

# Assessment of the Potential for Mineral Sites on the Island

Site Options Report  
Appendices C - F



October 2010



ISLE *of*  
WIGHT  
COUNCIL

---

## Copyright and Non-Disclosure Notice

The contents and layout of this report are subject to copyright owned by Entec (© Entec UK Limited 2010) save to the extent that copyright has been legally assigned by us to another party or is used by Entec under licence. To the extent that we own the copyright in this report, it may not be copied or used without our prior written agreement for any purpose other than the purpose indicated in this report.

The methodology (if any) contained in this report is provided to you in confidence and must not be disclosed or copied to third parties without the prior written agreement of Entec. Disclosure of that information may constitute an actionable breach of confidence or may otherwise prejudice our commercial interests. Any third party who obtains access to this report by any means will, in any event, be subject to the Third Party Disclaimer set out below.

---

## Third-Party Disclaimer

Any disclosure of this report to a third-party is subject to this disclaimer. The report was prepared by Entec at the instruction of, and for use by, our client named on the front of the report. It does not in any way constitute advice to any third-party who is able to access it by any means. Entec excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage howsoever arising from reliance on the contents of this report. We do not however exclude our liability (if any) for personal injury or death resulting from our negligence, for fraud or any other matter in relation to which we cannot legally exclude liability.

---

## Document Revisions

No.	Details	Date
V1	Draft to client	04.10.10
V2	Final	14.10.10





---

**Report for**

Ollie Boulter/Chris Mills, Planning Policy  
Isle of Wight Council  
Seaclose Offices  
Fairlee Road, Newport  
Isle of Wight PO30 2QS

## Isle of Wight Council

### Assessment of the Potential for Mineral Sites on the Island

---

**Main Contributors**

Jon Brown  
Michael Greslow  
Clare Heeley  
Tim Perkins

Site Options Report – Appendices C-F

October 2010

---

**Issued by**

Entec UK Limited



Clare Heeley

---

**Approved by**

Tim Perkins

---

**Entec UK Limited**

Pacific House  
Imperial Way  
Reading RG2 0TD  
England  
Tel: +44 (0) 1183 775600  
Fax: +44 (0) 1183 775610

Doc Reg No.

h:\projects\24810 iow minerals sites assessment\040 design\stage 4  
report\final report\mineral site report final issued 14.10.10.doc



Certificate No. FS 13881



Certificate No. EMS 69090

In accordance with an environmentally responsible approach,  
this document is printed on recycled paper produced from 100%  
post-consumer waste, or on ECF (elemental chlorine free) paper





## Appendix C Workshop Information



# Entec

*Creating the environment for business*



## Appendix C

## Assessment of the potential for minerals sites on the Isle of Wight

### Stakeholder Workshop

**Date:** 5<sup>th</sup> March 2009

**Venue:** Bargeman's Rest Little London Quay, Newport

**Time:** 1-4:30pm

### AGENDA

13:00-13:10 Registration/Refreshments

13:10-13:30 Introduction and Context for the workshop– Isle of Wight Council (IWC)  
Planning Policy Team

13:30-13:45 Minerals assessment approach – Entec UK Ltd

13:45 -14:00 Highways PFI – IWC

14:00 –14:15 Q&A – IWC

14:15-14:45 **Discussion topic 1:** Mineral reserves on the island –economic  
viability for extraction

14:45-15:00 *Tea/Coffee Break*

#### **Break out groups**

15:00–16:00 **Discussion topic 2:** Assessment criteria

16:00–16:15 Feedback session

16:15–16:30 Next Steps

## **Minerals workshop**

### **Present:**

Fiona Hanna	AONB Lead Officer Isle of Wight AONB Partnership
Nicky Downer	AONB Planning Officer Isle of Wight AONB Partnership
Steve Cornwell	Area Team Leader Planning Services
Helen Ash	Cheverton Aggregates
James Hewitt	Cheverton Aggregates
Peter Ash	Cheverton Aggregates
James Attrill	Christopher Scott Chartered Surveyors and Development Consultants
Paul Read	Duxmore Chalkpit
David Butler	Duxmore Chalkpit
Jay Jayasundara	Highways PFI Project Director
Brian Tucker	IW Aggregates
Roger Morgan	Knighton Sandpit
Ben Morgan	Knighton Sandpit
Steve Burton	Operations Manager Bardon Vectis
Dave Moore	Planning Projects Team Leader
Colin Pope	Senior Ecology Officer   Parks and Countryside
John Cook	Shorwell Chalk Pit
Ralph Cook	Shorwell Chalk Pit
Glen Draper	Shorwell Sand Pit
Peter Taylor	Traffic Manager Highways and Transport Service
Chris Wells	Transport Policy Manager Highways and Transport Service
Mr G Gidlow	Blackhouse Quay

### **Apologies:**

Nick Radford	Natural England
Andrew Bromley	Planning Officer Quarry Products Association
Simon McFarlane	Planning Liaison Officer Solent and South Downs Area Environment Agency
Laura Short	Team Leader Solent and South Downs Area Environment Agency
Steve Williams	Regional Planner English Heritage
Matthew Chatfield	Parks & Countryside Manager Isle of Wight Council

### **Failed to attend:**

Chris Brammall	Economic Development Project Manager Isle of Wight Economic Partnership
Nigel Bennett	HJ Bennett
Ruth Waller	Isle of Wight County Archaeologist
Rowena von Albedyhll	Cheverton Aggregates

### **Did not respond:**

Owen Cambridge	Planning Archaeologist Isle of Wight Council
----------------	--



David Booth	Conservation & Design Team Leader	Planning Services
Barry Cooke	Property Services	
Keith Jolliffe	Principal Highways Development Control Engineer	
(Mrs) Alex Russell	Rights of Way Manager	
	Rights of Way	
Stephen Hutt	Curator of Geology	
Trevor Price	Community Learning Officer	

### **IWC Planning Policy and Entec**

Bill Murphy	Head of Planning Services
Wendy Perera	Planning Policy Manager
Chris Mills	Planning Policy Officer
Dawn Cooper	Planning Policy Officer
Lisa Scovell	Planning Policy Officer
Clare Heeley	Entec
Tim Perkins	Entec

**Minerals Workshop 05.03.09**

**Isle of Wight Council and Entec**

**Discussion Topic 2: Assessment Criteria**

**1. Protecting biodiversity, geodiversity and soil resources**

Group discussion feedback	Response
<p><b>Group 1</b></p> <ul style="list-style-type: none"> <li>• Minerals development can deliver biodiversity</li> <li>• Issue regarding knowledge of distribution of agricultural land – uncertainty surrounding adequacy of data</li> </ul>	<p>The mapping of SSSIs as a discretionary criterion is not possible due to government guidance giving the sites a high level of protection. However where a site is found to have a SSSI designation within its boundaries (e.g small section of it) which has been excluded in the mapping exercise it will be considered as part of the site in the detailed assessment.</p>
<p><b>Group 2</b></p> <ul style="list-style-type: none"> <li>• Existing sites and operators on the whole not really affected by international nature conservation designations</li> <li>• Happy for European sites to be no go areas</li> <li>• SSSIs – some existing minerals sites are already within SSSIs however as an overarching approach happy for these areas to be excluded from future minerals development</li> <li>• Biodiversity should be protected not just designations – Council has a GIS layer of areas of biodiversity not just designations which are of value</li> <li>• With regard to agricultural land – not much Grade 1 land on the island except Arretton Valley</li> <li>• Reinstatement of agricultural land is possible</li> </ul>	<p>Assessing sites in terms of the loss of best and most versatile agricultural land will use the best available data.</p> <p>We understand that restoration can bring biodiversity benefits. Potential restoration options of sites will initially be considered as part of the detailed site assessments. Further investigation of options for restoration would be undertaken in latter stages of preparing the minerals and waste development plan and also in preparing the green infrastructure supplementary planning document. Some sites could be potential sites to form part of the island's green infrastructure. Detailed restoration plans are usually confirmed during the planning application process.</p>
<p><b>Group 3</b></p> <ul style="list-style-type: none"> <li>• SSSI designation – Prospect and St George's quarries are entirely within these designations</li> <li>• Should not be exclusionary but instead discretionary</li> <li>• Government guidance would say no to this so should be exclusionary</li> <li>• Restoration and aftercare are key factors</li> <li>• Opportunity for further habitat creation</li> </ul>	

## 2. Protecting landscape resources

Group discussion feedback	Response
<p><b>Group 1</b></p> <ul style="list-style-type: none"> <li>• needs to be a duty of care with the AONB in the first instance and then a pragmatic discretionary approach</li> <li>• different impacts of existing sites/extensions and new/virgin sites – should be treated differently</li> <li>• scale – existing site might only work/be acceptable because of the scale which if an existing site were to change in scale might become unacceptable</li> <li>• rolling process of banking of land, working it and then restoration to agree end use</li> <li>• Heritage coast is defined not a designation and has a remit which includes access and enjoyment</li> <li>• Need to consider potential cumulative impacts</li> <li>• Temporary nature of operation and therefore impacts</li> </ul>	<p>We will initially undertake the mapping with the AONB as exclusionary and then if there are insufficient options to meet the Island requirements (including sub regional apportionment to meet sand and gravel) then the AONB will be considered to be discretionary.</p> <p>Cumulative impacts and impacts of scale and expansion would not be covered as part of this initial site selection assessment. This is likely to be a recommendation of the assessment for further consideration.</p> <p>We are mapping existing sites as potential locations for new areas of working.</p> <p>We will aim to identify the landscape character area of each site put forward however an assessment of potential impacts will not be covered by this site selection assessment. This is likely to be a recommendation of the assessment for more detailed study which is outside the scope of our assessment.</p>
<p><b>Group 2</b></p> <ul style="list-style-type: none"> <li>• Most existing sites are in the AONB and agreed therefore it is reasonable to have AONB as exclusionary and also discretionary</li> <li>• Would be beneficial to use existing or sites historically used as this is likely to have less impact</li> </ul>	
<p><b>Group 3</b></p> <ul style="list-style-type: none"> <li>• should AONB be exclusionary – not practical as can only work minerals where they occur</li> <li>• should be taking a common sense approach</li> <li>• topography – classification? Site specific issue – could look at landscape character assessment</li> </ul>	

### 3. Protecting water resources and reducing flood risk

Group discussion feedback	Response
<b>Group 1</b> <ul style="list-style-type: none"> <li>agree these should be discretionary</li> </ul>	<p>We will be consulting the Environment Agency regarding the criteria to be used to get their agreement on the approach.</p> <p>We have moved the most at risk source protection zone to the exclusionary category.</p>
<b>Group 2</b> <ul style="list-style-type: none"> <li>Compared with other exclusionary and discretionary splits it didn't seem logical to have SPZs as discretionary</li> <li>Would wish the Environment Agency (EA) to comment and give advice on this</li> </ul>	
<b>Group 3</b> <ul style="list-style-type: none"> <li>any chance of EA revising aquifer safeguarding zones/depths?</li> </ul>	

### 4. Protecting the historic environment

Group discussion feedback	Response
<b>Group 1</b> <ul style="list-style-type: none"> <li>should ancient woodland be historic landscape and woodland</li> <li>unknowns – ie archaeological finds</li> <li>unlikely to be registered battlefields on the island</li> <li>historic parks and gardens also a local list that should be discretionary</li> </ul>	<p>Removed registered battlefields as a criterion as there are no registered battlefields on the Island.</p> <p>Moved ancient woodland to nature conservation.</p> <p>We will aim to consider the sites and monuments record and Historic Environmental Action Plan when undertaking the detailed site assessment.</p>
<b>Group 2</b> <ul style="list-style-type: none"> <li>Don't think there are any registered battlefields on the island</li> <li>Potentially use the sites and monuments records for ensure other historical sites and archaeological finds are protected</li> </ul>	
<b>Group 3</b> <ul style="list-style-type: none"> <li>ancient woodland – more nature conservation?</li> <li>Also with archaeology have Historic Landscape Character and Historic Environmental Action Plan</li> </ul>	

**5. To ensure there are no land use conflicts and amenity is protected**

Group discussion feedback	Response
<p><b>Group 1</b></p> <ul style="list-style-type: none"> <li>• cumulative impact leading to statutory nuisance therefore environmental health</li> <li>• also other way round e.g safeguarding mineral sites</li> <li>• is a buffer zone always the most appropriate way of dealing with proximity issue – should be discretionary</li> <li>• purpose of buffer zone and also land ownership/ control of such zones</li> </ul>	<p>In response to the need to safeguard mineral sites, this site selection exercise will be providing the Council with mapping indicating minerals safeguarding areas which will be drawn from the British Geological Survey data.</p> <p>Would assess proximity of site/area to sensitive uses in accordance with the guidance in Minerals Planning Statement 1. We would consider each site according to the number and type of sensitive uses adjacent and nearby.</p>
<p><b>Group 2</b></p> <ul style="list-style-type: none"> <li>• considering proximity to sensitive land uses – appropriate for 100m buffer given policy guidance</li> <li>• could consider larger distance as part of assessing the merits of a site</li> </ul>	
<p><b>Group 3</b></p> <ul style="list-style-type: none"> <li>• should be assessed on a site by site basis</li> </ul>	

