

Strategic Housing Land Availability Assessment (SHLAA) January 2012 update

Methodology

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Discounting Process

1 Purpose

This appendix sets out the steps taken to identify land and sites to deliver housing. Each site was appraised using the following methodology and site proformas were completed for each site which included a map. This process assessed whether a site could be considered Deliverable, Developable or Not Currently Developable for housing development. These have been assessed for their suitability, availability and achievability. The definitions for each are:

- **Deliverable** – These are sites that are available now, offering a suitable location for housing development with the reasonable prospect of being delivered within five years.
- **Developable** – These sites offer a suitable location for development and offer a reasonable prospect that they will be available to be developed from years 6 to 10 and years 11 to 15 of the plan period.
- **Not Currently Developable** – It is not known when these sites could be developed for housing because they are subject to one or more constraints and it is unknown when they are likely to be overcome. These include physical constraints e.g. access and potential for flooding, ownership and location constraints.

The aim is that this assessment will be reviewed on an ongoing basis and as part of the Annual Monitoring Report to support the updating of the housing trajectory and the five-year supply of deliverable sites. It will also review sites that are currently constrained from development and identify whether these sites are now considered to be deliverable or developable.

The purpose of this methodology is to give a robust evidence base to the likely levels of development on the Island in the plan period.

2 Initial discounting

In order to concentrate development in sustainable locations and contribute to mixed communities, the site search was based on a comprehensive survey of opportunities within or outside and adjacent to settlement boundaries. Therefore sites outside of these specific boundaries of search were discounted from the SHLAA. These sites have been identified as Removed sites¹.

Due to the number of sites originally put forward by landowners and developers and urban capacity sites, and that this is a strategic assessment, it was agreed in the first instance to remove sites of less than 0.5 hectares as they were unlikely to bring forward more than 10 residential units. These sites have been identified as Removed sites. In addition any site which is above 0.5 hectares and has been put forward for less than 10 residential units has been identified as a Removed site.

It was also agreed that all sites within an environmental designation (including open space and Tree Preservation Orders) and Flood Zones 2 or 3² were unsuitable for development because housing development would be contrary to the purpose of the designation.

These areas were removed from the sites and where the resultant area remaining was under 0.5 hectares they were identified as Removed sites. This was done in order to protect the Island's natural environment, to reduce the risk of sea level rises and to ensure development within or adjacent to settlement boundaries without existing designations or areas at risk of flooding are considered for potential development in the first instance, in line with national guidance.

Exceptions to the removal of sites are where the Council had granted Conditional Permission for schemes in excess of 10 units where the resultant area if calculated under the SHLAA process would have been less than 0.5ha or land identified through the Council's large site database.

It was agreed to review these sites if the potential development did not meet the housing target for the Isle of Wight.

¹ Removed Sites can be found in Appendix F

² Definition can be found in PPS25 Development and Flood Risk Annex D pp23-26

3 Discounted following Further Assessment

Table 1.1 sets out a list of the relevant environmental designations causing the discounting of those sites that were within one or more of these designations. The table indicates whether a 5 metre buffer has been applied or whether the designations have only been discounted from the site area to give the resultant area. The Area of Outstanding Natural Beauty (AONB) has **not** been included as an environmental designation. This is because there would be a significant number of sites within and adjacent to rural villages which would be excluded from the SHLAA. Given the Island's coverage of the AONB³ and the housing potential which could be provided to help meet, identified local needs, the designation has not been treated as an exclusionary criterion.

Designations with a 5 metre buffer	Designations discounted from the site area
Ramsar Site	Heritage Coast
Special Protection Area (SPA)	Historic Park or Garden
Special Area of Conservation (SAC)	Open Space
Regionally Important Geological and Geomorphological Site (RIGG)	Flood Zones 2 or 3, Tidal Flood Zone, Functioning Floodplain and Areas Susceptible to Climate Change
Site of Special Scientific Interest (SSSI)	
National Nature Reserve (NNR)	
Sites of Importance for Nature Conservation (SINC)	
Local Nature Reserve (LNR)	
Ancient Woodlands	
Tree Preservation Orders	

³ The AONB covers 50% of the Island's surface area, the majority of which is rural in nature.

4 Keeping the Assessment up to date

In accordance with the SHLAA practise guidance changes have been made to support the updating of the housing trajectory and five year supply of specific deliverable sites. The changes that have been recorded are:

- SHLAA sites under construction that have now been developed, or part developed
- SHLAA sites with planning permission that are now under construction and the progress that has been made
- Planning applications that have been submitted or approved on SHLAA sites
- Carrying out a review of ownership to check on the availability of sites
- Removing those sites requested to be removed either by the owners or Agents
- Addressing all of the comments raised as part of the Regulation 27 Consultation and making any necessary changes
- Adding in new sites as submitted by owners and agents
- Amending land ownership issues resulting in a site size change
- Ensuring that methodology is applied consistently across all sites
- Removing sites identified by the Habitat Regulations Assessment as not suitable for development
- Amended flood risk areas to take into consideration new information received from Environment Agency
- Amended information to specifically identify cycle tracks, footpaths and bridleways
- Revised the SINC information to be consistent with current information held
- Amended Village Green and common land information
- Updated information from Southern Vectis on access to current bus routes
- Undertaking a search of planning applications for the last 5 years to confirm whether any site has an extant permission.

