

Appendix F Removed Sites

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
C25	Clarence Road	East Cowes	Yes	Mixed Use	4.55ha - 15% residential	0.02ha	0ha	Flood risk on 99% of the site and resultant area less than 0.5 hectares
C34	Inshore Lifeboat Centre, Clarence Road	East Cowes	Yes	Housing	0.91ha	0.34ha	0.23ha	Flood risk on 63% of the site and resultant area less than 0.5 hectares
C58	Land to rear of Worsley Road	Gurnard	No	Housing	0.49ha	0.49ha	0.33ha	Less than 0.5 hectares
C134	Adjacent 169 Park Road	Cowes	No	Housing	0.50ha	0.50ha	0ha	Open Space (Outdoor Sports Facilities) on the whole site and Area Tree Preservation Order on 58% of the site
C146	Egypt House, Egypt Hill	Cowes	No	Housing	0.56ha	0.24ha	0.16ha	Flood risk on 56% of the site and resultant area less than 0.5 hectares
C150	Pine Tree Close	Cowes	No	Housing	0.54ha	0.53ha	0.35ha	Landowners have requested that the site is Removed
C163	Wyatts Lane	Northwood	No	Housing	0.55ha	0.55ha	0.37ha	Landowners have requested that the site is Removed
LDF004	Lily Grove, Main Road	Brighstone	No	Housing	1.13ha	0.47ha	0.31ha	Flood risk on 58% of the site and resultant area less than 0.5 hectares
LDF005	Little Whitehouse, Little Whitehouse Road	Porchfield	No	Housing	0.75ha	0ha	0ha	Heritage Coast on the whole site
LDF006c	Havenstreet Recreation Ground	Havenstreet	No	Housing	1.36ha	0.03ha	0.02ha	Open Space (Amenity Green Space) and (Education) on 98% of the site and resultant area less than 0.5 hectares

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF010a	Land off Moor Lane	Brighstone	No	Housing	0.25ha	0.25ha	0.17ha	Less than 0.5 hectares
LDF010b	Land at Moor Lane	Brighstone	No	Housing	0.37ha	0.37ha	0.25ha	Less than 0.5 hectares
LDF011	Land at Quay Lane	Brading	Mixed	Housing	0.32ha	0.32ha	0.21ha	Less than 0.5 hectares
LDF013	Land rear of Kildare, Morton Road	Brading	No	Development Envelope Change	0.09ha	0.01ha	0ha	Less than 0.5 hectares and flood risk on 88% of the site
LDF015a	Land at St Helens	St Helens	No	Housing	6.90ha	6.90ha	4.60ha	Not close to settlement boundary
LDF015b	Land at St Helens	St Helens	No	Housing	21.36ha	21.35ha	14.22ha	Not close to settlement boundary
LDF016	Land adjacent 99 Station Road	Wootton	No	Development Envelope Change	0.06ha	0ha	0ha	Less than 0.5 hectares and Area Tree Preservation Order on the whole site
LDF017	Land adjoining Providence House, Pan	Newport	No	Housing	0.42ha	0.42ha	0.28ha	Less than 0.5 hectares
LDF018b	Land at Bourne Cottage, 9 Fishbourne Lane	Fishbourne	No	Development Envelope Change	0.15ha	0.10ha	0.07ha	Less than 0.5 hectares and Ancient Woodland on 33% of the site
LDF021	Land adjacent Royal Cliff Hotel, Beachfield Road	Sandown	No	Housing	0.20ha	0ha	0ha	Less than 0.5 hectares and Open Space (Natural Green Space) on the whole site
LDF022	Land at New Barn Farm	Shorwell	No	Housing	0.19ha	0.19ha	0.13ha	Less than 0.5 hectares
LDF023	91 Marlborough Road	Ryde	No	Development Envelope Change	0.10ha	0.10ha	0.07ha	Less than 0.5 hectares

Strategic Housing Land Availability Assessment (SHLAA) January 2012

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF025	Woodlands, Quarr Road	Ryde	No	Development Envelope Change	0.28ha	0.13ha	0.09ha	Less than 0.5 hectares, SINC and Group Tree Preservation Order on 47% of the site
LDF027b (overlaps with LDF143)	Land rear of 64 and 66 Victoria Road	Cowes	No	Housing	0.14ha	0.06ha	0.04ha	Less than 0.5 hectares and Open Space (Amenity Green Space) on 55% of the site
LDF030	Land at Woodfords Dairy, Pondcast Lane	Havenstreet	No	Housing	0.10ha	0.10ha	0.07ha	Less than 0.5 hectares
LDF031	Site of Former Southview Cottages, Niton Road	Rookley	No	Housing	0.30ha	0.30ha	0.20ha	Less than 0.5 hectares
LDF033	Land adjacent Mitchell Avenue	Ventnor	No	Housing	0.08ha	0.01ha	0ha	Less than 0.5 hectares and Open Space (Outdoor Sports Facilities) on 98% of the site
LDF039	Land rear of 112 Victoria Avenue	Shanklin	No	Housing	0.32ha	0.32ha	0.21ha	Less than 0.5 hectares
LDF040a	Land at Puckwell Farm	Niton	No	Housing	0.32ha	0.32ha	0.21ha	Less than 0.5 hectares
LDF045	Land off Newport Road	Apse Heath	No	Housing	0.17ha	0.17ha	0.11ha	Less than 0.5 hectares
LDF047	Land off Collards Close & Golden Ridge Road	Freshwater	No	Housing	3.57ha	0.02ha	0.02ha	SINC on 99% of the site and resultant area less than 0.5 hectares
LDF052	Westmeath, Winford Road	Newchurch	No	Housing	0.29ha	0.29ha	0.19ha	Less than 0.5 hectares
LDF055	Land off Brocks Copse Road	Wootton	No	Housing	0.34ha	0.34ha	0.23ha	Less than 0.5 hectares