**6. To promote sustainable transport and ensure there is good site access**

Group discussion feedback	Response
<p><b>Group 1</b></p> <ul style="list-style-type: none"> <li>• highway access can be positive or negative</li> <li>• although access to the site may be a good, the route and end point may have impacts</li> <li>• what about ability to store materials</li> <li>• is transport for storage and holding or end use</li> <li>• PFI and use of roads</li> </ul>	<p>As part of the detailed site assessments we would liaise with the Council's highway department to get comments on the suitability of access and routeing. We will also be undertaking site visits where we can see possible options for access/its suitability for HGV traffic.</p> <p>We would also consider the proximity of mineral workings to wharfs in terms of needing to process imports not for exporting and consider the proximity to the strategic road network in the detailed site assessments.</p>
<p><b>Group 2</b></p> <ul style="list-style-type: none"> <li>• good to promote use of wharfage – this is a sustainable form of transporting mineral</li> <li>• issues of congestion and air quality on strategic road network should be considered</li> </ul>	

Group discussion feedback	Response
<ul style="list-style-type: none"> <li>Potential future AQMA at Coppins Bridge/Fairlee Road</li> </ul>	
<p><b>Group 3</b></p> <ul style="list-style-type: none"> <li>importance of the state of roads</li> <li>importance of the strategic road network in getting from A to B with heavy vehicles and freight</li> <li>SRN needs to be considered very important</li> </ul>	

## 7. To ensure the sites/areas are deliverable

Group discussion feedback	Response
<p><b>Group 1</b></p> <ul style="list-style-type: none"> <li>island context and proximity of mineral site to settlements for waste need</li> <li>not all mineral sites will be suitable for waste therefore do you prioritise those that are?</li> </ul>	<p>We will consider a range of possible restoration options of a site using information available. However options would require further assessment to determine whether they are suitable which will not be covered as part of this assessment.</p>
<p><b>Group 2</b></p> <ul style="list-style-type: none"> <li>minerals operators can assist in collating information on deliverability</li> </ul>	
<p><b>Group 3</b></p> <ul style="list-style-type: none"> <li>mineral operators will be going through a similar exercise to consider viability</li> </ul>	

## Refinement Criteria

Group discussion feedback	Response
<p><b>Group 1</b></p> <ul style="list-style-type: none"> <li>Who confirms these criteria and what will they be based upon?</li> <li>Land committed for development could still yield minerals – timing issues</li> <li>What is too small? Local context</li> <li>Resources considered too difficult to access is a commercial issue – may</li> </ul>	<p>We will agree the refinement criteria with Council planning officers and the statutory consultees.</p> <p>Understand that land committed for development could still yield mineral – matter of timing however there is uncertainty especially if the other development plans are advanced.</p>



Group discussion feedback	Response
change over time <ul style="list-style-type: none"> <li>• Proximity is repeating no. 5 but less</li> </ul>	We have removed access, size of site and proximity from the criteria.
<b>Group 2</b> <ul style="list-style-type: none"> <li>• no comments</li> </ul>	
<b>Group 3</b> <ul style="list-style-type: none"> <li>• no comments</li> </ul>	

Group discussion feedback	Response
<b>Group 1 Missing links?</b> <ul style="list-style-type: none"> <li>• Timescales</li> <li>• Practicalities of backfilling with inert waste</li> <li>• Gov bodies – stat consultees – nationally need to compromise with EA restrictions</li> <li>• Importance of smaller sites vis a vis landscape character</li> <li>• Section 7 haven't considered aftercare and alternative uses to backfilling with waste</li> </ul>	<p>We aim to consider the likely time a site will be available for extraction and how long extraction may take based on the best available information.</p> <p>Further assessment, not covered by the scope of our work, is likely to be required to address the other issues raised.</p>



## **Appendix D** **Initial GIS modelling approach and consultee responses to revised approach**



# Entec

*Creating the environment for business*



## Appendix D

# Proposed GIS Mapping Criteria

## 1. Introduction

The Isle of Wight Council has commissioned Entec to undertake an assessment of the potential for mineral sites on the Island. To undertake the minerals assessment Entec proposes to firstly use a ‘sieve’ based approach based on Geographical Information System (GIS) mapping. The approach broadly reflects the recent guidance issued by the *Planning Advisory Service- Local Development Options Generation and Appraisal (March 2008)*. For locational/site options the guidance recommends three broad sets of criteria:

Deliverability Criteria (e.g. Landownership, access, planning history);

Exclusionary Criteria (e.g. International biodiversity designations, AONB);

Discretionary Criteria (e.g. Local designations).

The detail of our approach is based on this overall framework but instead using positive, exclusionary and discretionary criteria.

We have reviewed national and regional policy relating to environmental constraints and minerals planning. This review has been used to determine and justify the exclusionary and discretionary criteria to be used in the GIS modelling, to ensure a robust methodology is employed. Entec has also considered the sustainability objectives of the Sustainability Appraisal for the Local Development Framework to ensure there is consistency.

## 2. Positive criteria

Positive criteria include areas where minerals development would be considered suitable and therefore form the base layer from which to identify new areas or sites. The minerals resource mapping data supplied by the British Geological Survey and data regarding existing minerals sites from the Council is proposed to be used as the base layer for the GIS model.

Base GIS layer	Justification	Source
Minerals resource areas	Minerals Planning Statement 1 (MPS1) states that Minerals Planning Authorities (MPAs) should ‘ <i>use the best available information on minerals resources within their areas</i> ’ in relation to the preparation of plans. The BGS minerals resource data defines areas of mineral resources of current or potential economic interest on the island. The mineral resources defined are natural concentrations of minerals, or bodies of rock that exhibit particular properties that make them suitable for specific uses and are present in sufficient quantity to be of economic interest as assessed by economic geologists at the BGS.	British Geological Survey (BGS)

Base GIS layer	Justification	Source
Existing minerals sites	MPS1 states MPAs should ' <i>consider the benefits, in terms of reduced environmental disturbance and more efficient use of mineral resources including full recovery of minerals, of extensions to existing mineral workings rather than new sites</i> '.	Council

### 3. Exclusionary Criteria

Exclusionary criteria are areas where minerals development would be unacceptable as a matter of policy. The first sieve of the mapping process will map exclusionary constraints on the positive base layer. This will identify potential mineral areas without exclusionary constraints. The following are the proposed exclusionary criteria:

Criteria to be mapped	Source	Justification	Relevant sustainability appraisal topic/objective
Special Areas of Conservation	Natural England	These designations are areas where minerals development would be considered unacceptable as these are protected sites for nature conservation of international importance.	Biodiversity, flora and fauna
Special Protection Areas	Natural England	Planning Policy Statement 9 (PPS9) refers to the fact that these are the most important sites for biodiversity and are afforded statutory protection.	Biodiversity, flora and fauna
Ramsar sites	Natural England		Biodiversity, flora and fauna
Sites of Special Scientific Interest	Natural England	SSSIs are sites of national importance for nature conservation. PPS9 states that these ' <i>sites should be given a high degree of protection</i> ' when planning for new development.	Biodiversity, flora and fauna
National Nature Reserves	Natural England	NNRs are sites of national importance for nature conservation. PPS9 states that ' <i>In taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment</i> '.	Biodiversity, flora and fauna
Area of Outstanding Natural Beauty (AONB) (1 <sup>st</sup> sieve)	Natural England	This designation is of national importance for landscape and scenic beauty. Planning Policy Statement 7 (PPS7) states that ' <i>major developments should not take place in these designated areas, except in exceptional circumstance...applications for all such developments should be subject to the most rigorous examination</i> '. They will need to be shown to be in the public interest.	Landscape, archaeology and heritage



Criteria to be mapped	Source	Justification	Relevant sustainability appraisal topic/objective
Source Protection Zone 1	Environment Agency	Environment Agency Groundwater Policy GP3 Part 4 states ' <i>many activities result in physical disturbance to aquifers. Examples include mining</i> '. Policy P6-8 states ' <i>within SPZ1 we will normally object in principle to any planning application for a development that may physically disturb an aquifer</i> '.	Water
Scheduled Monuments	English Heritage	MPS 1 states that MPAs should ' <i>adopt a presumption in favour of the preservation listed buildings, nationally important archaeological remains (including scheduled ancient monuments) in situ and their settings, if mineral proposals would cause damage or have a significant impact on them, unless there are overriding reasons of national importance for the development to proceed</i> '.	Landscape, archaeology and heritage
Listed Buildings (Grade I and II*)	Council		Landscape, archaeology and heritage
Registered Historic Parks and Gardens	English Heritage	Planning Policy Guidance 15 (PPG15) states that local planning authorities should ' <i>protect registered parks and gardens in preparing development plans and in determining planning applications</i> '. This also extends to registered historic battlefields.	Landscape, archaeology and heritage
Adopted Unitary Development Plan (UDP) allocations /Emerging Core Strategy allocations (excluding existing minerals sites and proposed minerals sites)	Council	Sites and areas which have already been allocated for conflicting land use development (e.g. residential, retail, community) in the UDP will be unacceptable for minerals development as this will be a departure from local planning policy. Sites and areas identified for development other than minerals in the emerging Core Strategy are unlikely to be deliverable.	

#### 4. Refinement Criteria

After applying the exclusionary criteria in the GIS modelling we will need to apply refinement criteria to remove areas considered unsuitable for further assessment and produce a long list of realistic options to take forward to the next sieve.

The following are the proposed refinement criteria to be applied before the discretionary sieve is undertaken.

Refinement Criteria	Source	Justification	Relevant sustainability appraisal topic/objective
Mineral already worked out	Minerals operators; BGS; Council monitoring data	National objective for minerals planning set out in MPS1:  <i>'to secure adequate and steady supplies of minerals needed by society and the economy'</i>	Economic performance
Land sterilised/committed to development	Aerial photography; Council officers local knowledge; UDP proposals map	Planning Policy Statement 12 (PPS12) indicates that in order for development plan documents (DPD) to be effective they must be deliverable. This would apply to sites allocated in the forthcoming Minerals and Waste DPD for the Isle of Wight.	

## 5. Discretionary Criteria

Using the long list of potential mineral development areas identified under the first phase sieve, for each mineral type, we would overlay discretionary constraints. Discretionary criteria are constraints which *may* rule out minerals development as a matter of policy. This second sieve would identify potential mineral sites/areas without exclusionary and discretionary constraints.

The following are the proposed discretionary criteria to be mapped:

Criteria to be mapped	Source	Justification	Relevant sustainability appraisal topic/objective
Area of Outstanding Natural Beauty (AONB) (2 <sup>nd</sup> sieve if no sites are found)	Natural England	Although this designation is of national importance for landscape and scenic beauty, the designation covers 50% of the Island's land area. Planning Policy Statement 7 (PPS7) states that 'major developments should not take place in these designated areas, except in exceptional circumstances'. If after the exclusionary sieve there are no realistic deliverable options identified then the AONB could be considered discretionary.	Landscape, archaeology and heritage
Heritage Coast	Natural England	The Heritage Coast is a non statutory designation defined to protect coastline of special scenic and environmental value and promote access and enjoyment. Minerals development should therefore be avoided here.	Landscape, archaeology and heritage
Local Nature Reserves	Council	MPS1 states that MPAs should ' <i>consider carefully mineral proposals within or likely to affect regional and local sites of biodiversity, geodiversity, landscape, historical and cultural heritage</i> '.	Biodiversity, flora and fauna
Sites of Importance for Nature Conservation	Council		Biodiversity, flora and fauna
Regionally important geological sites	Council		Biodiversity, flora and fauna

Criteria to be mapped	Source	Justification	Relevant sustainability appraisal topic/objective
Aquifers	Environment Agency	MPS 1 states that MPAs should <i>'consider, in association with the Environment Agency, the potential for mineral developments, individually or cumulatively, to affect the flow, quality and quantity of surface and groundwater supplies and the water table, taking account of best available options in preventing leachate generation and water pollution'</i> .	Water
Source Protection Zones 2 and 3	Environment Agency		Water
EA Flood Zones 2 and 3	Environment Agency	In addition they should <i>'ensure, in association with the Environment Agency, that in areas at risk of flooding, mineral extraction proposals do not have a significant adverse impact on flood flows or flood storage capacity. Operators should demonstrate that mineral working should not materially increase the risk of flooding at other properties or locations and where practicable'</i> .  The suitability of locations in relation to flooding should also be a consideration. PPS25 advocates the use of the sequential test to identify sites for development which seeks to place development in flood zone 1 where possible. Development should therefore be avoided in flood zone 2 and 3, where possible. The EA has classified minerals working and processing (except for sand and gravel working) as less vulnerable uses and therefore permitted in flood zone 3a. Sand and gravel workings are deemed water-compatible development and therefore are permitted in flood zone 3b.	Water/Climate Change Adaptation
Conservation Area	Council	MPS1 states that MPAs should <i>'consider carefully mineral proposals within or likely to affect regional and local sites of biodiversity, geodiversity, landscape, historical and cultural heritage'</i> .	Landscape, archaeology and heritage
Ancient Woodland	Council	PPS9 states that Ancient Woodland is <i>'a valuable biodiversity resource and once lost it cannot be recreated. Therefore planning authorities should not grant planning permission for any development that would result in its loss or deterioration unless the need for, and benefits of, the development in that location outweigh the loss of the woodland habitat.'</i>  MPS1 also states that MPAs must ensure they <i>'do not permit mineral proposals that would result in the loss or deterioration of ancient woodland, not otherwise statutorily protected, unless the need for, and benefits of, the development in that location outweigh the loss of the woodland habitat'</i>  Development is therefore not precluded, however where possible loss of ancient woodland should be avoided.	Landscape, archaeology and heritage

---

*Author: Clare Heeley*



.....

