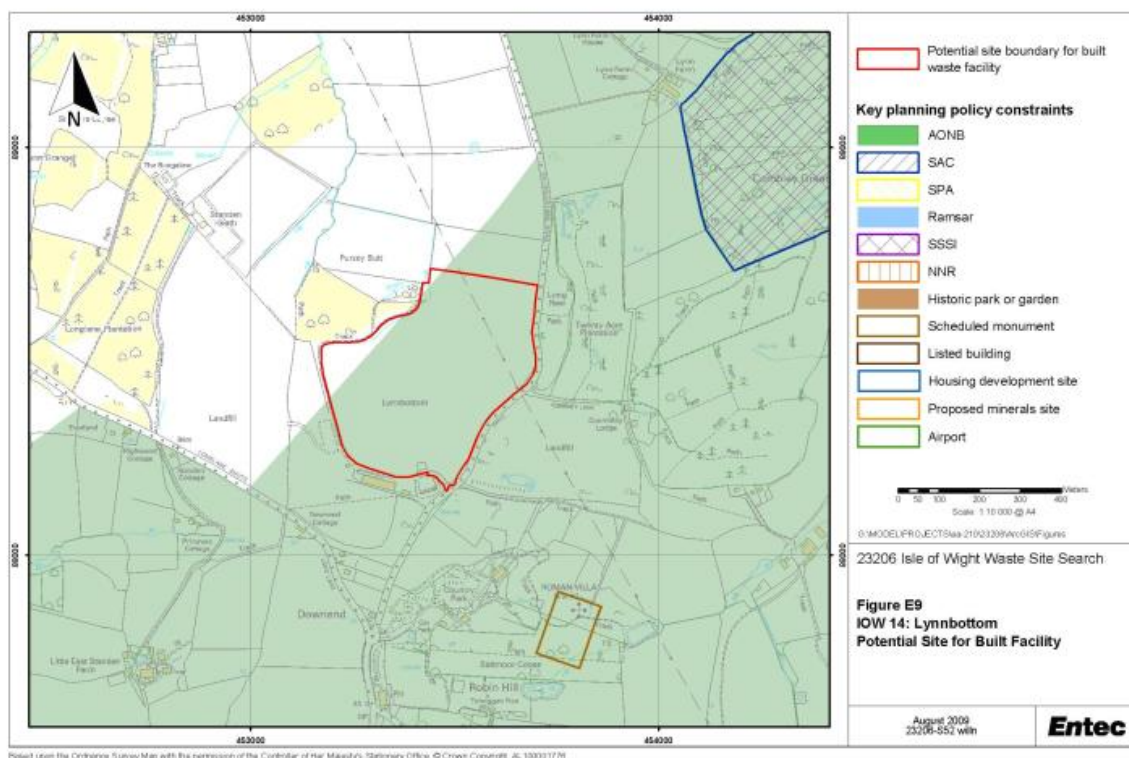
after the second round of GIS modelling was undertaken and is a previous landfill site which has been restored and is within the AONB. The site is 18.53 ha.

Summary of Assessment

- 4.35** In summary, this site is a previous landfill site and therefore has history of waste management uses. The site is a good size being over 8ha and access is considered to be acceptable by the LHA. It is also within the Council's ownership and is well located for waste arisings. Although the site is despoiled it is considered to be greenfield land due to it undergoing restoration. The site is located within the AONB. In accordance with draft South East Plan policy W17, further consideration of the impact of any new waste development at this site upon the objectives of the AONB would be required. There are also several international and national biodiversity sites and national heritage designations within 1km of the site and the topography of the site could be a constraint as it is known to have been land raised.
- 4.36** The detailed assessment of the site can be found on pages 39 and 40 within Chapter 4 of [the full report](#). The Sustainability Appraisal matrices of this site can be found in [Appendix F](#) of the main report and the potential impacts of this site on European Sites can be found in table 4.2 on page 54 of [the full report](#).

Question

Do you agree that the report has made the correct assessment of the site? If not, what further comments do you have to make about this site or its assessment?