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF058	Land at Colemans Lane	Porchfield	No	Housing	9.07ha	8.84ha	5.89ha	Not close to settlement boundary
LDF060a	Land at Shalcombe & Chessell, Newport Road	Chessell	No	Housing	23.21ha	23.21ha	15.46ha	Not close to settlement boundary
LDF062	Land at Copse End, Lushington Hill	Wootton	No	Housing	0.89ha	0.34ha	0.23ha	Woodland Order on 61% of the site and resultant area less than 0.5 hectares and not close to settlement boundary
LDF064	Land at Elenors Grove	Fishbourne	No	Housing	0.53ha	0.53ha	0.35ha	Not close to settlement boundary but possibility of Affordable Housing or Older Persons Accommodation
LDF069	Land rear of Gialo, 290 Newport Road	Cowes	No	Housing	0.32ha	0.32ha	0.21ha	Less than 0.5 hectares
LDF070	Land at Flowersbrook Park	Ventnor	No	Development Envelope Change	0.50ha	0.38ha	0.25ha	Area Tree Preservation Order on 24% of the site and resultant area less than 0.5 hectares
LDF073	Land rear of Downlands, Upper Lane	Brighstone	No	Housing	0.19ha	0.19ha	0.13ha	Less than 0.5 hectares
LDF077	Land off Carpenters Road	St Helens	No	Housing	0.74ha	0.73ha	0.49ha	Not close to settlement boundary
LDF078a	Land at GKN, Kingston	East Cowes	No	Housing	1.37ha	1.37ha	0.91ha	Habitats Regulation Assessment (April 2011) - a small greenfield site already offered as part mitigation for adjoining Kingston development

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF078b	Land at GKN Aerospace, Osborne Works	East Cowes	No	Housing	3.32ha	0.02ha	0.01ha	Open Space (Outdoor Sports Facilities) on 99% of the site and resultant area less than 0.5 hectares
LDF079	Land at 233 Fairlee Road	Newport	No	Mixed Use	0.32ha - 60% residential	0.19ha	0.13ha	Less than 0.5 hectares
LDF080d	Land at Upper House Lane	Chale	Mixed	Housing	0.30ha	0.30ha	0.20ha	Less than 0.5 hectares
LDF081	Land rear of Cherrywood View	Arreton	No	Housing	0.49ha	0.49ha	0.33ha	Less than 0.5 hectares
LDF086	Land at Kite Hill Farm, Firestone Copse	Wootton	Mixed	Development Envelope Change	0.24ha	0.24ha	0.16ha	Less than 0.5 hectares
LDF092	Land at former Harts Farm Store, Main Road	Rookley	No	Housing	0.28ha	0.28ha	0.19ha	Less than 0.5 hectares
LDF093	Fairlee Garage Site, Fairlee Road	Newport	Yes	Housing	0.31ha	0.30ha	0.20ha	Less than 0.5 hectares
LDF099	Ivylands Holiday Park, Hurst Point View	Totland	Mixed	Development Envelope Change	0.29ha	0.25ha	0.17ha	Less than 0.5 hectares
LDF105	Land adjacent Greystones, Upper Green Road	St Helens	No	Development Envelope Change	0.07ha	0.07ha	0.05ha	Less than 0.5 hectares
LDF116	Land at Woodlands Close, off Calthorpe Road, Pondwell Hill	Ryde	No	Housing	1.08ha	0ha	0ha	Area Tree Preservation Order on the whole site

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF118	Land at Birchmore Lane	Blackwater	No	Housing	2.83ha	1.92ha	1.28ha	Not close to settlement boundary
LDF120	Land adjacent Spring Hill, Colwell Road	Freshwater	No	Housing	0.05ha	0.05ha	0.03ha	Less than 0.5 hectares
LDF122	Land off Clarence Road	Wroxall	No	Housing	1.08ha	1.08ha	0.72ha	Not close to settlement boundary
LDF130	1 North Butts Cottages, Newport Road	Niton	No	Housing	0.12ha	0.12ha	0.08ha	Less than 0.5 hectares
LDF133	Land at Leigh Thomas, Blackwater Road	Newport	No	Mixed Use	4.22ha - 70% residential	2.56ha	1.70ha	Not close to settlement boundary
LDF134	Land off Afton Road	Freshwater	No	Housing	3.13ha	1.04ha	0.69ha	Not close to settlement boundary
LDF137	Mill House, Mill Road	St Helens	No	Development Envelope Change	0.58ha	0.45ha	0.30ha	Flood risk on 22% of the site and resultant area less than 0.5 hectares
LDF138	Land at Northcourt	Shorwell	No	Housing	0.04ha	0ha	0ha	Less than 0.5 hectares and Woodland Order on the whole site
LDF139a	Land at Northcourt	Shorwell	No	Housing	0.14ha	0ha	0ha	Less than 0.5 hectares and Woodland Order on the whole site
LDF139b	Land at Northcourt	Shorwell	No	Housing	0.07ha	0ha	0ha	Less than 0.5 hectares and Woodland Order on the whole site
LDF142	Land adjacent Vicarage Lane	Brading	No	Development Envelope Change	0.44ha	0.44ha	0.29ha	Less than 0.5 hectares