*Reviewer: Tim Perkins*



.....

**Copyright Notice**

The contents and layout of this Technical Note are subject to copyright owned by Entec (© Entec UK Limited 2009) save to the extent that copyright has been legally assigned by us to another party or is used by Entec under licence.

**Third Party Disclaimer**

Any disclosure of this Technical Note to a third party is subject to this disclaimer. The Technical Note was prepared by Entec at the instruction of, and for use by, our client. It does not in any way constitute advice to any third party who is able to access it by any means. Entec excludes to the fullest extent lawfully permitted all liability for any loss or damage howsoever arising from reliance on the contents of this Technical Note. We do not however exclude our liability (if any) for personal injury or death resulting from our negligence, for fraud or any other matter in relation to which we cannot legally exclude liability.

## Summary of consultation responses for the revised GIS sieving methodology

Consultee	Response Date	Response Summary
Isle of Wight AONB Partnership	25 September 2009 13 May 2010	The Partnership commented that they understood that there is a need for some mineral extraction sites within the AONB however this should only be in exceptional circumstances and subject to rigorous assessment in accordance with MPS1. They recognised the need to remove the AONB constraint layer from the sieving approach as sites outside the AONB are unlikely to yield the amount of minerals required. The Partnership would wish to see potential environmental mitigation, remediation and restoration of sites considered to ensure the conflict between the need for mineral extraction and the AONB is addressed. They advocate to any organisation, either a developer, agent or consultant, to work closely with the AONB Partnership in any undertaking within the protected landscape.
Environment Agency	08 October 2010	The EA responded confirming they were happy for the principal aquifers layer to be removed as a screen. The EA would require a site specific risk assessment to demonstrate that the risks that these activities pose to groundwater quality and quantity are acceptable. The EA would therefore require developers to accord with their groundwater policies in particular P6-7, P6-9 and P6-11. These policies include a requirement for developers proposing schemes that pose a risk to groundwater resources to provide an acceptable hydrogeological risk assessment.
South East of England Partnership Board	15 and 19 February 2010	SEEPB noted that the South East Plan recognises that the extent of environmental constraints in the region is likely to cause difficulties in maintaining minerals reserves, especially if provision for regional land-won aggregates is to be maintained in line with national guidance. The Plan requires sufficient demonstration that any consideration of extraction or processing of mineral within the AONB has been made under exceptional circumstances and that the minerals production process will not conflict with the aim of conserving and enhancing the natural beauty of AONBs. Based on the evidence presented SEEPB considered the Isle of Wight's case with regards to mineral extraction to be 'exceptional circumstances' given the extent of the AONB on the Island. Therefore the approach of widening the search for potential sites in the AONBs was considered to be justified.
Secretary of South East of England Regional Aggregates Working Party	23 January 2010	Confirmed that the revised approach appeared appropriate if sufficient reserves and resources outside the AONB designation could not be identified. Identified that there should be sufficient assessment of the unconstrained areas which industry/landowner had not expressed an interest in.
Government Office for the South East	15 February 2010	GOSE commented that they remained hopeful that the SoS Proposed Changes to the South East Plan policy M3 would be out soon and this should then be able to inform the IOW DPDs.  With regards to commercial confidentiality, GOSE confirmed that parties unable or unwilling to share information required to assist with the production, testing or implementation of LDFs should be strongly challenged by the local authority. If parties still fail to cooperate the matter should immediately be raised with GOSE and PINS.  GOSE commented that they were unclear why there was no interest from mineral operators/ landowners for extracting mineral from the unconstrained areas and that the reasons should be ascertained and tested.
RSPB	13 May 2010	RSPB reviewed the draft paper and raised no objections in respect of the proposed changes.

Consultee	Response Date	Response Summary
Southern Water	13 May 2010	<p>Southern Water commented that they fully support the identification of Source Protection Zone 1 (SPZ1) as an exclusionary criterion as extraction in such areas would physically disturb the aquifer and is therefore wholly unacceptable. Southern Water also supports Source Protection Zones 2 and 3 (SPZ2 and SPZ3) as discretionary criteria. Mineral development in these zones will need to show that there is no adverse effect on groundwater flow or groundwater quality to be acceptable.</p>
Natural England	14 May 2010	<p>Natural England commented that the assessment process must give appropriate weight to the range of national, regional and local guidance. They indicated that the overall aim should be to meet the extraction requirements outside the AONB in the first instance and to steer development away from protected landscapes wherever possible. Within protected landscapes Natural England noted that the normal emphasis should be on small-scale proposals that are sustainably located and designed.</p> <p>NE commented that a rigorous approach in the appraisal of all options should be taken including full consideration of the 'unconstrained areas', as far as reasonably practicable. They set out in their response an approach to assessing the landscape impacts of mineral development. They noted that all options should take account of the potential for mitigation and environmental enhancement.</p> <p>Options should not be pursued which will result in unacceptable impacts on the AONB, in accordance with Section 85 Countryside and Rights of Way Act 2000, requiring the authority to conserve and enhance the natural beauty of the designated area and allocations should be kept under review in accordance with regional guidance.</p>
Mineral Products Association	3 June 2010	<p>The MPA commented that they broadly approve of the amended methodology and have never considered AONBs and flood risk to be absolute constraints for mineral production. The MPA noted that some minerals may be worked wet or dry meaning working may proceed without disturbance to an aquifer and could provide benefits to the water environment. In addition, working in areas of protected landscape can usually be designed to minimise adverse landscape effects and provide landscape enhancement when restored. They commented that consideration of resources which have been 'subject to economic and tenure appraisal' is supported.</p> <p>The MPA provides comments regarding the BGS data and its validity commenting that this data comprises inferred and indicated resources and there is a degree of uncertainty until detailed evaluation (drilling, logging and testing) has been undertaken. Sites that the industry has brought forward should always be the starting point for the allocation process. With regards to the size of areas the MPA recommends that the advice of the industry should be sought to determine the most likely minimum viable size of a site.</p>
English Heritage	14 June 2010	<p>EH commented that the 'exceptional' circumstances needing to prevail for major extraction within the AONB draws upon national guidance and is appropriate to the exercise. They agreed the need for rigorous assessment of landscape effects, given the potential for impact upon the AONB and that this must include impacts upon cultural heritage too. EH note that the most common irreversible impact on the historic environment from mineral extraction is upon archaeological remains. It is desirable that all potential impacts and their cumulative effects are comprehensively scoped and assessed, alongside opportunities for mitigation, however they accept that this is only practicable when considering detailed proposals.</p>



## Appendix E Site Assessment Matrices



# Entec

*Creating the environment for business*



## Appendix E

**Site Assessment Form**

**Site Name:** S1: Crockers Farm, Northwood

**Grid Ref.** – 448845, 92569

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	E	Greenfield Site without infrastructure	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	C	Assume the site would be accessed from the unmade track opposite the Agricultural Showground on A3020 Cowes Road, Newport. Access would require upgrading to facilitate regular HGV usage and the appropriate visibility splays provided.  There are no recognised constraints on the highway access subject to the comments above.	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	A3020 Cowes Road, Newport to the south of the assumed access is predominately residential in nature but is part of the SRN and as such already carried significant volumes of HGV traffic. The majority of traffic would be expected to travel southwards from the site to access other	Magic website / Local Highway Authority, opinion

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
					parts of the island. Given the site location it is not possible to avoid roads with residential frontage development.	
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = <500m from SRN B= >500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	A	The site is adjacent to the A3020	Magic website / Local Highway Authority
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)  A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	E  C	Luton Farm within 100m of western boundary. Number of dwellings within 250m of south eastern corner. Also a small farm house adjacent to eastern boundary	Magic Website/Aerial Photography
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction C = Availability of site unknown E = Landowner resistant to mineral extraction	A	Mineral operator proposes site for extraction. Operator owns part of the land, permission from other landowner has been given to operator to promote the site.	IOW Council LDF sources, operator consultation
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning	A = Existing/previous minerals planning permission/allocation	A	Part of the proposed site allocated within UDP for mineral extraction	UDP, draft Core Strategy, IOW Council LDF sources

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
		permissions	C = not allocated within the UDP E = Allocated for incompatible use (housing etc)			
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed E = No information available	A	Amount of sand and gravel has been provided.	IOW Council LDF sources, operator consultation
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	Site is within Northwood ward which has an unemployment rate of 5.1%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	Site is >1km from non industrial land use allocation	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km C = <5km and > 1km E = Within 1km of site boundary	C	Site is located approx. 1.5km west of Southampton & Solent Waters	Magic website/ GIS model
		SPAs		C	Site is located approx. 1.5km west of Southampton & Solent Waters	

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
		Ramsar		E	Site is located 900m north west of the Southampton & Solent Waters Ramsar	
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km C = <3km greater than or equal to 500m E = Within 500m	C	Site is located 900m north west of Dodnor Creek SSSI	Magic website
		NNRs		A	Site is >3km from NNR	
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	Site is >1km from SM	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		C	Site is located 485m south west of Church of St John the Baptist	
		Grade II*/II Listed Buildings		C	Site is located 136m north east of Crockers Farmhouse	
		Historic Parks and Gardens		A	Site is >1km from Historic Park and Garden	
		Nationally importance Archaeological Assets		A	Site is >1km from Nationally important asset	
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	C	Site is located within grade 3 agricultural land	Magic website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	C	Site is located 900m north west of Dodnor Creek LNR	Magic website/GIS model
		Ancient Woodland		C	400m east of the Ridge Copse Ancient Woodland	
		Regionally important geological sites		A	Site is >2km from RIGs	
		Sites of Importance for Nature Conservation		D	Site is 265m east of Ridge Copse SINC	
		BAP Priority Habitats		D	Site is 266m east of a BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	B	Site is 2.3km east of the AONB	Magic website
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	B	Site is 2.3km east of the Heritage Coast	Magic website
	To prevent adverse impacts on PRoW	PRoW (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	E	PRoW within the site	IOW Council web resource

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	C	Prehistoric flint scatter and prehistoric settlement enclosures of Regional importance located adjacent to western boundary	Historic Environment Record search
		Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	A	Site is >2km from CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A= site is in flood zone 1 B= > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is located within flood zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not located within SPZ	Environment Agency Website
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Site is located within a minor aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	A	Site is >13km of both airports	Magic website / Council



**Site Assessment Form**

**Site Name:** S2: Great Briddlesford Farm, Briddlesford (north west)

**Grid Ref.** – 453549,89800

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	E	Greenfield site	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	C	Site fronts on to Briddlesford Road although is also bounded by Bridleway N10 to south and Littletown Lane, an unmade road to the north, both of which have junctions with Briddlesford Road.  Access by HGVs would be acceptable, subject to mitigation in the form of properly designed junctions and improvements to the width of the bridleway.	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN C = likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	Briddlesford Road is part of the SRN. A proportion of traffic would need to travel through the village of Wootton but would again only likely to use strategic routes through the village.	Magic website / Local Highway Authority, opinion
	To promote	Distance from	A = <500m from SRN	A	Site is adjacent to	Magic website / Local



Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	economic development and employment.	age people by ward.	B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%		unemployment rate of 5.8%	grid reference. Used postcode to find ward data from <a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>  Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	Site is >1km from non industrial land use allocation	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km C = <5km and > 1km E = Within 1km of site boundary	E	Site is located 200m north of Briddlesford Copse SAC	Magic website , GIS model
		SPAs		C	Site is located 2km south and 3.3km east of Southampton & Solent SPA	
		Ramsar		C	Site is located 2km south and 3.3km east of Southampton & Solent Ramsar	
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km C = <3km greater than or equal to 500m E = Within 500m	E	Site is located 200m north west of Briddlesford Copse SSSI	Magic website
	NNRs	A		Site is >3km from NNR		

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	Site is > 1km from SMs	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		A	Site is > 1km from Grade I Listed Buildings	
		Grade II*/II Listed Buildings		B	Site is located 869m west of Great Briddlesford Farmhouse	
		Historic Parks and Gardens		A	Site is >1km from Historic Parks & Gardens	
		Nationally importance Archaeological Assets		A	Site is >1km from Nationally important asset	
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	C	Site is Grade 3 agricultural land	Magic website
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site	A	Site is >2km from LNR	Magic website/GIS model
		Ancient Woodland		D	Site located 250m north west of Briddlesford Copse Ancient Woodland	

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
		Regionally important geological sites	E = Within site	A	Site >2km from RIGs	
		Sites of Importance for Nature Conservation		D	Site located 180m north of Combley Great Wood SINC	
		BAP Priority Habitats		D	Site located 165m north east of BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	D	Southern boundary adjacent to AONB	Magic website
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	Site is >3km from Heritage Coast	Magic website
	To prevent adverse impacts on PRoW	PRoW (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	C	PRoW adjacent to southern boundary	IOW Council web resource
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	E	A stable, a dairy and farmhouse of regional importance within site	Historic Environment Record search

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	A	Site is >2km from CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A= site is in flood zone 1 B= > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is in Flood Zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not located within SPZ	Environment Agency Website
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Site is within a minor aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site is within 12km of Bembridge Airport and 6.5km of Sandown Airport	Magic website / Council

**Site Assessment Form**

**Site Name:** S3: Palmers Farm, Palmers Road, Wootton

**Grid Ref.** – 453984, 93102

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	E	Greenfield site without infrastructure	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	E	Site does not front directly onto public highway but an unadopted extension of Palmers Road, Wootton, along which all site traffic would have to travel.  It would be unacceptable for HGVs to access this site by virtue of the need to use Palmers Road, which is predominantly residential in nature. There is unlikely to be any acceptable mitigation.	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	Site can only be accessed by an unadopted and unmade road via Palmers Road, which is a residential road with full frontage development and significant on street parking.  Palmers Road at its southern end joins the A3054 Lushington Hill, Wootton	Magic website / Local Highway Authority, opinion

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
					which is part of the strategic road network. The junction is within the built up area of Wootton and therefore traffic from the site would impact upon the settlement albeit on roads designated as part of the SRN.  There are no alternative routes.	
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = <500m from SRN B = >500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	B	Site is located approx 850m from A3054	Magic website / Local Highway Authority
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution).  To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)  A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	E  E	Several dwellings and adjacent to of south eastern boundary  Wootton village within 250m of site boundary	Magic Website/Aerial Photography
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction C = Availability of site unknown E = Landowner resistant to mineral extraction	B	Landowner supports site for extraction	IOW Council LDF sources, operator consultation



Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP E = Allocated for incompatible use (housing etc)	C	Site not allocated in UDP	UDP, draft Core Strategy, IOW Council LDF sources
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed E = No information available	A	Estimated sand and gravel yield provided.	IOW Council LDF sources, operator consultation
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	Site located within Wootton ward which has unemployment rate of 4.6%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	Site >1km from non industrial land use allocation	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km C = <5km and > 1km E = Within 1km of site boundary	E	Site is 60m from Solent Martime SAC and 1.4km of Bridesford Copse SAC	Magic website
		SPAs		E	Southampton & Solent SPA 60m of the boundary	

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
		Ramsar		E	Southampton & Solent Ramsar approx 60m	
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km C = <3km greater than or equal to 500m E = Within 500m	E	Site boundary is 170m south of Kings Quay Shore SSSI	Magic website
		NNRs		A	Site is >3km from NNRs	
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	Site is >1km from SMs	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		A	Site is >1km from Grade I Listed Building	
		Grade II*/II Listed Buildings		C	Site is located 186m north west of Wootton Manor and St Edmunds Church	
		Historic Parks and Gardens		A	Site is >1km from Historic Parks & Gardens	
		Nationally importance Archaeological Assets		A	Site is >1km from Nationally important asset	
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	C	Site is within grade 3 agricultural land	Magic website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	A	Site is >2km from LNRs	Magic website/GIS model
		Ancient Woodland		D	Northern site boundary located adjacent to the south of Wallishill/Curlew Copse Ancient Woodland	
		Regionally important geological sites		A	Site is >2km from RIGs	
		Sites of Importance for Nature Conservation		D	Site is located 10m south of Wallishill Copse	
		BAP Priority Habitats		D	Site is located 10m south of BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	D	Northern site boundary is 90m south of the AONB	Magic website
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	>3km from Heritage Coast	Magic website
	To prevent adverse impacts on PRoW	PRoW (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	C	PRoW within 250m of eastern boundary	IOW Council web resource

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	E	Prehistoric flint scatter within the site of Regional importance. Number of other assets adjacent to the site	Historic Environment Record search
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	A	Site is >2km from CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A= site is in flood zone 1 B= > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is within flood zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwaters	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not within a SPZ	Environment Agency Website
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Site is located within a minor aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site is within 12.5km of Bembridge Airport and 9.5km of Sandown Airport	Magic website / Council

**Site Assessment Form**

**Site Name:** S4: Lavender Farm, Staplers Road

**Grid Ref.** – 452220, 89311

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	E	Greenfield site	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Site is accessed via a purpose built access road onto Staplers Road, Newport at the junction with Blacklands Lane and is suitable for use by HGVs and is already used by vehicles in connection with mineral extraction from other adjacent sites.	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN C = likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	There are no sensitive land uses in the immediate vicinity although a significant percentage of traffic would head north into Newport to access the Strategic Road Network using Staplers Road which has full frontage development starting some 450m west of the site access.	Magic website / Local Highway Authority, opinion
	To promote development sites with	Distance from	A = <500m from SRN	B	Site is within 650m of	Magic website / Local

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	good access to Strategic Road Network (SRN)	strategic road network	B = >500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN		Staplers Road / Long Lane	Highway Authority
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)	E	Staplers Piggeries and Sloe Cottage within 100m of the western and northern boundary	Magic Website/Aerial Photography
			A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	C	Small amount of other dwellings within 250m of northern and western boundary	
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction C = Availability of site unknown E = Landowner resistant to mineral extraction	B	Appears to be landowner's agent which proposes site for extraction	IOW Council LDF sources, operator consultation
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP E = Allocated for incompatible use (housing etc)	C	Not allocated within UDP	UDP, draft Core Strategy, IOW Council LDF sources
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed E = No information available	A	Tonnage of gravel confirmed.	IOW Council LDF sources, operator consultation
Economic	To increase opportunities for	The proportion of unemployed working	A = Greater or equal to 12%.	D	Site is located within Farilee ward which has	www.streetmap.co.uk to get postcode from

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	economic development and employment.	age people by ward.	B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%		unemployment rate of 5.8%	grid reference. Used postcode to find ward data from <a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>  Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	C	Site is 700m east of housing allocation	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km C = <5km and > 1km E = Within 1km of site boundary	C	Site is located 1.5km west of Bridesford Copse and 1.9km east of Solent Maritime SAC	Magic website / GIS model
		SPAs		C	Site is located 1.9km east of Southampton and Solent SPA	
		Ramsar		C	Site is located 1.9km east of Southampton and Solent Ramsar	
	To avoid any development that would impact on sites of national biodiversity	SSSIs	A = >3km C = <3km greater than or equal to 500m E = Within 500m	C	Site is located 1.6km west of Bridesford Copse and 1.9km east of Southampton and Solent SSSI	Magic website / GIS model

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	importance	NNRs		A	Site is >3kms from NNRs	
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	Site is >1km from any SMs	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		A	Site is >1km from any Grade I Listed Building	
		Grade II*/II Listed Buildings		B	Site is located 734m south east of New Fairlee House	
		Historic Parks and Gardens		A	Site is >1km from Historic Parks or Gardens	
		Nationally importance Archaeological Assets		A	Site is >1km from Nationally important asset	
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	C	Site is within grade 3 agricultural land	Magic website
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site	A	Site is >2km from LNR	Magic website/GIS model
		Ancient Woodland		D	Site is 120m west of Staplers Copse Ancient Woodland	



Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
		Regionally important geological sites	E = Within site	A	Site is >2km from RIGs	
		Sites of Importance for Nature Conservation		D	Site is adjacent to Staplers Heath	
		BAP Priority Habitats		D	Site is 75m west of BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	C	Site is located 1.1km north of AONB	Magic website
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	Site is >3km from Heritage Coast	Magic website
	To prevent adverse impacts on PRow	PRow (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	A	Site is >250m from PRow	IOW Council web resource
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	C	Prehistoric settlement enclosures and cropmarks of Regional importance located within 500m of eastern boundary	Historic Environment Record search

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	B	Site is >1km from CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A= site is in flood zone 1 B = > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is within flood zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not within SPZ	Environment Agency Website
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Site is within a minor aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site is 8.5km north west of Sandown Airport	Magic website / Council

**Site Assessment Form**

**Site Name:** S5: Cheverton Farm Gravel Pit, Shorwell (extraction to greater depth in existing permitted area)

**Grid Ref.** – 444036, 84093

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	A	Site is proposed for extraction to greater depths	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Site accessed from B3323 Bowcombe Road via Cheverton Farm entrance. Existing access is acceptable	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN C = likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	There are no significant sensitive land uses in the immediate vicinity however the majority of traffic is anticipated to travel northwards that would involve it driving through Carisbrooke, Gunville and / or Newport which are significant residential developments, to join the Strategic Road Network and thence onwards to their destination.  There are not really any options to designate routes to mitigate this.	Magic website / Local Highway Authority, opinion

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = <500m from SRN B = >500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	C	Site is 2.5km north of the A3055	Magic website / Local Highway Authority
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)  A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	A  A	Site is >250m from sensitive receptors  No dwellings within 250m of site	Magic Website/Aerial Photography
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction C = Availability of site unknown E = Landowner resistant to mineral extraction	A	Mineral Operator proposes site for extraction	IOW Council LDF sources, operator consultation
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP E = Allocated for incompatible use (housing etc)	A	Site has existing permission for mineral extraction	UDP, draft Core Strategy, IOW Council LDF sources
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed E = No information available	A	Estimated tonnes of gravel provided.	IOW Council LDF sources, operator consultation

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	The site is within the Brightstone & Calbourne ward which has an unemployment rate of 3.4%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk  Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	Site is >1km from non industrial land use	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km C = <5km and > 1km E = Within 1km of site boundary	C	Site is located 1.9km Isle of Wight Downs SAC	Magic website / GIS model
		SPAs		A	Site is >5km from SPA	
		Ramsar		A	Site is >5km from Ramsar	
	To avoid any development that would impact on sites of	SSSIs	A = >3km C = <3km greater than or equal to 500m	C	2km east of the Mottistone Down SSSI	Magic website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	national biodiversity importance	NNRs	E = Within 500m	A	Site is >3km from NNR	
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	C	Barrow and Bowl SM located 250m east of the site	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		A	Site is >1km from Grade I Listed Building	
		Grade II*/II Listed Buildings		A	Site is >1km from Grade II Listed Building	
		Historic Parks and Gardens		A	Site is located 1.3km north west of Northcourt Historic Park and Garden	
		Nationally importance Archaeological Assets		A	Site is >1km from Nationally important asset	
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	A	Site is non agricultural land	Magic website
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site	A	Site is >2km from LNR	Magic website/GIS model
		Ancient Woodland		B	Site is 1.5km south west of Ancient Woodland	

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
		Regionally important geological sites	E = Within site	B	Site is located 1.4km east of RIGs	
		Sites of Importance for Nature Conservation		D	Site is located 267m north of Limerstone Down SINC	
		BAP Priority Habitats		B	Site is >1km from BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site is within AONB	Magic website
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	B	Site is 2.3km north of Heritage Coast	Magic website
	To prevent adverse impacts on PRoW	PRoW (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	C	PRoW 240m south of site	IOW Council web resource
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	C	Bronze Age burial site 300m south of site and prehistoric roman field 450m east of site	Historic Environment Record search