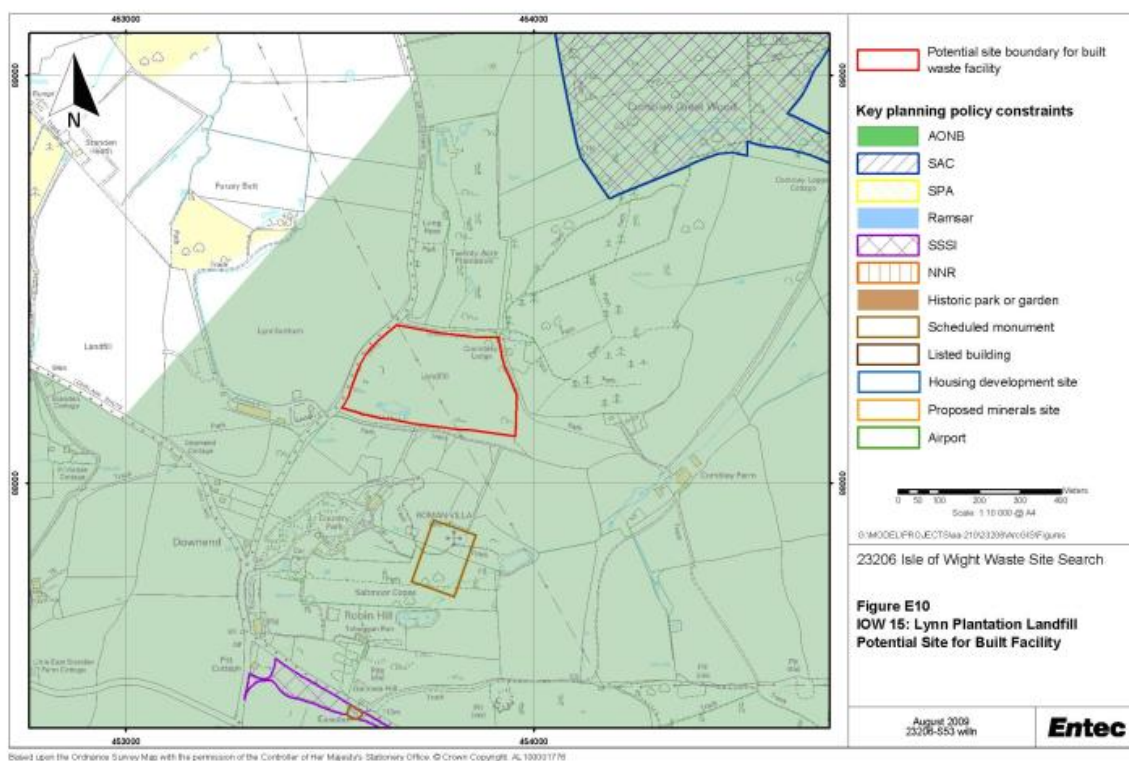
Map 4.9 Lynnbottum

IOW15 Lynn Plantation Landfill: SZ 537 882

- 4.37** Lynn Plantation Landfill is located east of Newport close to the sites at Standen Heath (IOW9) and Lynnbottom (IOW14). The site is an existing inert landfill site and has permitted uses for the transfer of waste. The site is 8.39ha.
Summary of Assessment
- 4.38** In summary, this site has good access and is well located to the SRN. The site is an existing waste management site and its size indicates it would be large enough to accommodate a number of built facilities. However the site has several limitations. The site is located within the AONB. In accordance with draft South East Plan policy W17, further consideration of the impact of any new waste development at this site upon the objectives of the AONB would be required. It is also within 1km of international, national and local biodiversity designations and nationally designated heritage sites. In respect of deliverability, the site is in private ownership with no UDP allocation for waste use and it is an existing landfill site which is likely to be subject to restoration conditions. It is therefore not considered to be brownfield land under PPS3.
- 4.39** The detailed assessment of the site can be found on pages 40 and 41 within Chapter 4 of [the full report](#). The Sustainability Appraisal matrices of this site can be found in [Appendix F](#) of the main report and the potential impacts of this site on European Sites can be found in table 4.2 on page 54 of [the full report](#).

Question

Do you agree that the report has made the correct assessment of the site? If not, what further comments do you have to make about this site or its assessment?



Map 4.10 Lynn Plantation Landfill

IOW16 North Fairlee Farm: SZ 510 912

4.40 North Fairlee Farm is situated north of Newport and approximately 300m east of the River Medina. The site is developed for waste uses and is an existing waste transfer station. The site is 1.28 ha.