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF143 (incorporates LDF027a and overlaps with LDF027b)	Land to rear of 74 & 76 Victoria Road	Cowes	No	Housing	0.77ha	0.25ha	0.17ha	Open Space (Amenity Green Space) on 68% of the site and resultant area less than 0.5 hectares
LDF146	Byways, Buckbury Lane	Newport	No	Housing	0.06ha	0.06ha	0.04ha	Less than 0.5 hectares
LDF147	Cheeks Farm, Merstone Lane	Merstone	No	Housing	0.60ha	0.60ha	0.40ha	Not close to settlement boundary
LDF148	Mountfield Park, Norton Green	Freshwater	No	Housing	1.11ha	1.08ha	0.72ha	Not close to settlement boundary
LDF149	Land off Gasworks Lane	Yarmouth	No	Housing	0.66ha	0ha	0ha	Area Tree Preservation Order on the whole site and not close to settlement boundary
LDF151	Land between Fishers & Inglewood Park	St Lawrence	No	Housing	2.33ha	0ha	0ha	SINC on approx. 97% of the site and Area and Woodland Order on approx. 75% of the site and resultant area less than 0.5 hectares
LDF159	Land at Victoria Avenue	Shanklin	No	Housing	0.42ha	0.03ha	0.02ha	Less than 0.5 hectares and Ancient Woodland and Woodland Order on 93% of the site
LDF163	Land adjacent Rofford House, Thorley Road	Yarmouth	No	Housing	0.12ha	0ha	0ha	Less than 0.5 hectares, not close to settlement boundary and Area Tree Preservation Order on the whole site
LDF164	Land adjacent Rofford House, Thorley Road	Yarmouth	No	Housing	0.07ha	0ha	0ha	Less than 0.5 hectares, not close to settlement boundary and Area Tree Preservation Order on the whole site

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF165	Land adjacent Rofford House, Thorley Road	Yarmouth	No	Housing	0.32ha	0ha	0ha	Less than 0.5 hectares, not close to settlement boundary and Area Tree Preservation Order on the whole site
LDF167	Clarence Court Hotel, 22 Arthurs Hill	Shanklin	Yes	Housing	0.15ha	0ha	0ha	Less than 0.5 hectares and Group Tree Preservation Order on the whole site
LDF168	Sandown Garage	Sandown	Yes	Housing	0.08ha	0ha	0ha	Less than 0.5 hectares and flood risk on the whole site
LDF169	The Training Centre, Trafalgar Road	Newport	Yes	Housing	0.17ha	0.17ha	0.11ha	Less than 0.5 hectares
LDF174	Millmores Garage, High Street	Ventnor	No	Housing	0.33ha	0.33ha	0.22ha	Less than 0.5 hectares
LDF175	Land off Eddington Road	Nettlestone	No	Housing	0.42ha	0.42ha	0.28ha	Less than 0.5 hectares
LDF176	Carpenters Farm	St Helens	Mixed	Housing	1.01ha	0.73ha	0.49ha	Not close to settlement boundary
LDF177	Field Plot, Kingates Lane	Whitwell	No	Housing	0.81ha	0.81ha	0.54ha	Not close to settlement boundary
LDF178	New Bank End Farm, Undercliff Drive	St Lawrence	Mixed	Housing	0.21ha	0.19ha	0.13ha	Less than 0.5 hectares
LDF180	Land between Uplands Road to Windmill Lane	Totland	No	Housing	0.24ha	0.24ha	0.16ha	Less than 0.5 hectares

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF181 (overlaps with LDF525)	Springhill Convent, Millfield Avenue	East Cowes	No	Housing	5.91ha	0.03ha	0.02ha	Historic Park or Garden and Area Tree Preservation Order on almost the whole site and resultant area less than 0.5 hectares
LDF183	Rowborough Farm, Beaper Shute	Brading	No	Housing	20.66ha	12ha	8ha	Not close to settlement boundary
LDF185	Part of Dottens Farm, Woodvale Road	Gurnard	No	Housing	0.44ha	0.44ha	0.29ha	Less than 0.5 hectares
LDF187	Land at eastern end of Allotment Road	Niton	No	Housing	0.37ha	0.37ha	0.25ha	Less than 0.5 hectares
LDF190a (incorporates LDF044)	Culver Parade	Sandown	No	Mixed Use	5.45ha - 70% residential	0ha	0ha	Flood risk on the whole site, SINC on approx. 40% of the site and Open Space (Natural Green Space) on approx. 15% of the site
LDF190b	Culver Parade	Sandown	Yes	Mixed Use	0.53ha - 70% residential	0.16ha	0.07ha	Flood risk on 69% of the site and resultant residential area is less than 0.5 hectares
LDF191	Clatterford House, Clatterford Road, Carisbrooke	Newport	No	Housing	0.36ha	0.34ha	0.23ha	Less than 0.5 hectares
LDF193	Little Whitcombe Farm, Carisbrooke	Newport	Mixed	Housing	0.57ha	0.57ha	0.38ha	Not close to settlement boundary
LDF194	Whitelane Farm, Bowcombe Road	Newport	Mixed	Housing	0.43ha	0.43ha	0.29ha	Less than 0.5 hectares and not close to settlement boundary

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF195	Plaish Farm, Bowcombe	Newport	Mixed	Housing	0.50ha	0.50ha	0.33ha	Not close to settlement boundary
LDF196	Hill Farm	Gatcombe	Mixed	Housing	0.50ha	0.50ha	0.33ha	Not close to settlement boundary
LDF199a	Adjacent New Road	Brighstone	No	Housing	0.07ha	0ha	0ha	Less than 0.5 hectares and flood risk on the whole site
LDF199b	Adjacent New Road	Brighstone	No	Housing	0.70ha	0.01ha	0ha	Flood risk on 98% of the site and resultant area less than 0.5 hectares
LDF202	Holme Farm, Church Road	Shanklin	Mixed	Housing	0.92ha	0.83ha	0.55ha	Not close to settlement boundary
LDF207	Land at Stenbury Down Cottage & 1 Sandpit Cottage	Whiteley Bank	No	Housing	1.03ha	1.03ha	0.69ha	Not close to settlement boundary
LDF209	The Builder's Yard, Yarbridge	Brading	No	Housing	0.48ha	0.48ha	0.32ha	Less than 0.5 hectares
LDF210	Land off Pan Lane	Newport	Mixed	Housing	0.11ha	0.01ha	0ha	Less than 0.5 hectares and flood risk on 90% of the site
LDF211	Land at East Cowes Football Club	Whippingham	No	Housing	2ha	0ha	0ha	Open Space (Outdoor Sports Facilities) on the whole site
LDF213	Land adjacent Sweet Meadow, Upton Road	Ryde	No	Housing	0.15ha	0.15ha	0.10ha	Less than 0.5 hectares
LDF215	Former Hosiden Besson factory, Binstead Road	Ryde	Mixed	Housing	0.63ha	0ha	0ha	Group Tree Preservation Order on the whole site
LDF226	Land at West View & Swans Nest	Newchurch	No	Housing	0.04ha	0.04ha	0.03ha	Less than 0.5 hectares