5 Discounting Process

Each of the remaining identified sites were considered against the following seven criteria in order to ascertain whether the site was Deliverable, Developable or Not Currently Developable:

Proximity to Settlement Boundary	Market Factors
Physical Constraints	Access onto Road Network
Land Ownership	Current Use
Location (Key Regeneration Area, Smaller Regeneration Area, Rural Service Centre, Wider Rural Area)	

Once all the sites had been assessed against the criteria, a site proforma was created for each site. The site proforma included a map showing the identified boundary and the following additional site details:

Site Location Details	e.g. site address, reference number and parish
Site General Details	e.g. site area, ownership, current site use access arrangements
Planning History	e.g. summary of relevant previous applications/uses on site ⁴
Current Planning Status	e.g. existing allocations, archaeology details ⁵ and environmental designations ⁶
Site Proposal	e.g. proposed use and likely timeframe for development
Site Capacity Assessment	e.g. likely site yield range, infrastructure requirements, potential impact on surrounding area of development and potential mitigation required

Each site proforma concluded with a summary of the site issues and an initial consideration of the proposal and the capacity for the site to accommodate development based on the following seven criteria and the information identified in the site proforma. The following section reviews each criterion.

⁴ Planning history data search up until August 2011. This includes applications with a current planning approval given in the last three or five years respectively.

⁵ Archaeology details have been provided by the Archaeology Service. These issues will be given further consideration in the preparation of the Area Action Plans for each of the three Key Regeneration Areas and the Management and Delivery DPD.

⁶ These included sites classified for agriculture to protect the best and most versatile agricultural land under the Agricultural Land Classification system: sourced from the Natural England Technical Information Note TIN049 First edition 13 January 2009 www.naturalengland.org.uk. This provides a strategic overview only to assess the quality of farmland. Further detailed consideration will be given to site specific assessment in the preparation of the Area Action Plans for each of the Key Regeneration Areas and the Delivery and Management DPD. This section also included 'Potential TPOs' on sites identified through the Urban Capacity Study and those suggested by landowners and developers. Trees identified under this category have not been formally protected but have the potential to be protected and contribute to the provision of green infrastructure. Further detailed consideration will be given to sites with this potential in the preparation of the Area Action Plans for each of the three Key Regeneration Areas and the Delivery and Management DPD.

Proximity to Settlement Boundary

Each site was considered in terms of proximity to the existing settlement boundary in order to guide development inside the settlement boundary to make the best use of previously developed land and focus development in locations where there are better opportunities to access jobs, public transport, local shops, services and facilities. Sites within settlement boundaries are seen as the most deliverable. This is in line with the principles of the Core Strategy which is to encourage sustainable patterns of development. This is shown in **Table A.4**.

Table A.4 – Proximity to Settlement Boundary – SUITABILITY
Within settlement area – site is unaffected by environmental designation
Partially outside settlement area ⁷ – site is unaffected by environmental designation
Adjacent to environmental designation – site is unlikely to affect one of the following environmental designations as a 5 metre buffer has been applied around the protected designations: Ramsar, SPA, SAC, RIGG, SSSI, NNR, SINC, LNR, Ancient Woodlands and TPOs
Outside and adjacent to settlement area – site is unaffected by environmental designation ⁸

Physical Constraints

Each site was researched for physical constraints which could affect deliverability. This included discounting sites which were in areas likely to flood, using flood risk data for the Island provided by the Environment Agency. Sites within Flood Zones 2 or 3 were seen as the least developable in line with national policy which is moving towards prohibiting any such development in flood zones to reduce the physical and environmental risk of flooding or sea level rise. The flood zone map data was used to identify whether sites were located in flood zones and includes tidal flood risk data, functioning floodplain and fluvial areas potentially susceptible to climate change. The data used was taken from the Strategic Flood Risk Assessment (SFRA) Mk II June 2010, which identifies flood data to 2115. Sites completely within Flood Zones 2 and 3 were initially discounted from the SHLAA process; sites partially at risk of flooding were assessed on the remaining site area outside Flood Zones 2 or 3 using GIS Software.

MasterMap data provided by Ordnance Survey identified topographical features and land forms such as sloping land⁹ and man-made features (such as pylons) which would greatly inhibit development if they were found on sites. This information was also recorded when site surveys were undertaken and site characteristics were recorded. **Table A.5** overleaf outlines the approach to this criterion.

Table A.5 – Physical Constraints – SUITABILITY
No obvious physical constraints – Site is entirely in Flood Zone 1 (i.e. outside Flood Zones 2 or 3)
Slightly sloping land – Site is entirely in Flood Zone 1 (i.e. outside Flood Zones 2 or 3)
Pylons, steep sloping land – Site is entirely in Flood Zone 1 (i.e. outside Flood Zones 2 or 3)
Coastal properties – Within 50 metres of coast and land instability – Site is entirely in Flood Zone 1 (i.e. outside Flood Zones 2 or 3)

⁷ Less than 50% of the site is outside the settlement boundary

⁸ Includes sites where more than 50% of the site is outside of the settlement boundary

⁹ 5 metre contour lines based on ordnance survey base maps were used to identify sloping land

Site is within EA Flood Zone 2 or 3 – The area designated as Flood Zone 2 or 3 has been discounted from the site. Remaining site area is now entirely in Flood Zone 1 (i.e. outside Flood Zones 2 or 3).

Land Ownership

Each site was assessed according to its likely ownership. Sites with the least number of owners or with multiple owners, but subject to a coordinated agreement/purchase by a single developer, were seen as the most deliverable. As the sites grew larger and crossed more boundaries, the likelihood of multiple owners increased. Multiple ownerships tend to slow the process of development as different parties agree to the legal sales process. The greater the number of owners the more likely it is that the development process would be slowed down because of the need to obtain the level of consensus required to proceed with development. As such, those sites with multiple owners were identified as the least deliverable.