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	B	Site is 1.5km north east of CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = site is in flood zone 1 B = > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is within flood zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	B	Site is located within total catchment area	Environment Agency Website
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	E	Site is located within a major aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	A	Site is >13km from both airports	Magic website / Council



**Site Assessment Form**

**Site Name:** S8: Blackwater Quarry Western Extension

**Grid Ref. –** 450695, 87797

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	A	Site is an extension to existing minerals site	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Site would be linked to St Georges Lane and the existing mineral workings there. Ultimately traffic would access the highway network via a private access road onto A3056 Blackwater Shute.  This access has been designed to the appropriate standards for HGV traffic.	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN C = likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	There are no sensitive land uses in close proximity to this site  A3056 is part of the strategic road network and there are no sensitive land uses in the immediate proximity of the proposed access. Dependent on the direction of travel, traffic from this site would pass through nearby settlements of Blackwater to	Magic website / Local Highway Authority, opinion

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
					the west and Arreton to the east.	
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = <500m from SRN B = >500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	A	Site is located 120m east of A3020	Magic website / Local Highway Authority
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)  A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	C  E	West Standon Farm is located 150m south of site. Also a number of dwellings on edge of Newport that are within 200m of northern boundary  Section of south Newport located within 250m of site. Also a number of farm buildings	Magic Website/Aerial Photography
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction C = Availability of site unknown E = Landowner resistant to mineral extraction	A	Mineral operator proposes site for extraction. Understood to have recently submitted planning application for extension.	IOW Council LDF sources, operator consultation
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP E = Allocated for incompatible use (housing etc)	C	Not allocated in UDP	UDP, draft Core Strategy, IOW Council LDF sources

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed E = No information available	A	Tonnage of sand and gravel confirmed.	IOW Council LDF sources, operator consultation
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	The site is located within the Central Rural ward which has an unemployment rate of 4.1%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	C	Site is located 900m south of Housing Allocation	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km C = <5km and > 1km E = Within 1km of site boundary	C	Site is located 2km south of the Solent Maritime SAC	Magic website
		SPAs		C	Site is located 2km south of the Solent & Southampton Water SPA	
		Ramsar		C	Site is located 2km south of the Solent & Southampton Water Ramsar	

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km C = <3km greater than or equal to 500m E = Within 500m	E	Site is immediately south of the Shide Chalk Pit SSSI	Magic website
		NNRs		A	Site is >3km from NNR	
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	Site is >1km from Carisbrooke Castle to the west	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		B	Site is located 800m south east of Roman Villa	
		Grade II*/II Listed Buildings		C	Site is located 212m north east of West Standen House	
		Historic Parks and Gardens		A	Site is >1km from Historic Park and Garden	
		Nationally importance Archaeological Assets		A	Site is >1km from Nationally important asset	
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	C	Site is within grade 3 agricultural land	Magic website
Nature Conservation	To consider the effect of development on	Local nature reserves	A = >2km from designations B = >1km from designation	D	Site is immediately south of the Shide Chalk Pit LNR	Magic website/GIS model

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	identified sites of county/local importance	Ancient Woodland	C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	B	Site is located 1.1km north east of Marvel Copse Ancient Woodland	
		Regionally important geological sites		A	Site is >2km from RIG	
		Sites of Importance for Nature Conservation		D	Site is located 300m east of River Medina:Shide Blackwater SINC	
		BAP Priority Habitats		D	Site is located 15m south east of BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site is located within the AONB	Magic website
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	Site is >3km from Heritage Coast	Magic website
	To prevent adverse impacts on PRow	PRow (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	C	Site is adjacent to PRow	IOW Council web resource

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	E	Mesolithic find spots of Regional importance located within site. Also prehistoric flint scatter of regional importance within 500m of western boundary	Historic Environment Record search
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	B	Site is located 1.1km south east of Conservation Area	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = site is in flood zone 1 B = > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is within flood zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not located within SPZ	Environment Agency Website
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	E	Site is within a major aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site is located 8.7km north west of Sandown Airport	Magic website / Council

**Site Assessment Form**

**Site Name:** S10: Knighton Sandpit northern extension

**Grid Ref.** – 457410, 86522

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	A	Northern extension to existing minerals site	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	C	Access is via Lower Knighton Road which is a narrow single lane carriageway. Beyond Lower Knighton Road is Knighton Lane which to the west is also single vehicle width and unsuitable for HGVs and to the north involves negotiating a steep incline Knighton Shute to join Mersley Down Road.  In addition to the extraction of sand, the site currently supports a concrete crushing plant under temporary planning permission. Despite the substandard nature of the access to the site the current level of operation does not appear to be an issue. Any extension to the sandpit should not result in an increased level of activity to and from the site.	Magic website / Local Highway Authority opinion

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN C = likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	E	There are no sensitive land uses in the close proximity of the site however it may be prudent to formally designate a route to and from the site via Knighton Shute and Downs Road to protect the village of Newchurch from HGV traffic.	Magic website / Local Highway Authority, opinion
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = <500m from SRN B= >500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	A	Site is located 300m south of Bullys Hill	Magic website / Local Highway Authority
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)  A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	C  C	Kern Farm located 230m from eastern boundary  Only the above dwelling within 250m	Magic Website/Aerial Photography
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction C = Availability of site unknown	A	Mineral operator proposes site for extraction	IOW Council LDF sources, operator consultation



Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
			E = Landowner resistant to mineral extraction			
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP E = Allocated for incompatible use (housing etc)	A	Existing permission for minerals extraction	UDP, draft Core Strategy, IOW Council LDF sources
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed E = No information available	E	No information currently available	IOW Council LDF sources, operator consultation
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	Site is within Newchurch ward which has an unemployment rate of 5.5%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk  Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	Site is >1km from non industrial land use	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of	SACs	A = >5km C = <5km and > 1km	C	Site is 4.1km north west of South Wight Maritime SAC	Magic website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	international biodiversity importance.	SPAs	E = Within 1km of site boundary	C	Site is 3.7km west of Southampton and Solent Waters SPA	
		Ramsar		C	Site is 3.7km west of Southampton and Solent Waters Ramsar	
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km C = <3km greater than or equal to 500m E = Within 500m	E	Site is located 550m south of the Eaglehead & Bloodstone Copse SSSI and 400m north of the Alverstone Marshes SSSI	Magic website
		NNRs		A	Site is >2km from NNR	
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	B	Several SMs (Bowl Barrows) located 700m north of the site	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		A	Site >1km from Grade I Listed Building	
		Grade II*/II Listed Buildings		C	Site is located 290m west of Kern house	
		Historic Parks and Gardens		A	Site is >1km from Historic Park and Garden	
		Nationally importance Archaeological Assets		A	Site is >1km from Nationally important asset	

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	A	Site is grade 4 agricultural land	Magic website
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	C	950m north east of the Alverton Mead LNR	Magic website/GIS model
		Ancient Woodland		D	Site is 340m south of Ancient Re-planted Woodland	
		Regionally important geological sites		A	Site is >2km from RIGs	
		Sites of Importance for Nature Conservation		D	Site is 200m south of Knighton East Wood	
		BAP Priority Habitats		E	Site is within a BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site is within AONB	Magic website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	Site is >3km from Heritage Coast	Magic website
	To prevent adverse impacts on PRoW	PRoW (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	C	PRoW 230m south of site	IOW Council web resource
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	E	Extractive pit of local importance within site. Iron Age or Medieval Field system of Regional importance adjacent to southern boundary	Historic Environment Record search
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	A	Site is >2km from CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = site is in flood zone 1 B = > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is within flood zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone)	A	Site is not within SPZ	Environment Agency Website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
			D = Site is located within SPZ 1 (inner zone).			
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	E	Site is located within a major aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site is 2km north west of Sandown Airport	Magic website / Council

**Site Assessment Form**

**Site Name:** S11: Land at Dunsbury Farm, Brook

**Grid Ref.** – 439351, 84794

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	E	Greenfield site	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	E	The site fronts onto B3399 Between Brook and Chessell however given local knowledge of the section of road concerned, it may prove difficult to create an acceptable access.	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN C = likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	E	No significant sensitive land uses in close proximity to the site.  The majority of traffic would be expected to migrate eastwards towards Newport and would have two options. Either travelling northwards and joining the B3401 at Chessell and onwards to Newport through Calbourne to Newport, or travelling south to Brook and hence through the villages of Mottistone, Brighstone and Shorwell.	Magic website / Local Highway Authority, opinion

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
					The route through Chessell and Calbourne would be more acceptable but does not completely avoid residential settlements.	
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = <500m from SRN B = >500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	C	Site is 1.1km from A3055	Magic website / Local Highway Authority
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)  A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	C  C	Several individual dwellings within 250m of southern and eastern boundary of the site  Small amount of dwellings within 250m of northern and western boundary	Magic Website/Aerial Photography
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction C = Availability of site unknown E = Landowner resistant to mineral extraction	B	Landowner's agent proposes site for extraction	IOW Council LDF sources, operator consultation
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP	C	Not allocated within UDP	UDP, draft Core Strategy, IOW Council LDF sources

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
		permissions	E = Allocated for incompatible use (housing etc)			
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed E = No information available	A	Tonnage of sand and gravel estimated.	IOW Council LDF sources, operator consultation
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	Site is located within Brightstone & Calbourne ward which has unemployment rate of 3.4%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	Site is >1km from non industrial land use allocation	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km C = <5km and > 1km E = Within 1km of site boundary	E	Site is 50m east of the Isle of Wight Downs SAC and 1.1km of South Wight Maritime SAC	Magic website
		SPAs		C	Site is located 4.8km south east of Southampton and Solent SPA	
		Ramsar		C	Site is located 4.8km south east of Southampton and Solent Ramsar	



Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km C = <3km greater than or equal to 500m E = Within 500m	E	Site is located within 100m of Compton Downs SSSI	Magic website
		NNRs		A	Site is >3kms from NNRs	
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	D	Several SMs within 250m of northern boundary	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		A	Site is > 1km from any Grade I Listed Building	
		Grade II*/II Listed Buildings		E	Bottom Barn listed building is within the site	
		Historic Parks and Gardens		A	Site is >1km from Westover Historic Park	
		Other nationally important Archaeological Assets		A	Site is >1km from Nationally important asset	
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	A	Site is within grade 4 agricultural land	Magic website
Nature Conservation	To consider the effect of development on	Local nature reserves	A = >2km from designations B = >1km from designation	A	Site is >1km from LNR	Magic website/GIS model

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	identified sites of county/local importance	Ancient Woodland	C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	D	Site is located 125m north of Brook House Wood	
		Regionally important geological sites		A	Site is >2km from RIGs	
		Sites of Importance for Nature Conservation		D	Site is adjacent to Brightstone Forest	
		BAP Priority Habitats		D	Site is adjacent to BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site is located AONB	Magic website
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	E	Site is located within Heritage Coast	Magic website
	To prevent adverse impacts on PRoW	PRoW (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	C	PRoW within 250m of western boundary	IOW Council web resource
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	E	Also Bronze Age burial site, prehistoric flint scatter and field boundaries of Regional importance within site	Historic Environment Record search

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	A	Site is >2km from CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = site is in flood zone 1 B = > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is within flood zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not located within SPZ	Environment Agency Website
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Site is within a major aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site is >13km from both Sandown and Bembridge airport	Magic website / Council

**Site Assessment Form**

**Site Name:** S12: Cheverton Gravel Pit western extension, Cheverton Farm, Shorwell

**Grid Ref.** – 443900, 84019

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	A	Western extension to existing minerals site	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	The existing site is accessed the B3323 Bowcombe Road via Cheverton Farm entrance and this would be appropriate to serve any extension.	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN C = likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	There are no significant sensitive land uses in the immediate vicinity however the majority of traffic is anticipated to travel northwards that would involve it driving through Carisbrooke, Gunville and / or Newport which are significant residential developments, to join the Strategic Road Network and hence onwards to their destination.  There are not really any options to designate routes to mitigate this.	Magic website / Local Highway Authority, opinion

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = <500m from SRN B = >500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	C	Site is 2.5km north of the A3055	Magic website / Local Highway Authority
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)  A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	A  A	Site is >250m from sensitive receptors  No dwellings within 250m of site	Magic Website/Aerial Photography
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction C = Availability of site unknown E = Landowner resistant to mineral extraction	A	Mineral Operator proposed site for extraction	IOW Council LDF sources, operator consultation
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP E = Allocated for incompatible use (housing etc)	C	Site not allocated within UDP	UDP, draft Core Strategy, IOW Council LDF sources
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed E = No information available	A	Gravel yield confirmed.	IOW Council LDF sources, operator consultation