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF231	Land west of Sun Public House, Newport Road	Calbourne	No	Housing	0.18ha	0.18ha	0.12ha	Less than 0.5 hectares
LDF233	Land at Worsley Road	Gurnard	No	Housing	0.47ha	0.02ha	0.01ha	Less than 0.5 hectares and Woodland Order on 96% of the site
LDF236	Bembridge School, Hillway Road	Bembridge	No	Mixed Use	14.71ha - 60% residential	4.51ha	3ha	Not close to settlement boundary
LDF237	Land at Kemming Road	Whitwell	No	Housing	0.81ha	0ha	0ha	Woodland Order on the whole site
LDF242	Parklands, Park Road	Cowes	No	Housing	0.30ha	0.30ha	0.20ha	Less than 0.5 hectares
LDF245	Land off Newport Road	Ventnor	No	Housing	0.38ha	0.38ha	0.25ha	Less than 0.5 hectares
LDF246	Newport Fire Station, South Street	Newport	Yes	Housing	0.30ha	0.30ha	0.20ha	Less than 0.5 hectares
LDF248	Ryde Esplanade	Ryde	Mixed	Housing	6.21ha	0.01ha	0ha	Flood risk on 99% of the site and resultant area less than 0.5 hectares
LDF249	Land off Weeks Road, Swanmore	Ryde	No	Housing	9.23ha	0.36ha	0.24ha	SINC on 96% of the site and resultant area less than 0.5 hectares
LDF253	Hope Road Promontory, Hope Road	Shanklin	Yes	Mixed Use	0.11ha - 60% residential	0.06ha	0.04ha	Less than 0.5 hectares
LDF257	Vectis Playing Field, Wellington Road	Newport	No	Housing	3.25ha	0ha	0ha	Open Space (Outdoor Sports Facilities) on the whole site

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF258b	Blackhouse Quay	Newport	Yes	Mixed Use	0.88ha - 60% residential	0.08ha	0.05ha	Flood risk on 83% of the site and resultant area less than 0.5 hectares
LDF260	Land off St Georges Way	Newport	No	Mixed Use	0.93ha - 60% residential	0.02ha	0.01ha	Flood risk on 96% of the site and resultant area less than 0.5 hectares
LDF265	St Martin's Road car park	Wroxall	Yes	Housing	0.14ha	0.14ha	0.09ha	Less than 0.5 hectares
LDF266	Newport Quay - east	Newport	Yes	Mixed Use	1.90ha - 60% residential	0.04ha	0.03ha	Flood risk on 96% of the site and resultant area less than 0.5 hectares
LDF267	Land off Josephs Way, Sibden Hill	Shanklin	No	Housing	1.29ha	0.01ha	0ha	Proposed Village Green on 99% of the site and resultant area less than 0.5 hectares
LDF268	Extension to Shanklin Cemetery, Cemetery Road	Lake	No	Housing	1.49ha	0ha	0ha	Open Space (Churchyards and Cemeteries) on the whole site
LDF270	Shanklin Esplanade Car Park	Shanklin	Yes	Mixed Use	0.21ha	0.21ha	0.14ha	Less than 0.5 hectares
LDF271	Crazy Golf & Pitch & Putt, The Esplanade	Shanklin	No	Housing	0.77ha	0.11ha	0.07ha	Open Space (Parks and Gardens) on 86% of the site and resultant area less than 0.5 hectares
LDF275	Mornington Road Car Park	Cowes	Yes	Housing	0.17ha	0ha	0ha	Less than 0.5 hectares and Open Space (Natural Green Space) on 99% of the site
LDF279	Pier Road Car Park	Seaview	Yes	Housing	0.18ha	0.18ha	0.12ha	Less than 0.5 hectares

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LDF283	Fairlee Road/Hillside	Newport	Yes	Housing	0.22ha	0.22ha	0.15ha	Less than 0.5 hectares
LDF284	Police Station/Fire Station, Landguard Road	Shanklin	Yes	Housing	0.21ha	0.21ha	0.14ha	Less than 0.5 hectares
LDF285	Lake toilets, corner of New Road	Lake	Mixed	Housing	0.06ha	0.03ha	0.02ha	Less than 0.5 hectares and Open Space (Amenity Green Space) on 53% of the site
LDF287	Ryde Town Hall/Theatre, Lind Street	Ryde	Yes	Housing	0.11ha	0.11ha	0.07ha	Less than 0.5 hectares
LDF288	Winter Gardens, Pier Street	Ventnor	Yes	Housing	0.30ha	0ha	0ha	Less than 0.5 hectares and Open Space (Civic Space) on 98% of the site
LDF289	Public Toilets, Pound Lane	Ventnor	Yes	Housing	0.04ha	0ha	0ha	Less than 0.5 hectares and Open Space (Civic Space) on 89% of the site
LDF290	Land off Jeals Lane	Sandown	No	Housing	0.49ha	0ha	0ha	Less than 0.5 hectares and Open Space (Amenity Green Space) on the whole site
LDF291	Norton Green Industrial Units	Freshwater	Yes	Mixed Use	0.29ha - 40% residential	0.10ha	0.07ha	Less than 0.5 hectares
LDF292	Freshwater Library, School Green Road	Freshwater	Mixed	Housing	0.16ha	0.16ha	0.11ha	Less than 0.5 hectares
LDF294	Land opposite Holme Farm, Church Road	Shanklin	No	Housing	0.58ha	0.58ha	0.39ha	Not close to settlement boundary