The scoring of each site was identified through information provided by landowners and developers and the Urban Capacity Study. A thorough desktop review of ownership was undertaken and consultation with landowners and developers to establish ownership scores for the site. Where necessary the appropriate amendments were made to the site score. **Table A.6** outlines the approach to scoring in this criterion.

Table A.6 – Ownership – AVAILABILITY
One owner or in multiple ownership subject to a co-ordinated approach/purchase by a single developer
The site is in multiple ownership, with 2 or 3 owners
The site is in multiple ownership, up to 5 hectares
The site is in multiple ownership, over 5 hectares

Current Use

Planning applications, site representation proformas submitted by landowners and developers and the Council database were used to determine the current use of each site. A desktop review using maps and aerial photography established if the land was in current use. Vacant land was deemed more suitable than fully occupied sites. This reflected the availability and suitability of sites and established how much work was required before they could be built on.

Additional scoring reflected the Council desire to bring forward previously developed land (pdl) before sites identified as greenfield.

- Previously developed land: Sites are 100% pdl or sites which are mixed greenfield/pdl with >50% pdl
- Greenfield: Sites are 100% greenfield or sites which are mixed greenfield/pdl with <50% pdl.
- Mixed pdl and greenfield land: Sites are 50% greenfield and 50% pdl. These apply to fully occupied single use sites e.g. schools and residential development.

Table A.7 outlines the approach to this criterion

Table A.7 – Current Use – SUITABILITY
Vacant site – pdl
Vacant building, including garages – pdl
Partially occupied site – pdl
Fully occupied single use (e.g. school) – pdl
Fully occupied multiple use – pdl or greenfield site

Market Factors

House price data¹⁰ from the Land Registry was used to assess the rise in house prices for each of the wards. Where house prices had risen the most during this period we believe there to be a drop in affordability of market housing. This is linked to housing need.

The highest change in house price was seen in Ventnor and subsequently this area has seen the highest drop in affordability of market housing. **Table A.8** outlines the approach to this criterion.

Table A.8 – Market Factors – ACHIEVABILITY
Ventnor
Ryde, Wootton and Newport
Rural East and South Wight (including Apse Heath, Arreton, Brading, Chale, Chillerton, Fishbourne, Godshill, Gurnard, Havenstreet, Merstone, Newchurch, Niton, Rookley, St Lawrence, Shorwell, Whippingham and Wroxall), Bay Area, Cowes and East Cowes
Freshwater, Totland and Yarmouth
Rural West Wight (including Brighstone, Calbourne, Shalfleet, Thorley and Wellow), Bembridge and St Helens

Access onto road network

Each site was assessed for its suitability for development. Sites with poor accessibility can increase the cost of infrastructure required to develop the site and thus the likelihood of development diminishes. Sites with good accessibility require little or no infrastructure to develop and can be developed over the plan period.

All sites were assessed in terms of their accessibility to the existing road network, through a desktop review using maps and aerial photography to identify whether they were backland, (plots of land with access but to the rear of existing development) or a land take was required (sites requiring some form of proactive land assembly to gain access).

This criterion tried to reflect the cost of development in both urban and rural areas and as such the likelihood of achieving provision in the near future. The cost of transport and infrastructure in both areas will be given more detailed consideration in the preparation of the Area Action Plans for each of the Key Regeneration Areas and the Delivery and Management DPD. **Table A.9** outlines the approach to this criterion.

¹⁰ 2004-2008 – this data has not taken into account current economic conditions in the housing market

Table A.9 – Access onto road network – SUITABILITY

Access to site already exists

Site is accessible at present but requires investment

Site is not accessible at present but has potential for access – backland

Site is affected by severe access limitations – land take required

Location – Regeneration Areas

Finally each site was assessed on its location in relation to the settlement hierarchy approach to development as set out in policy SP1 of the Island Plan Core Strategy. The Council wishes to promote these locations before other areas on the Island and this is reflected in the status of each site.

Sites were considered according to location; sites within Key Regeneration Areas or Smaller Regeneration Areas were considered to be more suitable locations to deliver housing over the plan period than sites within Rural Service Centres and Other Rural Areas. This is reflected in the individual sites assessments. **Table A.10** outlines the approach to this criterion.

Table A.10 – Location (Regeneration Area, Smaller Regeneration Area, Rural Service Centre, Other Rural Area) – SUITABILITY

Key Regeneration Area – Newport, Cowes and East Cowes (Medina Valley), Sandown, Shanklin and Lake (The Bay) and Ryde

Smaller Regeneration Areas – Freshwater and Totland (West Wight) and Ventnor

Rural Service Centres – Arreton, Bembridge, Brading, Brighstone, Godshell, Niton, Rookley, St Helens, Wootton, Wroxall and Yarmouth

Other Rural Areas – All other villages and hamlets

Site Assessment Conclusions

Each site was appraised using the methodology criteria and once the additional site details were added to each site proforma a summary of the site issues and capacity for the site to accommodate development was concluded. These conclusions determined whether the site was considered Deliverable, Developable or Not Currently Developable.

Deliverable sites:

- Sites in this category are predominantly located within the Key Regeneration Areas. This strongly aligns with the Core Strategy document to focus development within the Key Regeneration Areas, in particular policies SP1 and SP2, Spatial Strategy and Housing Provision.
- The majority of the sites have an existing access with few sites requiring a small amount of investment to develop and most have no obvious physical constraints identifying these sites as suitable for development.
- A significant proportion of sites are located within the settlement boundary with good access to jobs, services and facilities.
- The majority of the sites have one owner or with multiple owners subject to a coordinated purchase/approach by a single developer, identifying these sites as available for development.