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	The site is within the Brighstone & Calbourne ward which has an unemployment rate of 3.4%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk  Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	Site is >1km from non industrial land use	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km C = <5km and > 1km E = Within 1km of site boundary	C	Site is located 2.8km north of South Solent SAC	Magic website
		SPAs		A	Site is >5km from SPA	
		Ramsar		A	Site is >5km from Ramsar	
	To avoid any development that would impact on sites of	SSSIs	A = >3km C = <3km greater than or equal to 500m	C	1.8km east of the Mottistone Down SSSI	Magic website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	national biodiversity importance	NNRs	E = Within 500m	A	Site is >3km from NNR	
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	C	Barrow and Bowl SM located 300m east of the site	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		A	Site is >1km from Grade I Listed Building	
		Grade II*/II Listed Buildings		B	Site is located 900m north east of Brewhouse at Coombe Farm	
		Historic Parks and Gardens		A	Site is located 1.2km north west of Northcourt Historic Park and Garden	
		Nationally importance Archaeological Assets		A	Site is >1km from Nationally important asset	
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	A	Site is non agricultural land	Magic website
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site	A	Site is >2km from LNR	Magic website/GIS model
		Ancient Woodland		B	Site is 1.5km south west of Ancient Woodland	

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
		Regionally important geological sites	E = Within site	B	Site is located 1.2km east of RIGs	
		Sites of Importance for Nature Conservation		D	Site is located 140m north of Limerstone Down SINC	
		BAP Priority Habitats		D	Site is located 200m east of BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site is within AONB	Magic website
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	B	Site is 2.2km north of Heritage Coast	Magic website
	To prevent adverse impacts on PRoW	PRoW (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	C	PRoW 220m south of site	IOW Council web resource
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	C	Bronze Age burial ground and prehistoric Roman fields within 500m of southern and western boundaries	Historic Environment Record search



Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	B	Site is located 1.4km north east of CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A= site is in flood zone 1 B= > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is within flood zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	B	Site is located within total catchment area	Environment Agency Website
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	E	Site is located within a major aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	A	Site is >13km from both airports	Magic website / Council

**Site Assessment Form**

**Site Name:** S13: Great Briddlesford Farm, Briddlesford (west)

**Grid Ref.** – 454662,89938

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	E	Greenfield Site	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	E	Site has no direct road frontage and it is presumed that access would be via Bridleway N17 from Great Briddlesford Farm to Main Road, Havenstreet. Although this bridleway is used as a vehicular access to Great Briddlesford Farm it is not considered suitable for traffic associated with mineral extraction.	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN C = likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	There are no recognised sensitive land uses in close proximity however any traffic should be directed to access the site via Briddlesford Road to the west to avoid the village of Havenstreet.	Magic website / Local Highway Authority, opinion
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = <500m from SRN B = >500m < 1km from SRN C = 1km- 3km to SRN	B	Site is located 900m east of Briddlesford Road	Magic website / Local Highway Authority

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
			E = >3km from SRN			
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)  A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	E  C	Great Briddlesford Farm adjacent to western boundary  Great Briddlesford Farm adjacent to western boundary. Keepers Cottage and Woodhouse Farm both within 250m of northern boundary	Magic Website/Aerial Photography
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction C = Availability of site unknown E = Landowner resistant to mineral extraction	B	Agent for the landowner proposes site for extraction	IOW Council LDF sources, operator consultation
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP E = Allocated for incompatible use (housing etc)	C	Site not allocated in UDP	UDP, draft Core Strategy, IOW Council LDF sources
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed E = No information available	A	Tonnage of sand and gravel confirmed.	IOW Council LDF sources, operator consultation
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%.	C	Site is located within the Fairlee ward which has unemployment rate of 5.8%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
			D = Greater or equal to 3%. E = less than 3%			www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	Site is >1km from non industrial land use allocation	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km C = <5km and > 1km E = Within 1km of site boundary	E	Northern, western and southern boundary is bounded by the Briddlesford Copse SAC	Magic website
		SPAs		C	Site is 2km south of the Southampton & Solent SPA	
		Ramsar		C	Site is 2km south of the Southampton & Solent Ramsar	
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km C = <3km greater than or equal to 500m E = Within 500m	E	Northern, western and southern boundary is bounded by the Briddlesford Copse SSSI	Magic website
NNRs	A	Site is >3km from a NNR				

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	Site is >1km from SM	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		A	Site is >1km from any Grade I Listed Building	
		Grade II*/II Listed Buildings		D	Site is located 50m west of Great Briddlesford Farmhouse	
		Historic Parks and Gardens		A	Site is >1km from Historic Park or Garden	
		Nationally importance Archaeological Assets		A	Site is >1km from Nationally important asset	
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	A	Site is grade 4 agricultural land	Magic website
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	A	Site is >2km from LNR	Magic website/GIS model
		Ancient Woodland		D	Northern, western and southern boundary is bounded by the Ancient Woodland	

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
		Regionally important geological sites		A	Site is >2km from RIGs	
		Sites of Importance for Nature Conservation		D	Site is located 225m north west of Combley Great Wood	
		BAP Priority Habitats		E	Site is within a BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site is located within the AONB	Magic website
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	Site is >3km from Heritage Coast	Magic website
	To prevent adverse impacts on PRoW	PRoW (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	E	PRoW runs through centre of site	IOW Council web resource
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	E	Late Neolithic and Bronze Age settlement site of Regional importance within the site. Also settlement remains of Regional importance adjacent to eastern boundary	Historic Environment Record search

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	A	Site is >2km from CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = site is in flood zone 1 B = > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is within flood zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not located within SPZ	Environment Agency Website
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Site is within a minor aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site is located 6.5km north west of Sandown Airport and 10km west of Bembridge	Magic website / Council

**Site Assessment Form**

**Site Name:** S14: Great Briddlesford Farm (south west)

**Grid Ref.** – 453766,89531

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	E	Greenfield site	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	C	Site fronts on to Bridleway N10; Briddlesford Road; and the Havenstreet Road at Lynn.  Creation of a new access onto Briddlesford Road would not be desirable because of the close proximity of existing junctions (350m apart) to the available frontage; access onto the Havenstreet Road would also be undesirable because of existing road widths and the topography. Access might be possible over a short length of Bridleway N10 subject to improvement as it currently carries limited vehicular traffic.	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN C = likely routeing uses the SRN however will	A	There is limited residential development close to the site consisting of three farms and a small number of cottages at	Magic website / Local Highway Authority, opinion



Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	sensitive land-uses.		pass through settlements E = likely routing will not use SRN and passes through settlements		Lynn Cross and Knight's Cross. Briddlesford Road is part of the Strategic Road Network and already carries significant HGV flows.  A proportion of traffic would need to travel through the village of Wootton but would again only likely to use strategic routes through the village.	
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = <500m from SRN B = >500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	A	Site is adjacent to Briddlesford Rd.	Magic website / Local Highway Authority
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution).  To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)  A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	E      C	Lynn Farm Cottages adjacent to southern boundary. Lynn Cross Cottages adjacent to western boundary. Doreshill Farm adjacent to northern boundary  Above dwellings plus several others within 250m of the site	Magic Website/Aerial Photography
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction	B	Agent for the landowner put site forward for extraction	IOW Council LDF sources, operator consultation

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
			C = Availability of site unknown E = Landowner resistant to mineral extraction			
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP E = Allocated for incompatible use (housing etc)	C	Site not allocated within UDP	UDP, draft Core Strategy, IOW Council LDF sources
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed E = No information available	A	Tonnage of sand and gravel confirmed	IOW Council LDF sources, operator consultation
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	Site located within Fairlee ward which has unemployment rate of 5.8%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk  Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	Site is >1km from non industrial land use allocation	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of	SACs	A = >5km C = <5km and > 1km	E	Eastern and southern boundary is located adjacent to Briddlesford Copse SAC	Magic website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	international biodiversity importance.	SPAs	E = Within 1km of site boundary	C	Site is located 2.5km south of Southampton & Solent SPA	
		Ramsar		C	Site is located 2.5km south of Southampton & Solent Ramsar	
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km C = <3km greater than or equal to 500m E = Within 500m	E	Eastern and southern boundary is located adjacent to Briddlesford Copse SSSI	Magic website
		NNRs		A	Site is >3km from NNR	
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	Site is located 1.1km north of Downend Roman Village	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		A	Site is >1km from any Grade I Listed Buildings	
		Grade II*/II Listed Buildings		B	Site is located 630m south west of Great Briddlesford Farmhouse	
		Historic Parks and Gardens		A	Site is >1km from Historic Parks & Gardens	
		Nationally importance Archaeological Assets		A	Site is >1km from Nationally important asset	

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	C	Site is Grade 3 agricultural land	Magic website
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	A	Site is >2km from LNR	Magic website/GIS model
		Ancient Woodland		D	Eastern boundary is bounded by Vicarage Copse Ancient Woodland	
		Regionally important geological sites		A	Site is >2km from RIGs	
		Sites of Importance for Nature Conservation		D	Site is located adjacent to Combley Great Wood	
		BAP Priority Habitats		E	Site is located within a BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site is within AONB	Magic website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	Site is >3km from Heritage Coast	Magic website
	To prevent adverse impacts on PRoW	PRoW (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	C	PRoW adjacent to northern boundary	IOW Council web resource
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	E	Prehistoric settlement, World War II searchlight battery, anti-aircraft gunpost, anti-aircraft gun battery and heavy anti-aircraft battery of Regional importance within site	Historic Environment Record search
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	A	Site is >2km from CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = site is in flood zone 1 B = > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is in Flood Zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area	A	Site is not located within SPZ	Environment Agency Website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
			C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).			
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Site is within a minor aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site is within 12km of Bembridge Airport and 6.5km of Sandown Airport	Magic website / Council

**Site Assessment Form**

**Site Name:** S15: West Billingham Farm

**Grid Ref.** – 447485, 82195

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	E	Greenfield site	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	E	Site fronts on to the Chale – Chillerton Road to the north of Billingham Manor Farm however local knowledge suggests it may be difficult to create a satisfactory access along the site frontage. The site also fronts onto the Chale – Shorwell road to the west of Kingston and whilst it may be possible to create an acceptable access onto this road, it is substandard in width in places, particularly to the east through Kingston and considered to be unsuitable.	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN C = likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	E	There are a number of residential properties fronting onto the Chale -Chillerton road at Billingham contiguous with the development site. Traffic leaving the site would either have to travel through	Magic website / Local Highway Authority, opinion

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
					the settlements of Chale Green, Chillerton or Shorwell.	
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = <500m from SRN B = >500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	E	Site is located >3km from the A3020	Magic website / Local Highway Authority
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)  A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	E  C	West Billingham Farm is located within the site boundary. Tall trees, Bucks Heath, Bucks Cottages and Bucks Farm all located within 100m of southern boundary  In addition to the above there are several other dwellings within 250m of the site	Magic Website/Aerial Photography
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction C = Availability of site unknown E = Landowner resistant to mineral extraction	B	Agent for landowner proposes site for extraction	IOW Council LDF sources, operator consultation
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP E = Allocated for incompatible use (housing etc)	C	Site not allocated in UDP	UDP, draft Core Strategy, IOW Council LDF sources



Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed E = No information available	A	Preliminary estimate of sand and gravel provided.	IOW Council LDF sources, operator consultation
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	The site is located within the Central Rural ward which has an unemployment rate of 4.1%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	Site is >1km from non industrial land use allocation	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km C = <5km and > 1km E = Within 1km of site boundary	C	Site is located 3.3km north of South Wight Maritime SAC	Magic website
		SPAs		A	Site is located >5km from Southampton & Solent SPA	
		Ramsar		A	Site is located >5km from Southampton & Solent Ramsar	

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km C = <3km greater than or equal to 500m E = Within 500m	C	Site is located 1.1km north west of Cridmore Bog SSSI	Magic website
		NNRs		A	Site is >3km from NNR	
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	C	Site is located 250m south of Sheards Barrow Scheduled Monument	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		A	Site is >1km from any Grade I Listed Buildings	
		Grade II*/II Listed Buildings		E	Little Billingham Farmhouse, and Brewhouse to north of Little Billingham Farmhouse are located within the site	
		Historic Parks and Gardens		A	Site is 1.1km south east of Northcourt Historic Park and Garden	
		Nationally important Archaeological Assets		A	Site is >1km from Nationally important asset	
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	C	The site is grade 3 agricultural land	Magic website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	A	Site is >2km from LNR	Magic website/GIS model
		Ancient Woodland		E	A section of the Buck Farm Ancient Woodland is located within the site	
		Regionally important geological sites		A	Site is >2km from RIGs	
		Sites of Importance for Nature Conservation		D	Site is adjacent to Berry Copse	
		BAP Priority Habitats		E	Site is located within a BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site is located within the AONB	Magic website
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	B	Site is located 3km north of Heritage Coast	Magic website
	To prevent adverse impacts on PRoW	PRoW (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	C	PRoW within 250m of northern and western boundary	IOW Council web resource