Strategic Housing Land Availability Assessment (SHLAA) January 2012

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LDF295	Land adjacent 29 Church Road	Shanklin	No	Housing	0.02ha	0.01ha	0ha	Less than 0.5 hectares and Group Tree Preservation Order on 57% of the site
LDF297	Land adjacent and including 72 Arctic Road	Cowes	No	Housing	0.32ha	0.28ha	0.19ha	Less than 0.5 hectares and flood risk on 13% of the site
LDF298	Land at Park Road	Ryde	No	Housing	0.61ha	0.02ha	0.01ha	Flood risk on 97% of the site and resultant area less than 0.5 hectares
LDF300	Chilbolton, Weston Lane	Totland	No	Housing	0.20ha	0.17ha	0.11ha	Less than 0.5 hectares and SINC on 15% of the site
LDF302	Christa Robb, Elmsworth Lane	Porchfield	No	Housing	0.77ha	0ha	0ha	Heritage Coast on the whole site
LDF303	Bridgefield, St John's Road	Wroxall	Yes	Housing	0.19ha	0.19ha	0.13ha	Less than 0.5 hectares
LDF304	Formerly part of Pear Tree Farm, Canteen Road	Whiteley Bank	No	Housing	0.08ha	0.08ha	0.05ha	Less than 0.5 hectares and not close to settlement boundary
LDF305	Land rear of Brading Experience and Bugle Inn Car Park	Brading	No	Housing	0.53ha	0.17ha	0.11ha	Flood risk on 68% of the site and resultant area less than 0.5 hectares
LDF306	Norman Court, Quarry View	Newport	Yes	Housing	0.04ha	0.04ha	0.03ha	Less than 0.5 hectares
LDF309	Marsh Farm, Carpenters Road	Brading	No	Housing	67.94ha	11.94ha	7.95ha	Not close to settlement boundary, flood risk on 82% of the site, SSSI on approx. 50% of the site and Ramsar on approx. 5% of the site

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF310	Land at 180 Fairlee Road	Newport	No	Housing	0.03ha	0.03ha	0.02ha	Less than 0.5 hectares
LDF314	Land at 2 Pondwell Close	Ryde	No	Housing	0.07ha	0.07ha	0.05ha	Less than 0.5 hectares
LDF315	Kevchadeb, Bullen Road	Ryde	Yes	Housing	0.05ha	0.05ha	0.03ha	Less than 0.5 hectares
LDF317	Landguard Manor Road	Shanklin	No	Housing	0.35ha	0.34ha	0.23ha	Less than 0.5 hectares
LDF319	Land opposite Chale Bay Farm, Military Road	Chale	No	Housing	0.02ha	0.02ha	0.01ha	Less than 0.5 hectares and not close to settlement boundary
LDF320	Land at Oakhill Road	Seaview	No	Housing	0.09ha	0ha	0ha	Less than 0.5 hectares and Area and Group Tree Preservation Orders on 99% of the site
LDF322	Adjacent The Thatch, Bedbury Lane	Freshwater	No	Housing	0.06ha	0ha	0ha	Less than 0.5 hectares and Heritage Coast on the whole site
LDF329	Land adjacent Tanglewood, Castle Close	Ventnor	No	Housing	0.33ha	0.02ha	0ha	Less than 0.5 hectares and Woodland and Area Tree Preservation Order on 95% of the site
LDF331	Medina Yard	Cowes	Yes	Mixed Use	5.82ha - 90% residential	0.23ha	0.15ha	Flood risk on 95% of the site and resultant area less than 0.5 hectares
LDF340	Land to the east of 20-24 Hewitt Crescent	Newport	No	Housing	0.49ha	0.49ha	0.33ha	Less than 0.5 hectares
LDF341	Land adjacent 4 Lonsdale Avenue	Newport	No	Housing	0.21ha	0.21ha	0.14ha	Less than 0.5 hectares

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF347	Land north of Brambles, Rew Street	Gurnard	No	Housing	0.11ha	0.11ha	0.07ha	Less than 0.5 hectares
LDF350	Cowes Golf Club, Crossfield Avenue	Cowes	No	Housing	15.70ha	0ha	0ha	Area Tree Preservation Order on the whole site
LDF355 (incorporates LDF258a)	Medina Meats and land adjacent, Little London	Newport	Yes	Mixed Use	0.78ha - 90% residential	0.37ha	0.25ha	Flood risk on 47% of the site and resultant area less than 0.5 hectares
LDF359	3 Warren Point, Medham Farm	Cowes	No	Housing	0.17ha	0.17ha	0.11ha	Less than 0.5 hectares
LDF360	5 Warren Point, Medham Farm	Cowes	No	Housing	0.15ha	0.15ha	0.10ha	Less than 0.5 hectares
LDF361	Land at Binfield House, Mill Lane, Binfield	Newport	No	Housing	0.22ha	0.22ha	0.15ha	Less than 0.5 hectares
LDF362	Land rear of Watermeadows, Bay Road	Freshwater	No	Housing	0.38ha	0.37ha	0.23ha	Less than 0.5 hectares
LDF364	Land north west of Golden Hill Fort	Freshwater	Mixed	Housing	2.92ha	1.85ha	1.23ha	Not close to settlement boundary
LDF367	Land at 38, 42, 44 & 46 New Barn Road	East Cowes	No	Development Envelope Change	0.39ha	0.39ha	0.26ha	Less than 0.5 hectares
LDF368	Land opposite 4 Warren Point, Medham	Cowes	No	Housing	0.21ha	0.21ha	0.14ha	Less than 0.5 hectares
LDF373	Part of 'The Boundary', Thorness Lane	Thorness	No	Housing	0.58ha	0ha	0ha	Heritage Coast on the whole site