- Many of the sites are in areas which have seen high changes in house prices over the last few years and subsequently these areas have seen a drop in affordability of market housing which is linked to housing need, identifying these sites as achievable for development.

Developable sites:

- A significant proportion of these sites are location within the Key and Smaller Regeneration Areas and Rural Service Centres. This aligns with the Core Strategy document which focuses development within these locations.
- The majority of the sites have either an existing access or are accessible but require investment. There are a small number of sites not accessible at present but have the potential for access and most have no obvious physical constraints identifying these sites as suitable for development.
- Most of the sites have one owner or with multiple owners subject to a coordinated purchase/approach by a single developer with a smaller proportion identified as having two or three owners identifying these sites as available for development.
- Some of the sites are in areas which have seen high changes in house prices over the last few years and subsequently these areas have seen a drop in affordability of market housing, linked to housing need, identifying these sites as achievable for development.

Not Currently Developable sites:

- Most of the sites are located outside both the Key and Smaller Regeneration Areas.
- Sites although accessible predominantly require investment to develop, with some sites not accessible at present and others affected by severe access limitation which would require land take before sites are suitable for development.
- A significant proportion of these sites are in multiple ownership and therefore are not as available for development as sites in single ownership or with multiple owners subject to a coordinated purchase/approach by a single developer.

Annex 1 – New Sites by Parish

East Cowes

Site Reference Number	Site Address	Ward	SHLAA Category
LDF525 (overlaps with LDF181)	Land at Springhill Convent, Millfield Avenue	East Cowes	Removed

Freshwater

Site Reference Number	Site Address	Ward	SHLAA Category
LDF533	Land adjacent Fort Albert, Monks Lane	Freshwater North	Removed

Lake

Site Reference Number	Site Address	Ward	SHLAA Category
LDF104	Land at Merrie Gardens Farm	Lake South	Deliverable

Newchurch

Site Reference Number	Site Address	Ward	SHLAA Category
LDF549 (incorporates LDF098)	Land at White Dymes, Main Road	Arreton & Newchurch	Developable

Newport

Site Reference Number	Site Address	Ward	SHLAA Category
LDF492	Hunnyhill Primary School	Parkhurst	Deliverable
LDF532	Land at 69a to 87 Gunville Road	Carisbrooke	Deliverable
LDF536 [incorporates LDF001b and LFD405 (tourism)]	Riverside Paddock, Dodnor Lane	Parkhurst	Deliverable
LDF542	Land at Ash Lane	Carisbrooke	Deliverable
N41	15-17 St James Street	Newport Central	Deliverable
N43	Post Office Counters, High Street	Newport Central	Deliverable

Niton & Whitwell

Site Reference Number	Site Address	Ward	SHLAA Category
LDF527	Land south of Meadow Way & Ludbrook Way & rear of St Michaels, High Street, Whitwell	Chale, Niton & Whitwell	Developable

Site Reference Number	Site Address	Ward	SHLAA Category
LDF545	Land at Water Acre, High Street, Whitwell	Chale, Niton & Whitwell	Developable

Northwood

Site Reference Number	Site Address	Ward	SHLAA Category
LDF526	Land to west of Newport Road	Cowes South & Northwood	Deliverable
LDF528	12 Wyatts Lane	Cowes South & Northwood	Removed
LDF538	Land at Kingswell Dairy, to east of Coronation Avenue	Cowes South & Northwood	Developable
LDF539	Land at Kingswell Dairy, to east of Newport Road	Cowes South & Northwood	Deliverable
LDF540	Land at Kingswell Dairy, to west of Newport Road	Cowes South & Northwood	Deliverable
LDF554	Land at Rolls Hill	Cowes West & Gurnard	Removed
LDF555	Land adjacent to The Haven, Hillis Gate Road	Cowes South & Northwood	Removed
LDF556	Land at Hillis Gate Road	Cowes South & Northwood	Removed
LDF557	Land at Comforts Farm, Pallance Road	Cowes West & Gurnard	Developable

Ryde

Site Reference Number	Site Address	Ward	SHLAA Category
LDF531	91 to 93b High Street	Ryde South	Removed
LDF543 [incorporates LDF326 (infrastructure) and LDF544]	Land at Ryde Golf Course and Ryde House, Binstead Road	Ryde North West	Deliverable
LDF546	Land at Bartletts Green Farm, Brading Road	Ryde East/Brading	Removed
LDF550	The Yard, Bullen Road	Ryde East/ Nettlestone & Seaview	Deliverable
LDF552	Rosemary Copse Farm (formerly known as the Piggeries), Smallbrook Lane	Havenstreet, Ashey & Haylands	Deliverable

Sandown

Site Reference Number	Site Address	Ward	SHLAA Category
LDF547	Belgrave Hotel and Royal Cliff Apartments, Beachfield Road	Sandown South	Deliverable
LDF548	Site of former Grange Hall Hotel, Grange Road	Sandown South	Removed

Totland

Site Reference Number	Site Address	Ward	SHLAA Category
LDF534	Little Orchard, Elliston Road	Totland	Removed

Ventnor

Site Reference Number	Site Address	Ward	SHLAA Category
LDF529	Cliff Bank, St Catherine Street	Ventnor East	Removed
LDF530	Land at St Catherine's School, Ocean View Road/Grove Road	Ventnor East	Removed