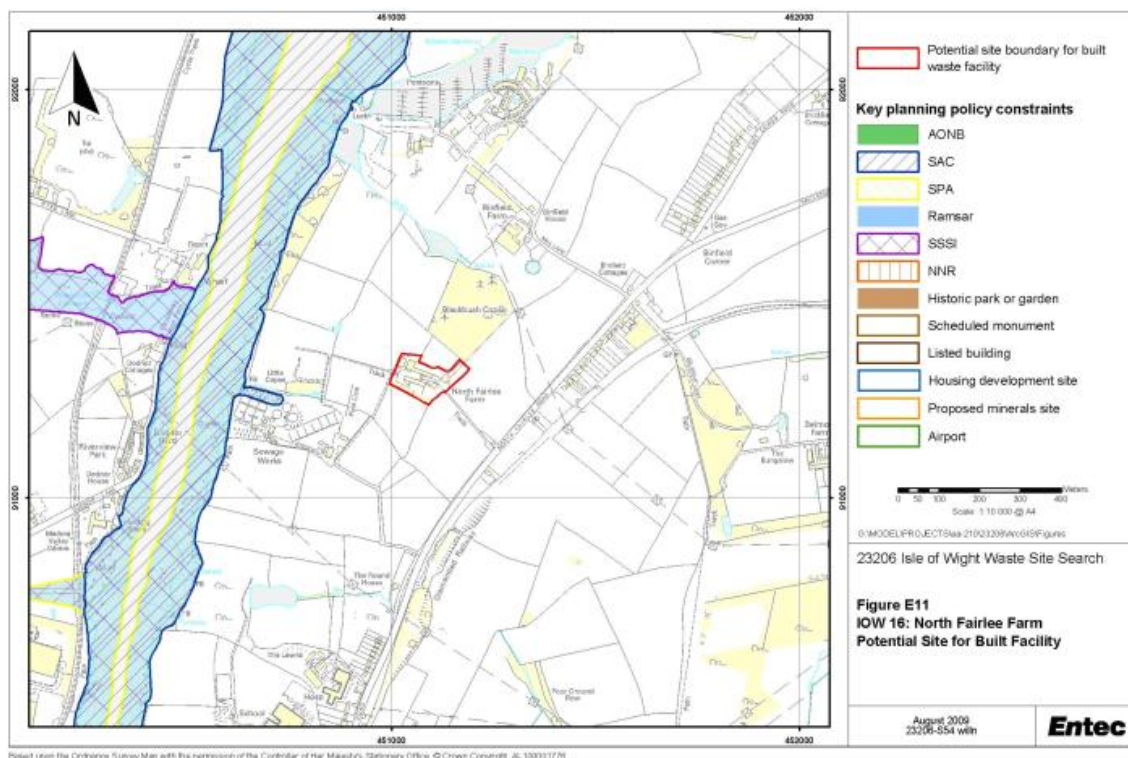
Summary of Assessment

4.41 Overall this site has several advantages as it is an existing waste management site which can be easily accessed using the strategic highway network and is well located in relation to proximity to waste arisings. However, the site performs less well against some of the assessment objectives as it has a number of limitations. In terms of deliverability the site is already developed, in private ownership, not allocated for waste use and potentially too small to accommodate further waste development. The site is also in close proximity to international, national and local biodiversity designations.

4.42 The detailed assessment of the site can be found on page 42 within Chapter 4 of [the full report](#). The Sustainability Appraisal matrices of this site can be found in [Appendix F](#) of the main report and the potential impacts of this site on European Sites can be found in table 4.2 on page 54 of [the full report](#).

Question

Do you agree that the report has made the correct assessment of the site? If not, what further comments do you have to make about this site or its assessment?