Strategic Housing Land Availability Assessment (SHLAA) January 2012

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF376	Reservoir Villa, Old Reservoir Lane	Sandown	No	Housing	0.14ha	0.13ha	0.09ha	Less than 0.5 hectares
LDF377b	Land near Old Marl Pit, Watergate Road	Newport	No	Housing	0.12ha	0.12ha	0.08ha	Less than 0.5 hectares
LDF385	Land at Landscape Lane	Newport	No	Housing	0.46ha	0.46ha	0.31ha	Less than 0.5 hectares
LDF392b	Land between Vicarage Lane & Quay Lane (2)	Brading	No	Housing	3.90ha	1.94ha	1.29ha	Not close to settlement boundary
LDF402	Land adjacent Football Ground at Vicarage Lane	Brading	No	Housing	0.73ha	0.73ha	0.49ha	Not close to settlement boundary
LDF407 (incorporates WW05)	Land to north of York Lane	Totland	No	Housing	0.65ha	0ha	0ha	Area Tree Preservation Order on the whole site
LDF409	Land between St Martins & Dundas West, Afton Down	Freshwater	No	Housing	0.22ha	0ha	0ha	Less than 0.5 hectares and Heritage Coast on the whole site
LDF411	Land at Littletown Lane	Wootton	No	Housing	0.41ha	0.41ha	0.27ha	Less than 0.5 hectares
LDF412	Lord Louis Library, Orchard Street	Newport	Yes	Housing	0.23ha	0.23ha	0.15ha	Less than 0.5 hectares
LDF416	Allotment Road Car Park	Niton	Yes	Housing	0.06ha	0.06ha	0.04ha	Less than 0.5 hectares
LDF417	23 Medina Avenue	Newport	Yes	Housing	0.11ha	0.09ha	0.06ha	Less than 0.5 hectares
LDF418	Thompson House, Sandy Lane	Newport	Mixed	Housing	0.97ha	0.53ha	0.35ha	Not close to settlement boundary

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF419	Waterside Pool, The Esplanade	Ryde	Yes	Mixed Use	0.13ha - 40% residential	0ha	0ha	Less than 0.5 hectares and flood risk on the whole site
LDF420	Playground at North Street	Ventnor	Yes	Housing	0.08ha	0ha	0ha	Less than 0.5 hectares and Open Space (Children and Young Persons) on 94% of the site
LDF421	Land adjacent Winford Road	Newchurch	No	Housing	1.05ha	1.05ha	0.70ha	Not close to settlement boundary
LDF422	Land to north of Culver Way and accessed from Yaverland Road	Sandown	No	Housing	8.27ha	6.78ha	4.52ha	Not close to settlement boundary
LDF423	Woodside Bay Holiday Village, New Road	Wootton Bridge	No	Mixed Use	11.15ha - 40% residential	2.36ha	1.57ha	Not close to settlement boundary
LDF425	Underground Former Water Reservoir, Church Road	Shanklin	No	Housing	0.69ha	0.69ha	0.46ha	Not close to settlement boundary
LDF429	Land between Tradewinds & Mallards, Easton Lane	Freshwater	No	Housing	0.45ha	0.28ha	0.19ha	Less than 0.5 hectares, flood risk on 40% of the site and SSSI, LNR and Open Space (Natural Green Space) on approx. 5% of the site
LDF430	Land off Afton Road	Freshwater	No	Housing	1.92ha	0.22ha	0.15ha	Area Tree Preservation Order on 88% of the site and resultant area less than 0.5 hectares and not close to settlement boundary

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF431	Land off Afton Road	Freshwater	No	Housing	1.90ha	0ha	0ha	Area Tree Preservation Order on the whole site and not close to settlement boundary
LDF437	Durrants Farm, Colemans Lane	Porchfield	No	Mixed Use	39.25ha - 30% residential	11.03ha	7.35ha	Not close to settlement boundary
LDF439 (overlaps with LDF391)	Heytesbury Farm, Worsley Road	Newport	No	Housing	8.01ha	0.15ha	0.10ha	SINC on 98% of the site and resultant area less than 0.5 hectares
LDF440	Woodstone, Hulverstone Lane	Hulverstone	No	Housing	0.03ha	0ha	0ha	Less than 0.5 hectares, Heritage Coast on the whole site and not close to settlement boundary
LDF441	Edvale, The Shute	Newchurch	No	Housing	0.07ha	0.07ha	0.05ha	Less than 0.5 hectares
LDF443	Site of former Briddlesford Farm Cottages, Littletown Lane	Wootton	Mixed	Housing	0.17ha	0.17ha	0.11ha	Less than 0.5 hectares
LDF445	Hillisgate Riding Stables, Noke Common Road	Newport	No	Housing	0.84ha	0.84ha	0.56ha	Not close to settlement boundary
LDF451	Land at 6 Northview, Harbors Lake Lane	Newchurch	No	Housing	0.43ha	0.43ha	0.29ha	Less than 0.5 hectares and not close to settlement boundary
LDF453	Summerfield, adjoining Moorfield, Blackwater Road	Blackwater	No	Housing	0.94ha	0.23ha	0.15ha	SINC and Open Space (Green Corridor) on 75% of the site and resultant area less than 0.5 hectares