Wootton Bridge

Site Reference Number	Site Address	Ward	SHLAA Category
LDF535	Westwood House, Brocks Copse Road	Wootton Bridge	Deliverable
LDF537	Land at Palmers Road	Wootton Bridge	Developable
LDF551	Oakfield, 115 Station Road	Wootton Bridge	Removed
LDF553	Farm Lane Cottage (Buttercup Barn, Farm Lane, off Palmers Road	Wootton Bridge	Removed

Annex 2 – Amended Sites by Parish

Arreton

Site Reference Number	Site Address	Ward	SHLAA Category
LDF082	Land rear of Hazely Combe	Arreton & Newchurch	Developable
LDF091	Land at Redway Farm, Merstone	Arreton & Newchurch	Developable
LDF157	Merstone Valley Nurseries, Merstone Lane	Arreton & Newchurch	Developable

Bembridge

Site Reference Number	Site Address	Ward	SHLAA Category
LDF041	Land at Forelands Field Road	Brading, St Helens & Bembridge	Developable
LDF088b	Land north of Mill Road and Hillway Road	Brading, St Helens & Bembridge	Developable
LDF489	Bembridge Primary School	Brading, St Helens & Bembridge	Developable

Brading

Site Reference Number	Site Address	Ward	SHLAA Category
LDF054 (incorporates LDF007, LDF156 & LDF464)	Land to west of Westridge known as Pennyfeathers	Ryde East/Brading, St Helens & Bembridge/ Havenstreet, Ashy & Haylands	Deliverable
LDF204	Land adjacent Morton Old Road	Brading, St Helens & Bembridge	Developable
LDF206	Land south west of West Lane	Brading, St Helens & Bembridge	Developable
LDF392a	Land between Vicarage Lane & Quay Lane	Brading, St Helens & Bembridge	Not Currently Developable
LDF460	Barnsley Farm, Bullen Road	Nettlestone & Seaview/Brading, St Helens & Bembridge	Developable

Brighstone

Site Reference Number	Site Address	Ward	SHLAA Category
LDF042	Land between Upper Lane and Main Road	Central Wight	Developable
LDF197	Land adjacent Main Road	Central Wight	Not Currently Developable
LDF198	Berry Barn, New Road	Central Wight	Developable

Calbourne

Site Reference Number	Site Address	Ward	SHLAA Category
LDF029	Land off Elm Lane	West Wight	Not Currently Developable
LDF230	Land at Elm Lane	West Wight	Not Currently Developable
LDF346	Merlins Farm, Elm Lane	West Wight	Not Currently Developable

Chale

Site Reference Number	Site Address	Ward	SHLAA Category
LDF080a	Land at Lower Bramstone Farm, Newport Road	Chale, Niton & Whitwell	Developable
LDF080b	Land to rear of Place Farm, Chale Street	Chale, Niton & Whitwell	Developable
LDF080c	Land at Tithe Barn Farm, adjacent Newport Road	Chale, Niton & Whitwell	Developable
LDF313 (incorporates LDF192)	Land between Southview Cottages and Rose Lodge, Town Lane	Chale, Niton & Whitwell	Developable

Cowes

Site Reference Number	Site Address	Ward	SHLAA Category
LDF508	Love Lane Primary School	Cowes South & Northwood	Deliverable

East Cowes

Site Reference Number	Site Address	Ward	SHLAA Category
LDF095	Waverley Park Holiday Park	East Cowes	Deliverable
LDF264	Land off Whippingham Road and Crossways Road	Whippingham & Osborne	Developable

Fishbourne

Site Reference Number	Site Address	Ward	SHLAA Category
LDF018a	Land at Bourne Cottage, 9 Fishbourne Lane	Binstead & Fishbourne	Not Currently Developable
WF55	Ranalagh Drive	Binstead & Fishbourne	Developable

Freshwater

Site Reference Number	Site Address	Ward	SHLAA Category
LDF110	Land between Court Road and Spinfish Lane	Freshwater South	Developable
LDF111	Land between Spinfish Lane & Locksley Close/Queens Road	Freshwater South	Developable
LDF112	East of Locksley Close & south of Camp Road/Queens Road	Freshwater South	Developable
LDF140	Land to north of Bedbury Lane	Freshwater South	Developable
LDF208	Land adjacent Meadows, Colwell Road	Freshwater North	Developable
LDF222 (incorporates LDF107)	Land west of Regina Road	Freshwater North	Developable
LDF349	Land at Birch Close	Freshwater North	Developable
LDF387	Land at Crumwell, Church Place	Freshwater South	Developable
LDF487	West Wight Middle School	Freshwater South	Deliverable
LDF506	All Saints Primary School	Freshwater South	Developable

Godshill

Site Reference Number	Site Address	Ward	SHLAA Category
LDF049	Land at Deacons Nursery	Godshill & Wroxall	Developable
LDF061	Land at Munsley Farm	Godshill & Wroxall	Developable
LDF450 (incorporates LDF224)	Land south and west of Godshill, off Whitwell Road	Godshill & Wroxall	Developable

Gurnard

Site Reference Number	Site Address	Ward	SHLAA Category
LDF063	Land to rear of Oaklands Lodge, Worsley Road	Cowes West & Gurnard	Deliverable
LDF184	Part of Dottens Farm, Woodvale Road	Cowes West & Gurnard	Deliverable
LDF235	Land at Gurnard Farm, Cockleton Lane	Cowes West & Gurnard	Deliverable
LDF382 (incorporates LDF456)	Land rear of The Glen, Worsley Road	Cowes West & Gurnard	Deliverable
LDF383	Land at Baring Road and Tuttons Hill	Cowes West & Gurnard	Deliverable