Map 4.11 North Fairlee Farm, Newport

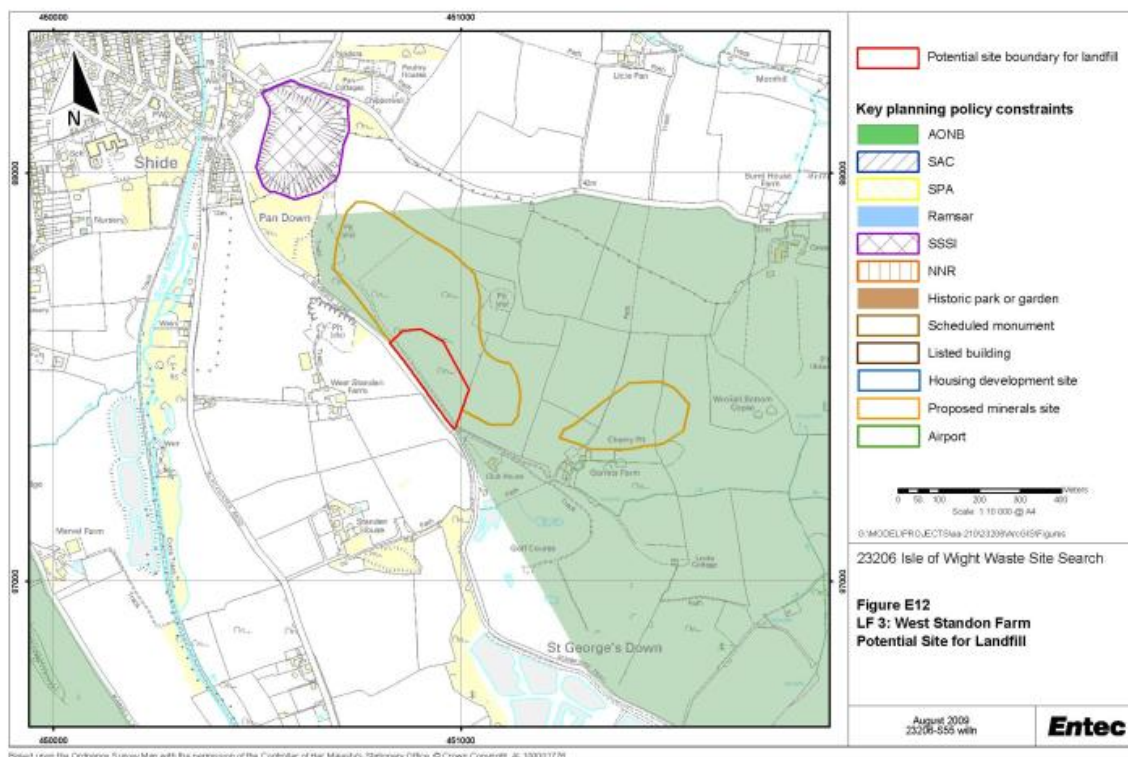
Potential Sites for Landfill

LF3 West Standen Farm: SZ 509 876

- 4.43** This site is an existing minerals site located south of Newport in the centre of the Island. The site is 2.1ha.
Summary of Assessment
- 4.44** Overall, the West Standen Farm site is fairly well located in relation to waste arisings and there are very few sensitive land uses within close proximity of the site. The site has acceptable access, although this is reliant on it being accessed via the St George's Down site and the likely haul route for the site may pass through local settlements. The site is 900m from the SRN. The site is not within a SPZ or at risk from flooding. The site's deliverability is considered to be uncertain as it is relatively small and it is unknown when the minerals site is to be restored and how much mineral is yet to be worked. Furthermore the site is potentially constrained due to its location within the AONB. In accordance with draft South East Plan policy W17, further consideration of the impact of any landfill operations at this site upon the objectives of the AONB would be required. It also located within 7km of Sandown Airport and therefore within its safeguarding zone, and 500m from a nationally designated biodiversity site. The site has hydrogeological constraints as it is located on a major aquifer and lies within the Medina Water Resource unit where public water supplies are predominant. These are considered to be likely receptors to any landfill operations.
- 4.45** The detailed assessment of the site can be found on pages 43 and 44 within Chapter 4 of [the full Waste Report](#). The Sustainability Appraisal matrices of this site can be found in [Appendix F](#) of the main report and the potential impacts of this site on European Sites can be found in table 4.3 on page 55 [of the full Waste report](#).

Question

Do you agree that the report has made the correct assessment of the site? If not, what further comments do you have to make about this site or its assessment?



Map 4.12 West Standen Farm

LF5 Duxmore Quarry: SZ 550 874

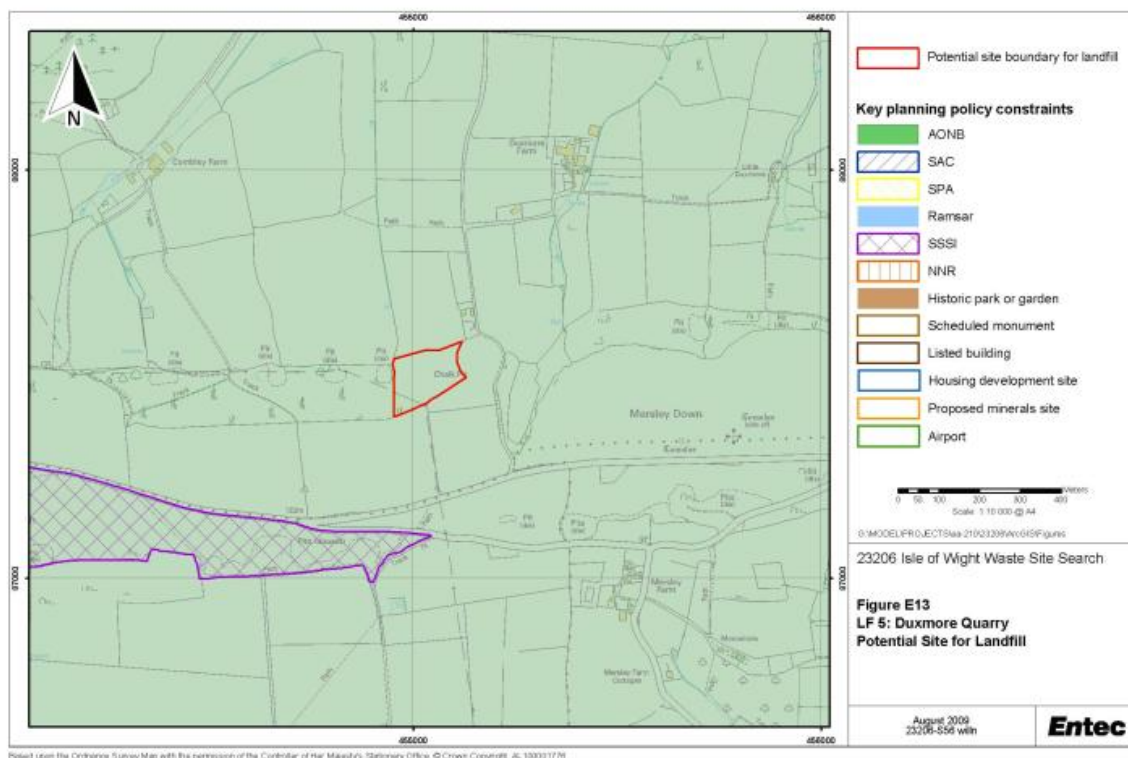
4.46 Duxmore Quarry is an existing minerals site located in the east of the Island within a rural area, north east of Arreton and north of Newchurch. The site is 1.99ha.
Summary of Assessment