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	E	Prehistoric settlement of Regional importance within site	Historic Environment Record search
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	B	Site is >1km from CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = site is in flood zone 1 B = > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is within flood zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not located in SPZ	Environment Agency Website
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	E	Site is located within a major aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site is located 10km west of Sandown airport	Magic website / Council

**Site Assessment Form**

**Site Name:** S16: Land at Upper Hyde Farm (north)

**Grid Ref.** – 456530, 82678

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	E	Greenfield site	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Although the site fronts Apse Manor Road, Ventnor Road, Apse Heath, and Newport Road, Apse Heath presume access would be via the current access lane to Apse New Barn Farm, off Ventnor Road, Apse Heath which is considered to be fit for purpose although visibility splays onto Ventnor Road would need to be checked.  Access onto Apse Manor Road would not be acceptable as the road is subject to a 6' 6" width restriction.  A new junction directly onto Newport Road may be possible subject to detailed design.	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN	C	The north-west corner of the site backs onto residential	Magic website / Local Highway Authority,



Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	effects to air quality.					
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction C = Availability of site unknown E = Landowner resistant to mineral extraction	A	Landowner's Agent proposes site for extraction	IOW Council LDF sources, operator consultation
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP E = Allocated for incompatible use (housing etc)	C	Site not allocated within UDP	UDP, draft Core Strategy, IOW Council LDF sources
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed E = No information available	E	Large amounts of sand although no confirmed tonnage	IOW Council LDF sources, operator consultation
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	Site is located within Newchurch ward which has an unemployment rate of 5.5%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk  Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	C	UDP housing allocation 950m north of site	UDP/ draft Core Strategy

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km C = <5km and > 1km E = Within 1km of site boundary	C	Site is 2km east of South White Maritime SAC	Magic website
		SPAs		A	Site is >5km from Southampton & Solent SPA	
		Ramsar		A	Site is >5km from Southampton & Solent Ramsar	
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km C = <3km greater than or equal to 500m E = Within 500m	E	The western boundary of the site is adjacent to the America Wood SSSI	Magic website
		NNRs		A	Site is >3kms from NNR	
	Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	Site is >1km from any SMs
Grade I Listed Buildings			A		Site is >1km from any Grade I Listed Buildings	
Grade II*/II Listed Buildings			C		Site is located 100m from Small Stable at Apse Manor which is listed.	
Historic Parks and Gardens			A		Site is >1km from Historic Park & Garden	
Nationally importance Archaeological Assets			A		Site is >1km from Nationally important asset	



Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	C	Site is grade 3 agricultural land	Magic website
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	B	Site is located 1.2km north west of the Sibden Hill & Butts Copse LNR	Magic website/GIS model
		Ancient Woodland		D	The western boundary of the site is adjacent to the America Wood – Ancient Woodland	
		Regionally important geological sites		B	Site is >1km from any RIGs	
		Sites of Importance for Nature Conservation		E	Site is within Ninham/Barton Withybeds	
		BAP Priority Habitats		E	Site is located within a BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	C	Site is 750m north of the AONB	Magic website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	Site is >3km from Heritage Coasts	Magic website
	To prevent adverse impacts on PRoW	PRoW (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	E	PRoW runs through centre of the site	IOW Council web resource
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	E	Prehistoric linear feature and flint tools of Regional importance within site	Historic Environment Record search
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	B	Site is >1km from CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = site is in flood zone 1 B = > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is in flood zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not located in SPZ	Environment Agency Website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	E	Site is within a major aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site is 2km south of Sandown Airport	Magic website / Council

**Site Assessment Form**

**Site Name:** S17: Land at Upper Hyde Farm (south)

**Grid Ref.** – 456530, 82678

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	E	Greenfield site	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	E	Site fronts Upper Hyde Lane and there is an existing access to Upper Hyde Farm via Upper Hyde Farm Lane. Both roads are unadopted and unmade. The junction where Upper Hyde Lane meets the public highway on A3020 Victoria Avenue is substandard in width and visibility and there are no footways although the area is within a 30mph speed limit.  The site is not suitable for access by HGVs and is unlikely that satisfactory mitigation can be achieved.	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN C = likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes	C	The southern side of the site borders residential properties in Upper Hyde Farm Lane and Upper Hyde Lane. To the east of the site is Lower Hyde Caravan and Camping site.	Magic website / Local Highway Authority, opinion

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
			through settlements		Upper Hyde Lane accesses directly onto the strategic road network (A3020) in one direction traffic would need to pass through the town of Shanklin albeit on roads that are part of the SRN.  It would not be practical to route traffic away from Shanklin without introducing lengthy detours through other settlements.	
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = <500m from SRN B = >500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	C	Site is located 1.1km west of the A3055	Magic website / Local Highway Authority
Amenity	To minimise potential detrimental impacts of noise/vibration.  To minimise potential detrimental impacts of odour.  To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution).  To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)  A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	E  E	Upper Hyde Farm is located within the site boundary. Number of dwellings adjacent to the southern boundary  Village of Upper Hyde to the south and Lower Hyde Caravan Park to the west are both within 250m of the site	Magic Website/Aerial Photography
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction C = Availability of site unknown	B	Appears to be the landowner's agent proposing the site for extraction	IOW Council LDF sources, operator consultation

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
			E = Landowner resistant to mineral extraction			
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP E = Allocated for incompatible use (housing etc)	C	Site not allocated within UDP	UDP, draft Core Strategy, IOW Council LDF sources
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed E = No information available	E	Large amounts of sand although no confirmed tonnage	IOW Council LDF sources, operator consultation
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	Site is within Newchurch ward which has an unemployment rate of 5.5%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk  Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	E	Site is located 150m west of Lower Hyde Caravan Park	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of	SACs	A = >5km C = <5km and > 1km	C	Site is 1.7km west of the South Wight Maritime SAC	Magic website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	international biodiversity importance.	SPAs	E = Within 1km of site boundary	A	Site is located 6km south of Southampton & Solent SPA	
		Ramsar		A	Site is located 6km south of Southampton & Solent Ramsar	
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km C = <3km greater than or equal to 500m E = Within 500m	E	Western boundary is adjacent to the America Wood SSSI and partially within the site.	Magic website
		NNRs		A	Site is >3km from NNRs	
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	Site is >1km from any SMs	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		A	Site is >1km from any Grade I Listed Buildings	
		Grade II*/II Listed Buildings		C	Site is located 380m north of Cliff Hatch.	
		Historic Parks and Gardens		A	Site is >1km from Historic Park or Garden	
		Nationally importance Archaeological Assets		A	Site is >1km from Nationally important asset	

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	A	Site is grade 4 agricultural land	Magic website
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	D	Site is 200m north of Sibden Hill & Butts LNR	Magic website/GIS model
		Ancient Woodland		D	Western boundary is adjacent to the America Woods Ancient Woodlands	
		Regionally important geological sites		B	Site is >1km from any RIGs	
		Sites of Importance for Nature Conservation		D	Site is located 200m north west of Sibden Hill	
		BAP Priority Habitats		E	Site is within a BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	D	Site is 150m north of AONB	Magic website



Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	Site is >3km from the Heritage Coast	Magic website
	To prevent adverse impacts on PRoW	PRoW (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	E	PRoW runs through centre of site	IOW Council web resource
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	E	Mesolithic flint objects, Medieval banks, brick underground structure and 18 <sup>th</sup> Century Farm House of Regional importance located within the site	Historic Environment Record search
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	C	Site is located 500m – 1km from CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = site is in flood zone 1 B = > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is within flood zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone)	A	Site is not within SPZ	Environment Agency Website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
			D = Site is located within SPZ 1 (inner zone).			
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	E	Site is located within a major aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site is located 2km south of Sandown Airport and 9.5km south west of Bembridge Airport	Magic website / Council

**Site Assessment Form**

**Site Name:** S18: Land at Shorwell Sandpit

**Grid Ref.** – 446190, 82221

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	A	Extension to existing minerals site	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	C	Through existing site access off B3399 Sandy Way, Shorwell, which also forms the access to Haslett Farm.  Current access needs to be checked for visibility distances.  Access road is only single vehicle width but over a short distance, acceptable for perceived current level of use but mitigation may be required if a significant increase in use is anticipated.	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN C = likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	E	No sensitive land uses in close proximity.  B3399 to the east would take traffic through settlements of Chale Green or Chillerton, and to the west Shorwell	Magic website / Local Highway Authority, opinion

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = <500m from SRN B = >500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	E	Site is located 4.5km from A3055 near Brightstone	Magic website / Local Highway Authority
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)  A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	E  C	Haslett Farm is located 85m south of the site  Small group of dwellings located 200m west of site along Sandy Road	Magic Website/Aerial Photography
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction C = Availability of site unknown E = Landowner resistant to mineral extraction	A	Mineral operator proposes site for extraction	IOW Council LDF sources, operator consultation
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP E = Allocated for incompatible use (housing etc)	C	Site not allocated in UDP	UDP, draft Core Strategy, IOW Council LDF sources
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed E = No information available	A	Tonnage of sand confirmed.	IOW Council LDF sources, operator consultation

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	Site is located within the Central Rural ward which has an unemployment rate of 4.1%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk  Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	C	Site is 500m from open space allocation	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km C = <5km and > 1km E = Within 1km of site boundary	C	Site is located 2.5km north of the South Wight Maritime SAC	Magic website
		SPAs		A	Site is >5km from SPA	
		Ramsar		A	Site is >5km from Ramsar	
	To avoid any development that would impact on sites of	SSSIs	A = >3km C = <3km greater than or equal to 500m	C	2.5km north of the Compton Chime to Steephill Cove SSSI	Magic website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	national biodiversity importance	NNRs	E = Within 500m	A	Site is >3km from any NNRs	
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	B	Site is located 700m east of a Moated Site at Wolverton	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		B	Site is located 750m south east of Church of St Peter	
		Grade II*/II Listed Buildings		C	Sandbank building located 260m north west	
		Historic Parks and Gardens		B	830m south east of the Northcourt Historic Park and Garden	
		Nationally importance Archaeological Assets		A	Site is >1km from Nationally important asset	
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	C	Site is grade 3 agricultural land	Magic website
Nature Conservation	To consider the effect of development on	Local nature reserves	A = >2km from designations B = >1km from designation	A	Site is >2kms from any LNRS	Magic website/GIS model

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	identified sites of county/local importance	Ancient Woodland	C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	C	Site is located 650m north of Troopers ancient woodlands and 850m east of Dungewood ancient woodlands	
		Regionally important geological sites		A	Site is >2km from any RIGs	
		Sites of Importance for Nature Conservation		D	Site is located 125m west of Heath Hill	
		BAP Priority Habitats		D	Site is located within 500m of a BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site is located within the AONB	Magic website
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	B	Site is 2.5km north of the Heritage Coast	Magic website
	To prevent adverse impacts on PRoW	PRoW (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	C	PROW is within 250m	IOW Council web resource

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	E	Prehistoric flint tools of Regional importance found within the site	Historic Environment Record search
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	C	Site is located 500m – 1km of CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = site is in flood zone 1 B = > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is within flood zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not within SPZ	Environment Agency Website
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	E	Site is located within a major aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site is 12.5km west of Sandown Airport	Magic website / Council



**Site Assessment Form**

**Site Name:** S20: Chawton Farm

**Grid Ref. – 449762, 93020**

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	E	Greenfield site	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	C	Chawton Lane, Northwood would appear to be the proposed access to this site. Although the site also fronts directly onto A3020 Newport Road, a new junction onto A3020 would not be acceptable because of the close proximity of Chawton Lane.  Visibility splays from Chawton Lane onto A3020 may need to be checked area is subject to a 40mph speed limit.	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN C = likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	The proposed site surrounds Chawton Farm, a number of cottages and Northwood Church. The north-west corner of the site abuts the rear of properties on Cowes Road, Northwood.  A3020 Newport Road,	Magic website / Local Highway Authority, opinion

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
					Northwood is part of the Strategic Road Network; the majority of the traffic would head south from the site and need to travel through the county town of Newport, albeit on the SRN. Traffic heading towards Cowes would have to go through the settlement of Northwood.  There are no practical alternatives that would avoid settlements.	
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = <500m from SRN B = >500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	A	Site is adjacent to the A3020	Magic website / Local Highway Authority
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution).  To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)  A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	E  E	Number of cottages, farms and a church adjacent to the site  In addition to the above, a large proportion of homes in town of Northwood are within 250m of the site	Magic Website/Aerial Photography
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction	B	Landowner promoting site	IOW Council LDF sources, operator consultation