Havenstreet & Ashe

Site Reference Number	Site Address	Ward	SHLAA Category
LDF006a	Coppid Hall Farm	Havenstreet, Ashe & Haylands	Developable
LDF006b	Coppid Hall Farm	Havenstreet, Ashe & Haylands	Developable

Site Reference Number	Site Address	Ward	SHLAA Category
LDF100	Land at Binstead	Binstead & Fishbourne/ Havenstreet, Ashey & Haylands	Deliverable
LDF216	Land at Sans Souci, Main Road	Havenstreet, Ashey & Haylands	Deliverable
LDF406	Land at Leopards Farm, Speeds Lane	Havenstreet, Ashey & Haylands	Developable

Lake

Site Reference Number	Site Address	Ward	SHLAA Category
LDF068a	Land at Black Pan Farm/Scotchells Brook	Lake North	Developable
LDF068b	Land adjoining Lake Common Road and Lake Common	Lake North	Deliverable
LDF096	Land west of Whitecross Lane	Lake South	Deliverable
LDF104	Land at Merrie Gardens Farm	Lake South	Deliverable
LDF229	Spithead Business Centre	Lake South	Deliverable
LDF500	Broadlea Primary School	Lake North	Deliverable

Nettlestone & Seaview

Site Reference Number	Site Address	Ward	SHLAA Category
LDF090 (incorporates LDF113)	Land at The Meadows, Priory Drive	Nettlestone & Seaview	Developable
LDF097	Gibb Well Field, off Seaview Lane	Nettlestone & Seaview	Developable
LDF218	Land west of Nettlestone and south of Nettlestone Hill	Nettlestone & Seaview	Developable
LDF280a	Land at Eddington Road	Nettlestone & Seaview	Developable
LDF280b	Land at Eddington Road	Nettlestone & Seaview	Developable
LDF370	Land at Puckpool Hill	Nettlestone & Seaview	Deliverable
LDF372 (incorporates LDF356)	Harcourt Sands, Puckpool Hill	Nettlestone & Seaview	Deliverable
LDF397	Land at Brading Road	Nettlestone & Seaview	Deliverable
LDF435	Land off the north western side of Seaview Lane	Nettlestone & Seaview	Developable
LDF452	Land adjacent Priory Bay Hotel	Nettlestone & Seaview	Developable
LDF460	Barnsley Farm, Bullen Road	Nettlestone & Seaview/ Brading, St Helens & Bembridge	Developable

Newchurch

Site Reference Number	Site Address	Ward	SHLAA Category
LDF083	Land off Ventnor Road, Apse Heath	Arreton & Newchurch	Developable
LDF084	Land off Newport Road, Apse Heath	Arreton & Newchurch	Developable
LDF141	Greentiles Nursery, Winford Road	Arreton & Newchurch	Not Currently Developable
LDF296	31 Ventnor Road, Apse Heath	Arreton & Newchurch	Developable
LDF312	Land to rear of Laurels, High Street	Arreton & Newchurch	Developable
LDF477 (incorporates LDF182)	Popes Farm, High Street	Arreton & Newchurch	Developable

Newport

Site Reference Number	Site Address	Ward	SHLAA Category
LDF001a	Dodnor Farm, Dodnor Lane	Parkhurst	Deliverable
LDF001c	Dodnor Farm, Dodnor Lane	Parkhurst	Deliverable
LDF020	Land between Buckbury Lane and Long Lane	Newport East	Deliverable
LDF028	Land adjacent Bank Cottage, Dodnor Lane	Parkhurst	Deliverable
LDF046	Clover Cottage, Stag Lane	Parkhurst	Deliverable
LDF051	Land off Gunville Road	Carisbrooke	Deliverable
LDF065	West of Gunville House, Carisbrooke	Carisbrooke	Deliverable
LDF071	Land to south west of Little Kitbridge, Gunville	Parkhurst	Deliverable
LDF072	Land off Gunville Road	Parkhurst	Deliverable
LDF085 (overlaps with LDF395)	Land at Little Kitbridge, Newport	Parkhurst/Newport West/Newport Central	Deliverable
LDF103 [incorporates LF067, LDF126 (partial), LDF394, LDF458 (employment) & LDF541]	Horsebridge Hill	Parkhurst	Deliverable
LDF124 (incorporates LDF384)	Land at Staplers Heath, off Staplers Road	Newport North	Deliverable
LDF125	Land at Burnt House Lane & Pan Lane	Newport East	Deliverable
LDF127a	Land at Hunters Way, off Staplers Road	Newport North	Developable
LDF127b	Land at Hunters Way, off Staplers Road	Newport North	Deliverable
LDF154	Pan Down	Newport East	Developable
LDF173	Land to south west of Buckbury Lane	Newport East	Deliverable
LDF212	Land at Great Pan Farm	Newport East	Deliverable
LDF219	St Georges Park, St Georges Way	Newport East	Deliverable
LDF241	Land opposite Carisbrooke High School	Newport West	Deliverable