4.47 In summary, the assessment of Duxmore Quarry indicates this site does not perform well against the majority of the positive, exclusionary and discretionary objectives. With regards to the site's deliverability it is relatively small at 1.99ha and it is privately owned. In addition, its availability for landfilling is unknown as it is an existing and allocated minerals site and it is uncertain how much of the mineral is yet to be worked and when restoration is going to occur. The site's access is also required to be upgraded if this site is to be used for landfill. The site's main planning policy constraint is the fact that it is located within the AONB. Development here would be potentially contrary to PPS7 unless exceptional circumstances can be shown. The site is 5km from Sandown airport and therefore within its airfield safeguarding zone and national and local biodiversity designations are located within 300m of the site. Other constraints include the site being located within SPZ2 and SPZ3 and lying on a major Chalk aquifer of high vulnerability. Conversely the site has some advantages as there are no sensitive land uses within 250m and it is fairly well located to waste arisings. It is also close to the SRN with likely routing avoiding existing settlements.

4.48 The detailed assessment of the site can be found on pages 44 and 45 within Chapter 4 of [the full Waste Report](#). The Sustainability Appraisal matrices of this site can be found in [Appendix F](#) of the main report and the potential impacts of this site on European Sites can be found in table 4.3 on page 55 [of the full Waste report](#).

Question

Do you agree that the report has made the correct assessment of the site? If not, what further comments do you have to make about this site or its assessment?



Map 4.13 Duxmore Quarry

LF8 Limerstone Down: SZ 442 839

4.49 Limerstone Down is an existing minerals site located in the south west of the Island, north east of the settlement of Brightstone and north west of Shorwell. The site is 200m southwest of the site at LF9 Cheverton Down. The site is 1.99 ha.
Summary of Assessment

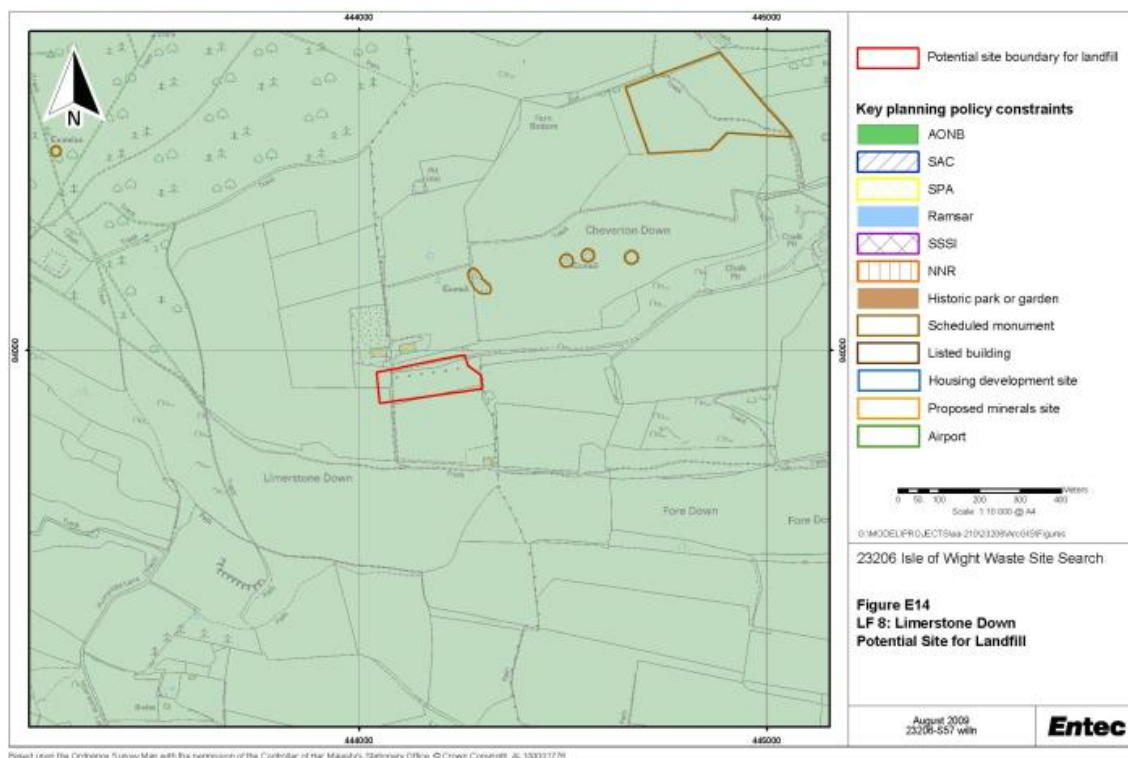
4.50 In summary, the assessment has shown that the Limerstone Down site does not perform well against positive, exclusionary and discretionary objectives. The site is remote from the SHN which is 2.7km and its likely haul route will pass through settlements. The site's deliverability is constrained as it is small at 1.99ha. It is privately owned. In addition, its availability for landfilling is unknown as it is an existing and allocated minerals site and it is uncertain how much of the mineral is yet to be worked and when restoration is going to occur. Further constraints on the site are the fact that it is within the AONB and the site being located within SPZ3 of a water supply works and on a major aquifer of intermediate vulnerability. These are likely to be potential receptors to any landfill operations. The site is also within 500m of several SMs. Conversely the assessment shows that there are some benefits of the site. There are no sensitive land uses within 250m; it is not within an airfield safeguarding zone and there are no sites of international biodiversity importance within approximately 2km.