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF462 (incorporates LDF239)	Land adjacent & accessed off Bouldnor Mead, adjacent playing fields	Yarmouth	No	Mixed Use	4.59ha – 60% residential	1.58ha	0.63ha	Not close to settlement boundary
LDF470	Land rear of The Copse, Eddington Road	Seaview	No	Housing	0.39ha	0.39ha	0.26ha	Less than 0.5 hectares
LDF472	41 Lushington Hill	Wootton	No	Housing	0.82ha	0.28ha	0.19ha	SINC on 66% of the site and resultant area less than 0.5 hectares
LDF478	Land adjacent to Old Chapel, Main Road	Chillerton	No	Development Envelope Change	0.29ha	0.29ha	0.19ha	Less than 0.5 hectares
LDF482	Gurnard Primary School	Gurnard	Yes	Housing	0.39ha	0.39ha	0.26ha	Less than 0.5 hectares
LDF483	St Boniface Primary School	Ventnor	Mixed	Housing	0.50ha - only half the site assessed = 0.26ha	0.01ha	0ha	Less than 0.5 hectares and Open Space (Education) on 95% of the site
LDF484	St Wilfrids Primary School	Ventnor	Yes	Housing	0.17ha	0.17ha	0.11ha	Less than 0.5 hectares
LDF488	Weston Primary School	Totland	Yes	Housing	0.41ha	0.41ha	0.27ha	Less than 0.5 hectares
LDF490	Godshill Primary School	Godshill	Yes	Housing	0.31ha	0.31ha	0.21ha	Less than 0.5 hectares
LDF491	Chillerton and Rookley Primary School	Chillerton	Yes	Housing	0.25ha	0.25ha	0.17ha	Less than 0.5 hectares

Strategic Housing Land Availability Assessment (SHLAA) January 2012

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF494	Oakfield Primary School	Ryde	Yes	Housing	0.40ha	0.40ha	0.27ha	Less than 0.5 hectares
LDF495	Brading Primary School	Brading	Yes	Housing	0.42ha	0.42ha	0.28ha	Less than 0.5 hectares
LDF496	Cowes Primary School	Cowes	Yes	Housing	0.65ha	0.28ha	0.19ha	Area Tree Preservation Order on 56% of the site and resultant area less than 0.5 hectares
LDF498	St Helens Primary School	St Helens	Yes	Housing	0.34ha	0.34ha	0.23ha	Less than 0.5 hectares
LDF503	Land west of Gunville	Newport	No	Housing	6.98ha	6.98ha	4.65ha	Not close to settlement boundary
LDF504	Shalfleet Primary School	Shalfleet	Yes	Local Needs Housing	0.40ha	0.40ha	0.27ha	Less than 0.5 hectares
LDF505	Yarmouth Primary School	Yarmouth	Yes	Housing	0.31ha	0ha	0ha	Less than 0.5 hectares and flood risk on the whole site
LDF507	Greenmount Primary School, Green Street	Ryde	Yes	Housing	0.24ha	0.24ha	0.16ha	Less than 0.5 hectares
LDF509	Land adjacent to Pan Extension	Newport	No	Housing	2.59ha	2.30ha	1.53ha	Habitats Regulation Assessment (April 2011) - a medium greenfield site already offered as part mitigation for adjoining Pan development
LDF510	Land adjacent to Pan Extension, off Staplers Road	Newport	No	Housing	2.96ha	2.45ha	1.63ha	Habitats Regulation Assessment (April 2011) - a medium greenfield site already offered as part mitigation for adjoining Pan development

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF511	Land to south of Pan Extension, off Pan Lane	Newport	No	Housing	3.77ha	3.77ha	2.51ha	Habitats Regulation Assessment (April 2011) - a medium greenfield site already offered as part mitigation for adjoining Pan development
LDF512	Shorwell Youth Club, Fine Lane	Shorwell	Yes	Housing	0.12ha	0.12ha	0.08ha	Less than 0.5 hectares
LDF516	Land at Pondwell House, 27 Pondwell Close	Ryde	No	Housing	0.37ha	0.25ha	0.17ha	Less than 0.5 hectares, not close to settlement boundary and Area Tree Preservation Order on 32% of the site
LDF517	Land known as 'Rewbank', east side of Newport Road	Lowtherville	No	Housing	50.45ha	50.45ha	33.60ha	Not close to settlement boundary
LDF525 (overlaps with LDF181)	Land at Springhill Convent, Millfield Avenue	East Cowes	Mixed	Housing	11.79ha	0.03ha	0.02ha	Area Tree Preservation Order on 99% of the site and resultant area less than 0.5 hectares
LDF528	12 Wyatts Lane	Northwood	No	Housing	0.19ha	0.19ha	0.13ha	Less than 0.5 hectares
LDF529	Cliff Bank, St Catherine Street	Ventnor	Mixed	Housing	0.16ha	0.12ha	0.08ha	Less than 0.5 hectares
LDF530	Land at St Catherine's School, Ocean View Road	Ventnor	Mixed	Housing	0.35ha	0.35ha	0.23ha	Less than 0.5 hectares
LDF531	91 to 93b High Street	Ryde	Mixed	Housing	0.05ha	0.05ha	0.03ha	Less than 0.5 hectares
LDF533	Land adjacent Fort Albert, Monks Lane	Freshwater	Mixed	Housing	0.12ha	0ha	0ha	Less than 0.5 hectares and flood risk on the whole site

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LDF534	Little Orchard, Elliston Road	Totland	Mixed	Housing	0.15ha	0.15ha	0.10ha	Less than 0.5 hectares
LDF546	Land at Bartletts Green Farm, Brading Road	Ryde	No	Housing	1.37ha	0ha	0ha	SINC on the whole site
LDF548	Site of former Grange Hall Hotel, Grange Road	Sandown	Yes	Housing	0.22ha	0.04ha	0.03ha	Less than 0.5 hectares and Group Tree Preservation Order on 82% of the site
LDF551	Oakfield, 115 Station Road	Wootton	Mixed	Housing	4.48ha	0ha	0ha	Area Tree Preservation Order on the whole site
LDF553	Farm Lane Cottage (Buttercup Barn), Farm Lane, off Palmers Road	Wootton Bridge	Mixed	Housing	0.31ha	0.31ha	0.21ha	Less than 0.5 hectares
LDF554	Land at Rolls Hill	Northwood	No	Housing	0.73ha	0.73ha	0.49ha	Not close to settlement boundary
LDF555	Land adjacent to The Haven, Hillis Gate Road	Northwood	No	Housing	0.13ha	0.13ha	0.09ha	Less than 0.5 hectares and not close to settlement boundary
LDF556	Land at Hillis Gate Road	Northwood	No	Housing	4.59ha	4.59ha	3.06ha	Not close to settlement boundary
LS1	The Warehouse, Station Road	Bembridge	Yes	Housing	0.02ha	0ha	0ha	Less than 0.5 hectares and flood risk on 83% of the site
LS2	28 Marsh Road	Gurnard	No	Housing	0.02ha	0ha	0ha	Less than 0.5 hectares and flood risk on the whole site
LS4	Adjacent Rainbow Fish Bar, fronting Tennyson Road	Freshwater	Yes	Housing	0.02ha	0.02ha	0.01ha	Less than 0.5 hectares