Site Reference Number	Site Address	Ward	SHLAA Category
LDF244	St George's School, Watergate Road	Newport East/ Newport South	Deliverable
LDF281 (incorporates LDF413)	Medina Centre, Treeside & Medina House School, Staplers Road	Newport East	Deliverable
LDF301	Land east of Gunville Road	Newport West/ Carisbrooke	Deliverable
LDF316	Land east of Gunville Road	Newport West/ Carisbrooke	Deliverable
LDF330	Land at New Fairlee Farm	Newport North	Deliverable
LDF333	Land to the north of Parkhurst Prison	Parkhurst	Deliverable
LDF334	Quarry View, Camp Hill	Parkhurst	Deliverable
LDF335	Land rear of 8-11 Miller Close, north of Lonsdale Avenue	Parkhurst	Deliverable
LDF336	Land rear of Albany View	Parkhurst	Deliverable
LDF337	Land rear of 24-43 Rooke Street, west of Miller Close	Parkhurst	Deliverable
LDF342	Land north of Nicholson Street, adjacent 23 Rooke Street	Parkhurst	Deliverable
LDF353	Land to west of Broadwood Lane, Gunville	Carisbrooke	Deliverable
LDF357	Little Fairlee Farm	Newport North	Deliverable
LDF365	Land to rear of 155a-183a Staplers Road	Newport North	Deliverable
LDF391 (overlaps with LDF439 and incorporates NZ)	Land at Worsley Road	Parkhurst/Newport Central	Deliverable
LDF395 (overlaps with LDF085)	Land west of Sylvan Drive	Newport Central/ Newport West	Deliverable
LDF415 (overlaps with LDF136)	Land to the south of Fairlee Sewerage Plan, Fairlee Road	Newport North	Deliverable
LDF492	Hunnyhill Primary School	Parkhurst	Deliverable
LDF514	Barton Primary School, Barton Road/Royal Exchange	Newport East	Deliverable
LDF520	Prices Garage, Pan Lane	Newport East	Not Currently Developable
LDF521	Isle of Wight Pet Centre, Watergate Road	Newport South	Not Currently Developable
N11	Moreys, 81-117 Medina Avenue	Newport East	Deliverable
N16	Moreys site, Trafalgar Road	Newport South	Deliverable
N41	15-17 St James Street	Newport Central	Deliverable
N43	Post Office Counters, High Street	Newport Central	Deliverable
N66	Land rear of 17-33 Staplers Road	Newport North	Deliverable

Niton & Whitwell

Site Reference Number	Site Address	Ward	SHLAA Category
LDF040e	Land off Chatfeild Road, Niton	Chale, Niton & Whitwell	Developable
LDF101	Land off Ventnor Road, Whitwell	Chale, Niton & Whitwell	Developable
LDF155	Land off Slay Lane, Whitwell	Chale, Niton & Whitwell	Developable
LDF299	Land south of Kemming Road, Whitwell	Chale, Niton & Whitwell	Not Currently Developable
LDF354	Land west of Bannock Road, Whitwell	Chale, Niton & Whitwell	Developable
LDF396	The Coach House, Nettlecombe Lane, Whitwell	Chale, Niton & Whitwell	Developable
LDF424	Niton Manor Farm, Blackgang Road, Niton	Chale, Niton & Whitwell	Developable

Northwood

Site Reference Number	Site Address	Ward	SHLAA Category
C164	Wyatts Lane	Cowes South & Northwood	Deliverable
LDF050	Land at Pallance Road	Cowes South & Northwood	Deliverable
LDF150	Land rear of Harry Cheek Gardens	Cowes South & Northwood	Deliverable
LDF234	Somerton Farm	Cowes South & Northwood	Deliverable
LDF277a	Medham Farm	Cowes South & Northwood	Deliverable
LDF308	Land rear of 84 Wyatts Lane	Cowes South & Northwood	Deliverable
LDF323	Chawton Farm, Chawton Lane	Cowes South & Northwood	Deliverable

Rookley

Site Reference Number	Site Address	Ward	SHLAA Category
LDF171	Rookley Industrial Estate	Central Wight	Deliverable
LDF442	Land at Rookley Green on east side of Niton Road	Central Wight	Developable

Ryde

Site Reference Number	Site Address	Ward	SHLAA Category
LDF002	Land off Quarry Road	Ryde South/ Havenstreet, Ashey & Haylands	Deliverable
LDF036	Land rear of Bettsworth Lodge, Lower Bettsworth Road	Havenstreet, Ashey & Haylands	Deliverable
LDF038	Stone Cottage, Pitts Lane, Binstead	Binstead & Fishbourne	Deliverable
LDF054 (incorporates LDF007, LDF156 & LDF464)	Land to west of Westridge known as Pennyfeathers	Ryde East/Brading, St Helens & Bembridge/ Havenstreet, Ashey & Haylands	Deliverable
LDF087	Land at Rosemary Lane	Havenstreet, Ashey & Haylands	Deliverable
LDF100	Land at Binstead	Binstead & Fishbourne/ Havenstreet, Ashey & Haylands	Deliverable
LDF129	Land at Haylands Manor, Corbett Road	Havenstreet, Ashey & Haylands	Developable
LDF220	Land north of Bullen Road and east of Marlborough Road	Ryde East	Deliverable
LDF225	Appley Manor Hotel, Appley	Ryde East	Deliverable
LDF371 (incorporates LDF221)	Rosemary Vineyard & Sharon Orchard, Rosemary Lane	Havenstreet, Ashey & Haylands	Deliverable
LDF403	Land rear of the Old Rectory, off Pitts Lane, Binstead	Binstead & Fishbourne	Deliverable
LDF433	Clark Masts Systems Ltd, 18-20 Ringwood Road	Ryde West	Deliverable
LDF461	Paddock Chase & Rectory Cottage, Pitts Lane, Binstead	Binstead & Fishbourne	Deliverable
LDF463	Busy Bee Garden Centre, Brading Road	Ryde East	Deliverable
LDF481	Swanmore Middle School, Bettsworth Road	Havenstreet, Ashey & Haylands	Deliverable
LDF515	OS parcel 5691, land south of Quarr Hill and west of Newnham Lane, Binstead	Binstead & Fishbourne	Deliverable
NE03	62/70 Hillrise Avenue	Ryde West	Deliverable