4.51 The detailed assessment of the site can be found on pages 45 and 46 within Chapter 4 of [the](#)

[full Waste Report](#). The Sustainability Appraisal matrices of this site can be found in [Appendix F](#) of the main report and the potential impacts of this site on European Sites can be found in table 4.3 on page 55 [of the full Waste report](#).

Question

Do you agree that the report has made the correct assessment of the site? If not, what further comments do you have to make about this site or its assessment?



Map 4.14 Limerstone Down

LF9 Chalk Pit, Chevorton Down: SZ 451 843

4.52 Chevorton Down is an existing chalk extraction site located in the south west of the Island and north west of the settlement of Shorwell. The site is close to LF8 which is 200m south west. The site is 6.56 ha.

Summary of Assessment

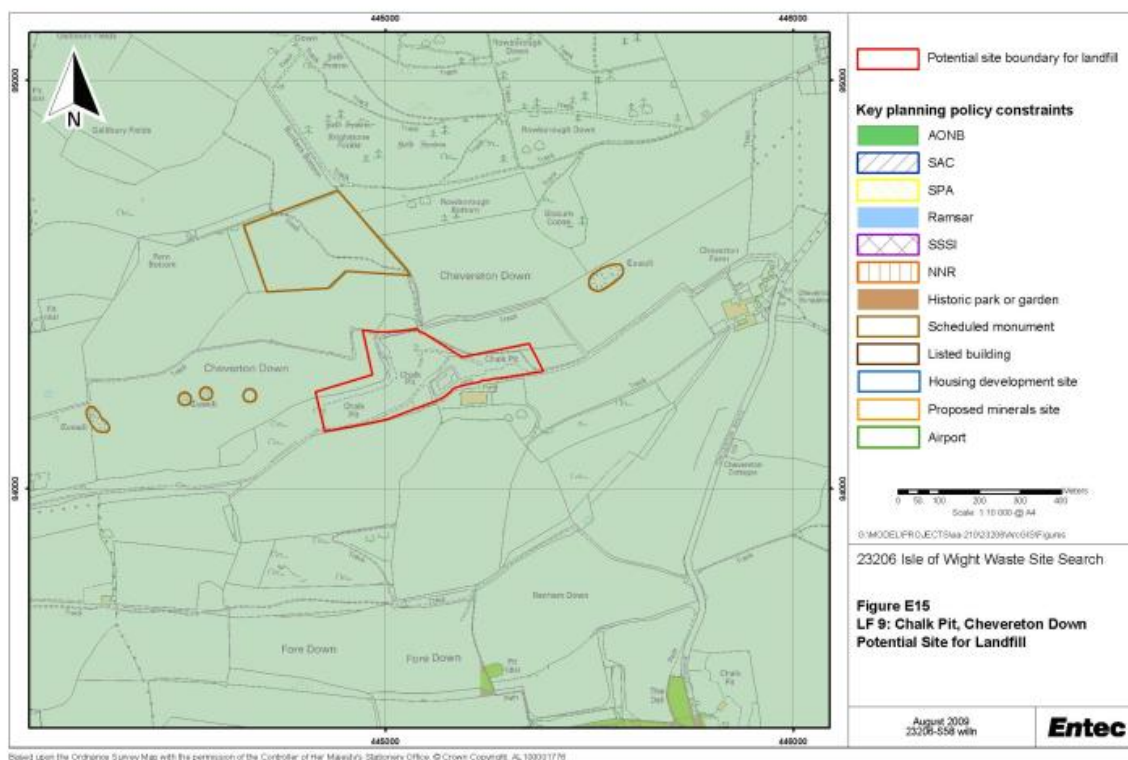
4.53 Overall, the Chevorton Down site does not perform particularly well against many of the positive, exclusionary and discretionary objectives. The site is over 3km from the SHN and its likely haul route will pass through settlements. In addition, the site has only 10,000 residents located within 5km and the LHA have commented that the site's access is likely to require upgrading. The site's deliverability over the plan period is uncertain due to its availability and private ownership. The site is an existing and allocated minerals site and it is uncertain how much of the mineral is yet to be worked and when restoration is going to occur. Moreover the site is constrained as it is within the AONB and is located within SPZ3 and on a major chalk aquifer of high vulnerability. These are likely to be potential receptors to any landfill operations. Other surrounding designations

include several SMs within 500m and a number of SINC's within 600m. The assessment does show that the site has some potential benefits particularly for inert landfilling. There are no sensitive land uses within 250m and the site is potentially large enough to accommodate landfilling operations. Also it is not within an airfield safeguarding zone and there are no sites of national or international biodiversity importance within approximately 2km.