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
LS5	Land adjacent 26 Cliff Way	Lake	Yes	Housing	0.02ha	0.02ha	0.01ha	Less than 0.5 hectares
LS6	126 Pyle Street	Newport	Yes	Housing	0.01ha	0.01ha	0ha	Less than 0.5 hectares
LS7	Land rear of 12 Portland Street	Newport	Yes	Housing	0.01ha	0.01ha	0ha	Less than 0.5 hectares
LS8	31 High Street, Oakfield	Ryde	Yes	Housing	0.02ha	0.02ha	0.01ha	Less than 0.5 hectares
LS9	Wedgewood, Rosemary Lane	Ryde	Yes	Housing	0.05ha	0.05ha	0.03ha	Less than 0.5 hectares
LS10	1 Steephill Road	Shanklin	Yes	Housing	0.04ha	0.04ha	0.03ha	Less than 0.5 hectares
LS11	11 Arthurs Hill	Shanklin	Yes	Housing	0.05ha	0.05ha	0.03ha	Less than 0.5 hectares
LS12	33 Landguard Road	Shanklin	Yes	Housing	0.01ha	0.01ha	0ha	Less than 0.5 hectares
NE01	Corner of George Street and Castle Street	Ryde	Yes	Housing	0.09ha	0.02ha	0.01ha	Less than 0.5 hectares and flood risk on 82% of the site
NE16	Site of High Park Filling Station	Ryde	Yes	Housing	0.18ha	0.18ha	0.12ha	Less than 0.5 hectares
NE22	Land adjacent Solent House, Corbett Road	Ryde	No	Housing	0.65ha	0.06ha	0.04ha	Area Tree Preservation Order on 90% of the site and resultant area less than 0.5 hectares
NE53	Rye House/Solent House, Playstreet Lane, Haylands	Ryde	No	Housing	0.93ha	0ha	0ha	Area Tree Preservation Order on the whole site
NE154	Land rear of St Johns Wood Road	Ryde	No	Housing	1.63ha	0ha	0ha	Flood risk on 99% of the site and resultant area less than 0.5 hectares

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
RA17	Winford Waste and land adjacent Cupressus Avenue	Winford	No	Housing	1.06ha - Site area available = 0.23ha	0.23ha	0.15ha	Less than 0.5 hectares and Area Tree Preservation Order on approx. 55% of the site
RA155	Swains Road	Bembridge	No	Housing	1.20ha	0ha	0ha	Area Tree Preservation Order on the whole site
SE15	Land off Cleveland Road	Wroxall	Mixed	Housing	0.72ha - Site area available = 0.16ha	0.16ha	0.11ha	Less than 0.5 hectares
SE16	Land east of stream	Wroxall	Mixed	Housing	2.40ha - Site area available = 0.70ha	0.70ha	0.47ha	Flood risk on remaining site area
SE104	Riverside Caravan Park	Sandown	Mixed	Housing	1.49ha	0ha	0ha	Flood risk on the whole site
SE186	Land rear of Victoria Avenue	Shanklin	No	Housing	0.94ha	0.02ha	0.01ha	Woodland and Group Tree Preservation Orders on 98% of the site and resultant area less than 0.5 hectares
U1	Barfield House, Barfield Road	Ryde	No	Housing	0.23ha	0.23ha	0.15ha	Less than 0.5 hectares
U2	Westbourne Lodge, 1 John Street	Ryde	Mixed	Housing	0.11ha	0.11ha	0.07ha	Less than 0.5 hectares
U3	Land opposite Alfred Street & Quarry Road	Ryde	No	Housing	0.30ha	0.30ha	0.20ha	Less than 0.5 hectares
U4	10 Winton Street	Ryde	Mixed	Housing	0.16ha	0.16ha	0.11ha	Less than 0.5 hectares

LDF Ref	Site Address	Town or Village	PDL	Use Request	Site Area	Resultant Area	Developable Area	Reason for Removal
U5	Former Sandown CP School, Broadway	Sandown	Yes	Housing	0.27ha	0.27ha	0.18ha	Less than 0.5 hectares
U6	Mill Bay Inn, Esplanade	Ventnor	Yes	Housing	0.13ha	0.13ha	0.09ha	Less than 0.5 hectares
U7	Ventnor Holiday Villas	Ventnor	Yes	Housing	0.35ha	0.35ha	0.23ha	Less than 0.5 hectares
U9	Land at Hillgrove	Bembridge	No	Housing	1.37ha – Site area available = 0.90ha	0ha	0ha	Less than 0.5 hectares and Area Tree Preservation Order on the whole site
U13	62/64 Fairlee Road	Newport	Mixed	Housing	0.10ha	0.10ha	0.07ha	Less than 0.5 hectares
U14	16/18/20 Hope Road	Shanklin	Mixed	Housing	0.23ha	0.23ha	0.15ha	Less than 0.5 hectares
U15	Lower Furlongs	Brading	No	Housing	0.29ha	0.23ha	0.15ha	Less than 0.5 hectares
WF58	Fishbourne Lane	Fishbourne	No	Housing	0.49ha	0ha	0ha	Less than 0.5 hectares and Area Tree Preservation Order on the whole site