Sandown

Site Reference Number	Site Address	Ward	SHLAA Category
LDF009	Land at Morton Brook	Sandown South	Deliverable
LDF190c	Culver Parade	Sandown North	Developable
LDF201	Land adjacent Perowne Way	Sandown South	Developable

Shalfleet

Site Reference Number	Site Address	Ward	SHLAA Category
LDF014	Land west of Shalfleet	West Wight	Developable
LDF060b	Manor Farm, Top Road, Wellow	West Wight	Developable
LDF160	Land at Coopers Lane and Main Road, Wellow	West Wight	Developable
LDF161a	Land fronting Thorley Street	West Wight	Developable
LDF162	Land south of Wellow Top Road	West Wight	Not Currently Developable
LDF217	Land north of Main Road, Newbridge	West Wight	Developable
LDF436	Land to south & west of Lower Calbourne Mill, Newbridge	West Wight	Not Currently Developable

Shanklin

Site Reference Number	Site Address	Ward	SHLAA Category
LDF269	Former Spa Hotel site, Esplanade	Shanklin South	Deliverable
LDF449	Land to rear of 96 & 98 & adjacent 94d Victoria Avenue	Shanklin South	Developable

St Helens

Site Reference Number	Site Address	Ward	SHLAA Category
LDF109	Guildford Park Caravan Site	Brading, St Helens & Bembridge	Not Currently Developable
LDF186	Fakenham Farm, Eddington Road	Brading, St Helens & Bembridge	Developable
LDF278	Land off St Michaels Road	Brading, St Helens & Bembridge	Developable
LDF434	Land off Eddington Road (opposite Fakenham Farm)	Brading, St Helens & Bembridge	Not Currently Developable

Totland

Site Reference Number	Site Address	Ward	SHLAA Category
LDF238	Land adjacent Fort Warden Road	Totland	Developable
WW04	Land off Court Road	Totland	Developable

Ventnor

Site Reference Number	Site Address	Ward	SHLAA Category
LDF228	Steephill Down Road	Ventnor West	Deliverable
LDF485	St Margarets Primary School	Ventnor West	Deliverable
SE105	Ventnor Industrial Estate, off Mitchell Avenue	Ventnor East/ Ventnor West	Deliverable

Whippingham

Site Reference Number	Site Address	Ward	SHLAA Category
LDF351	Former SARO works, Folly Lane	Whippingham & Osborne	Not Currently Developable

Wootton Bridge

Site Reference Number	Site Address	Ward	SHLAA Category
LDF003	Land between The Spinney & The Linhay, Park Road	Wootton Bridge	Developable
LDF108	Land at Reynard Kennels, Farm Lane	Wootton	Developable
LDF166	Land adjoining Lushington Hill & Hunters Way	Wootton Bridge	Developable
LDF393 [overlaps with LDF324 (minerals site)]	Land adjacent 79 Palmers Road	Wootton Bridge	Developable
LDF471 (incorporates LDF121 and LDF390)	29 & 31 Lushington Hill	Wootton Bridge	Developable

Wroxall

Site Reference Number	Site Address	Ward	SHLAA Category
LDF189	Baycroft Farm, West Street	Godshill & Wroxall	Not Currently Developable
LDF427	Land at St John's Road	Godshill & Wroxall	Developable

Yarmouth

Site Reference Number	Site Address	Ward	SHLAA Category
LDF161a	Land fronting Thorley Street, Thorley	West Wight	Developable
LDF161b	Land fronting Thorley Street, Thorley	West Wight	Developable

Annex 3 – Sites Now Removed

Cowes

Site Reference Number	Site Address	Ward	SHLAA Category
C150	Pine Tree Close	Cowes West & Gurnard	Removed

East Cowes

Site Reference Number	Site Address	Ward	SHLAA Category
LDF078a	Land at GKN, Kingston	Whippingham & Osborne	Removed

Nettlestone & Seaview

Site Reference Number	Site Address	Ward	SHLAA Category
LDF470	Land rear of The Copse, Eddington Road	Nettlestone & Seaview	Removed

Newport

Site Reference Number	Site Address	Ward	SHLAA Category
LDF509	Land adjacent to Pan Extension	Newport East	Removed
LDF510	Land adjacent to Pan Extension, off Staplers Road	Newport East	Removed
LDF511	Land to south of Pan Extension, off Pan Lane	Newport East	Removed

Northwood

Site Reference Number	Site Address	Ward	SHLAA Category
C163	Wyatts Lane, Northwood	Cowes South & Northwood	Removed

Shanklin

Site Reference Number	Site Address	Ward	SHLAA Category
LDF267	Land off Josephs Way, Sibden Hill	Shanklin	Removed

Yarmouth

Site Reference Number	Site Address	Ward	SHLAA Category
LDF462 (incorporates LDF239)	Land adjacent & accessed off Bouldnor Mead, adjacent playing fields	West Wight	Removed

Annex 4 – Sites Now Withdrawn

Site Reference Number	Site Address
LDF075	Land rear of The Lodge, Chillerton
LDF179	Land adjacent Downedge, The Mall, Brading
LDF459	Land rear of Sandstones, Hollis Drive, Brighstone