- 4.54** The detailed assessment of the site can be found on pages 46 to 48 within Chapter 4 of [the full Waste Report](#). The Sustainability Appraisal matrices of this site can be found in [Appendix F](#) of the main report and the potential impacts of this site on European Sites can be found in table 4.3 on page 55 [of the full Waste report](#).

Question

Do you agree that the report has made the correct assessment of the site? If not, what further comments do you have to make about this site or its assessment?



Map 4.15 Chalk Pit, Cheverton Down

LF12 Standen Heath: SZ 531 882

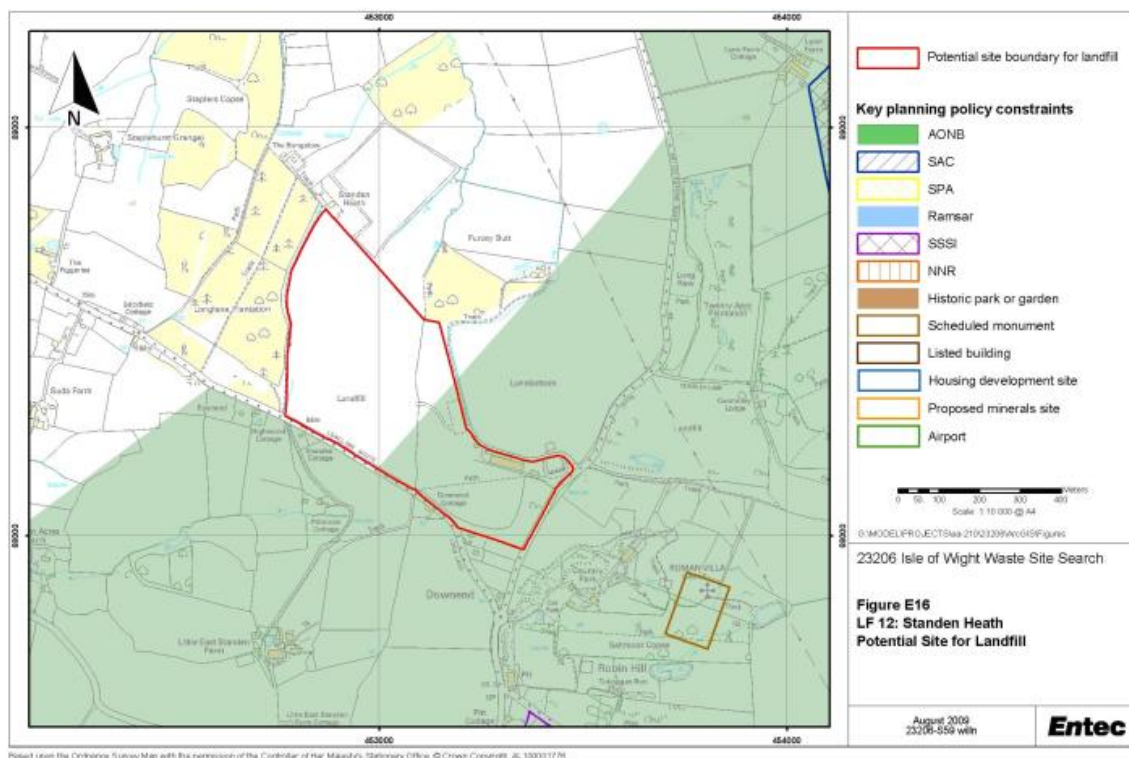
- 4.55** This site is the same as IOW9 which is considered for built facilities with the exception that LF12 includes part of the SINC to the north of the site as exclusionary and discretionary constraints were not scoped out of the landfill shortlisting process. The site's opportunities and constraints are referred to in section 4.2.7 of the report. The site is 24.61ha.
Summary of Assessment
- 4.56** Overall, this site performs relatively well against positive, exclusionary and discretionary objectives. It has the advantage that it is the Island's main non hazardous landfill site and is allocated for

landfill in the Unitary Development Plan. In addition, it has infrastructure for landfilling already in place and is owned by the Council. The site has good access and proximity to the SRN and waste arisings and it is a good size at 24ha. The assessment has identified that it is within an airfield safeguarding zone as it is 6.6km from Sandown airport and there is a SINCE partly on the site to the north. In addition, there could be potential archaeological constraints with further expansion of the site. The site's geological and hydrogeological characteristics are considered to be suitable for

- 4.57** The detailed assessment of the site can be found on pages 48 and 49 within Chapter 4 of [the full Waste Report](#). The Sustainability Appraisal matrices of this site can be found in [Appendix F](#) of the main report and the potential impacts of this site on European Sites can be found in table 4.3 on page 55 [of the full Waste report](#).

Question

Do you agree that the report has made the correct assessment of the site? If not, what further comments do you have to make about this site or its assessment?



Standen Heath

LF13 Lynn Plantation Landfill: SZ 537 882

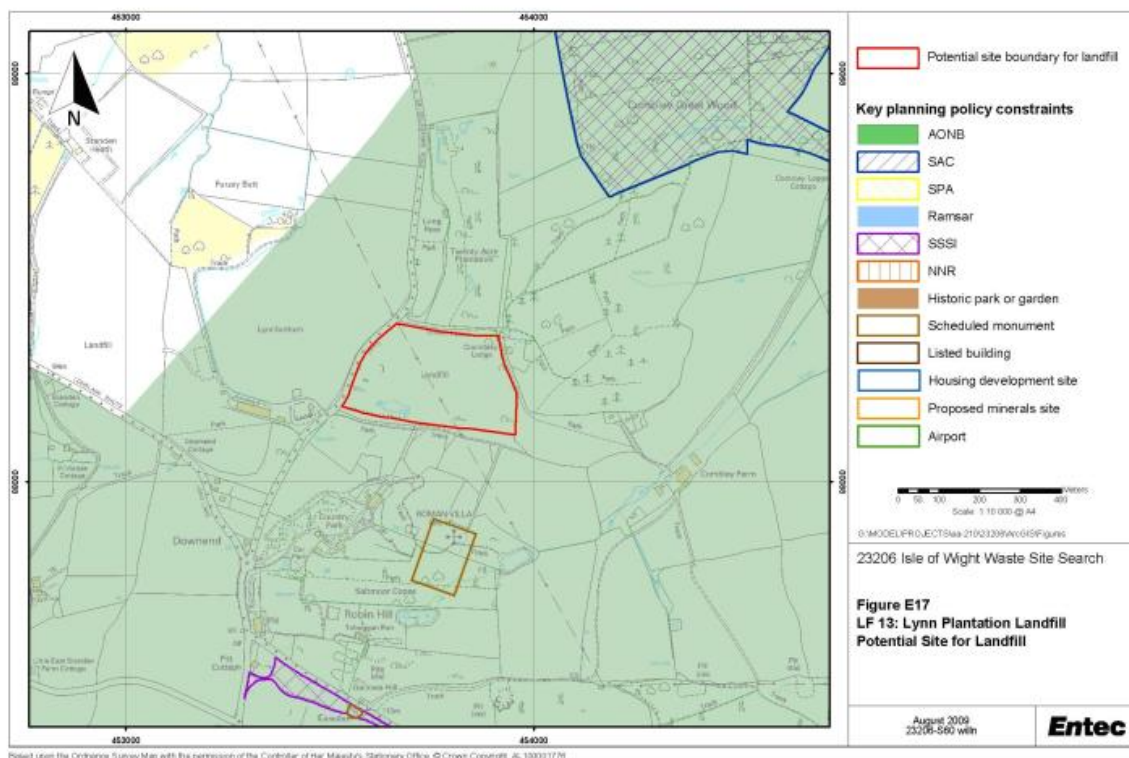
- 4.58** This site is the same as IOW15 which is considered for built facilities and its opportunities and constraints are referred to in section 4.2.9 of the report. The size of the site, at 8.39ha. Summary of Assessment
- 4.59** In summary, this site performs relatively well against positive, exclusionary and discretionary objectives. The site is an existing inert landfill site with good access and proximity to the SRN.

It is over 5ha and is well located to waste arisings. The site's geological and hydrogeological characteristics indicate it is on a minor aquifer and outside a SPZ. The main constraint of the site is the fact that it is within the AONB and there is no UDP allocation for waste use on the site. In addition, the site is currently in private ownership and it is unknown what the remaining void space capacity is at the site. The site is also within an airfield safeguarding zone as Sandown airfield is 6km west, and international and national biodiversity designations are within 1km of the site.

- 4.60** The detailed assessment of the site can be found on page 49 within Chapter 4 of [the full Waste Report](#). The Sustainability Appraisal matrices of this site can be found in [Appendix F](#) of the main report and the potential impacts of this site on European Sites can be found in table 4.3 on page 56 of [the full Waste report](#).

Question

Do you agree that the report has made the correct assessment of the site? If not, what further comments do you have to make about this site or its assessment?



Map 4.16 Lynn Plantation

Question

Do you consider that the Council has identified all the reasonable alternatives for sites? If not, what additional sites and/or areas of search would you suggest?

- 4.61** You can provide additional information to the Council by using the comments boxes within this consultation portal. Maps and documents can be attached to your comments through the Limehouse Consultation Portal as prompted. There are also help links within portal to advise further.
- 4.62** Any information on alternative sites, which the Council has not already considered should include a map detailing site boundaries and a justification for why you consider it should be considered.
- 4.63** If you are unable to upload any further documentation or maps, then you can email them to the <mailto:Planning Policy>. The email should make clear that information is in support of your online comments including the unique comment ID reference that you will assigned when you make your comments online.