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
			C = Availability of site unknown E = Landowner resistant to mineral extraction			
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP E = Allocated for incompatible use (housing etc)	C	Site not allocated in UDP	UDP, draft Core Strategy, IOW Council LDF sources
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed E = No information available	E	No information available only that there are substantial gravel deposits	IOW Council LDF sources, operator consultation
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	Site is located within Northwood ward which has an unemployment rate of 5.1%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk  Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	C	Site is 500m south of UDP housing allocation	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of	SACs	A = >5km C = <5km and > 1km	E	Site is located 130m west of Medina Estuary SAC	Magic website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	international biodiversity importance.	SPAs	E = Within 1km of site boundary	E	Site is located 130m west of Southampton & Solent SPA	
		Ramsar		E	Site is located 130m west of Southampton & Solent Ramsar	
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km C = <3km greater than or equal to 500m E = Within 500m	E	Site is located 130m west of Medina Estuary SSSI	Magic website
		NNRs		A	Site is >3kms from any NNRs	
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	Site is >1km from any SMs	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		C	Site is located 20m south east of Church of St John the Baptist	
		Grade II*/II Listed Buildings		C	Site is located 50m north of Chawton Farmhouse	
		Historic Parks and Gardens		A	Site is 1.5km south west of Osbourne Historic Park and Garden	
		Nationally importance Archaeological Assets		E	Roman Villa, Mesolithic and Neolithic flint tools and Bronze Age palstaves	

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	C	Site is grade 3 agricultural land	Magic website
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	B	Site is 1km north of Dodnor Creek LNR	Magic website/GIS model
		Ancient Woodland		D	Southern boundary of the site is adjacent to the Great Werrar Copse Ancient Woodland	
		Regionally important geological sites		A	Site is >2km from any RIGs	
		Sites of Importance for Nature Conservation		E	Site is located within Great Werrar Wood	
		BAP Priority Habitats		E	Site is located within a BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	B	Site is 2.5km east of the AONB	Magic website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	B	Site is 2.2km east of the Heritage Coast	Magic website
	To prevent adverse impacts on PRoW	PRoW (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	E	PRoW runs through the site	IOW Council web resource
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	E	Regional and locally important Roman and Medieval remains within site	Historic Environment Record search
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	A	Site is >2km from CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = site is in flood zone 1 B = > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is within flood zone 1 although adjacent to flood zone 2 which is east.	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not located within SPZ	Environment Agency Website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	C	Site is located within a minor aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	A	Site is 13km from Sandown Airport	Magic website / Council

**Site Assessment Form**

**Site Name:** S21: Blackwater Quarry East – Land at Great East Standen Farm

**Grid Ref.** – 452035, 87531

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	E	Given distance from existing site and requirement to build a new haul road site is considered Greenfield without infrastructure	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	This site would be linked to St Georges Lane and the existing mineral workings there. Ultimately traffic would access the highway network via a private access road onto A3056 Blackwater Shute.  This access has been designed to the appropriate standards for HGV traffic.	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN C = likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	Site is quite close to Burnt House Lane. Although there is not proposed access to it there are three farms on that lane that are in close proximity.  A3056 is part of the strategic road network and there are no sensitive land uses in the immediate proximity of the	Magic website / Local Highway Authority, opinion



Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
					proposed access. Dependent on the direction of travel, traffic from this site would pass through nearby settlements of Blackwater to the west and Arreton to the east.	
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = <500m from SRN B = >500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	C	Site is located 1.7km east of the A3020	Magic website / Local Highway Authority
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)  A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	E  C	Great Sullens within 100m of southern boundary. Great East Standen Farm within 100m of northern boundary  In addition to above, also a number of other dwellings within 250m including Green Acres Farm and Burnt House Farm	Magic Website/Aerial Photography
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction C = Availability of site unknown E = Landowner resistant to mineral extraction	A	Mineral Operator proposes site for extraction. Not known yet if there is landowner support.	IOW Council LDF sources, operator consultation

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP E = Allocated for incompatible use (housing etc)	C	Site not allocated in UDP	UDP, draft Core Strategy, IOW Council LDF sources
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed E = No information available	A	Tonnage of sand and gravel confirmed.	IOW Council LDF sources, operator consultation
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	Site is within Central Rural ward which has an unemployment rate of 4.1%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	Site is >1km from non industrial land use	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km C = <5km and > 1km E = Within 1km of site boundary	C	Site is located 2.7km south east of the Southampton & Solent Waters SAC	Magic website
		SPAs		C	Site is located 2.7km south east of the Southampton & Solent Waters SPA	

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
		Ramsar		C	Site is located 2.7km south east of the Southampton & Solent Waters Ramsar	
	To avoid any development that would impact on sites of national biodiversity importance	SSSIs	A = >3km C = <3km greater than or equal to 500m E = Within 500m	C	Site is located 1km west of the Arreton Down SSSI	Magic website
		NNRs		A	Site is >3km from NNR	
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	Site is >1km from SM	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		A	Site is >1km from a Grade I Listed Building	
		Grade II*/II Listed Buildings		C	Site is located 300m east of West Standen House	
		Historic Parks and Gardens		A	Site is >1km from Historic Park and Garden	
		Nationally importance Archaeological Assets		A	Site is >1km from Nationally important assets	
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	A	Site is within grade 4 agricultural land	Magic website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	C	Site is located 750m south east of Shide Chalk Pit	Magic website/GIS model
		Ancient Woodland		E	Small section of Wroxall Bottom Copse Ancient Woodland is within site	
		Regionally important geological sites		A	Site is >2km from RIGs	
		Sites of Importance for Nature Conservation		E	Small section of Wroxall Bottom Copse is within site	
		BAP Priority Habitats		E	Small section of BAP Priority Habitat is within site	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site is located within AONB	Magic website
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	Site is >3km from Heritage Coast	Magic website
	To prevent adverse impacts on PRoW	PRoW (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	E	PRoW within site	IOW Council web resource

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	E	Number of extractive pits of Local importance within site. Also prehistoric flint tools of Regional importance within 500m of boundary	Historic Environment Record search
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	B	Site is 1.1km north west of CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A= site is in flood zone 1 B= > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is within flood zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	A	Site is not within SPZ	Environment Agency Website
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	E	Site is located within a major aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site is 8km north west of Sandown Airport	Magic website / Council

**Site Assessment Form**

**Site Name:** CS3: Duxmore Chalk Quarry Extension

**Grid Ref.** – 455076, 87435

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	A	Extension to existing site	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Site is accessed from existing chalk quarry which has a designated access on Downs Road approximately 2Km to the east of the junction with Downend Road.  This access is currently used by HGV's and is deemed suitable.  There are no recognised constraints on the highway access.	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN C = likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	A	There are no sensitive lane uses in close proximity to the site.  Access to the Strategic Road Network does not involve passing through any settlements en route.	Magic website / Local Highway Authority, opinion
	To promote development sites with	Distance from	A = <500m from SRN	A	Site is located 200m north of	Magic website / Local

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	good access to Strategic Road Network (SRN)	strategic road network	B = >500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN		Ashley Road	Highway Authority
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)  A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	E  C	One small dwelling located adjacent to the northern boundary  One small dwelling adjacent to the northern boundary	Magic Website/Aerial Photography
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction C = Availability of site unknown E = Landowner resistant to mineral extraction	A	Mineral Operator proposes site for extraction	IOW Council LDF sources, operator consultation
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP E = Allocated for incompatible use (housing etc)	A	Existing minerals permission	UDP, draft Core Strategy, IOW Council LDF sources
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed E = No information available	E	No information available	IOW Council LDF sources, operator consultation

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	Site is within the Fairlee ward which has an unemployment rate of 5.8%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk  Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	A	Site is >1km from non industrial land use allocation	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km C = <5km and > 1km E = Within 1km of site boundary	C	Site is located 1.3km south of the Briddlesford Copse	Magic website
		SPAs		A	Site is >5km from SPA	
		Ramsar		A	Site is >5km from Ramsar	
	To avoid any development that would impact on sites of	SSSIs	A = >3km C = <3km greater than or equal to 500m	E	Site is 350m north of the Arreton Down SSSI	Magic website



Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	national biodiversity importance	NNRs	E = Within 500m	A	Site is >1km from NNR	
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	A	Site is >1km from SM	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		A	Site is >1km from Grade I Listed Buildings	
		Grade II*/II Listed Buildings		B	Site is located 553m north west of Mersley Farmhouse	
		Historic Parks and Gardens		A	Site is >1km from Historic Park and Garden	
		Nationally importance Archaeological Assets		A	Site is >1km from Nationally important assets	
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	A	Site is grade 4 agricultural land	Magic website
Nature Conservation	To consider the effect of development on identified sites of county/local importance	Local nature reserves	A = >2km from designations B = >1km from designation C = 500m – 1km from designation D = within 500m or adjacent to site	A	Site is >2km from LNR	Magic website/GIS model
		Ancient Woodland		D	Ancient Woodland adjacent to eastern boundary	

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
		Regionally important geological sites	E = Within site	A	Site is >2km from RIGS	
		Sites of Importance for Nature Conservation		D	Site is adjacent to Arreton Down North	
		BAP Priority Habitats		D	Site is adjacent to BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site is within AONB	Magic website
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	A	Site is >3km from Heritage Coast	Magic website
	To prevent adverse impacts on PRoW	PRoW (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	C	PRoW within 250m of southern boundary	IOW Council web resource
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	E	Extractive pit of local importance within site. Medieval field boundary, prehistoric flint and Bronze Age ring ditches adjacent to site	Historic Environment Record search

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	B	Site is 1.4km north east of CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = site is in flood zone 1 B = > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is within flood zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	C	Part of the site falls within outer zone and part in the total catchment area	Environment Agency Website
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	E	Site is within a major aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	E	Site is located 6.5km north west of Sandown airport and 9.5km west of Bembridge airport	Magic website / Council

**Site Assessment Form**

**Site Name:** CS4: Cheverton Chalk Quarry vertical extension

**Grid Ref.** – 445110, 84291

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	A	Extension to existing minerals site (dig 6 metres deeper in existing site)	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Designated access from B3323 Bowcombe Road via Cheverton Farm entrance. Currently used by HGVs	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN C = likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	There are no significant sensitive land uses in the immediate vicinity however the majority of traffic is anticipated to travel northwards that would involve it driving through Carisbrooke, Gunville and / or Newport which are significant residential developments, to join the Strategic Road Network and thence onwards to their destination.  There are not really any options to designate routes to mitigate this.	Magic website / Local Highway Authority, opinion

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = <500m from SRN B = >500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	E	Site is 3.5km north of A3055	Magic website / Local Highway Authority
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)  A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	A  A	>250m from sensitive receptors  No dwellings or sensitive receptors within 250m of the site	Magic Website/Aerial Photography
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction C = Availability of site unknown E = Landowner resistant to mineral extraction	A	Mineral operator proposes site for extraction	IOW Council LDF sources, operator consultation
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP E = Allocated for incompatible use (housing etc)	A	Existing minerals permission/allocation	UDP, draft Core Strategy, IOW Council LDF sources
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed	A	Estimated chalk tonnage confirmed	IOW Council LDF sources, operator consultation

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
			E = No information available			
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	The site is within the Central Rural ward which has an unemployment rate of 4.1%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk  Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	C	Site is 950m north of historic park	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km C = <5km and > 1km E = Within 1km of site boundary	C	Site is 2.6km east of the Isle of Wight Downs SAC	Magic website
		SPAs		A	Site is >5km from SPA	
		Ramsar		A	Site is >5km from Ramsar	
	To avoid any development that would impact on sites of	SSSIs	A = >3km C = <3km greater than or equal to 500m	C	Site is 1.7km south of Rowridge Valley SSSI	Magic website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	national biodiversity importance	NNRs	E = Within 500m	A	Site is >3km from NNR	
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	C	Site is 150m south of enclosed field SM and within 250m of several of SMs to the west	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		A	Site is >1km from a Grade I Listed Building	
		Grade II*/II Listed Buildings		A	Site is >1km from a Grade II Listed Building	
		Historic Parks and Gardens		B	Site is 950m north of the Northcourt Registered Park and Garden	
		Nationally important Archaeological Assets		D	Nationally important archaeological assets adjacent to the site. (pre historic field system and burial ground)	
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	A	Site is non agricultural land	Magic website
Nature Conservation	To consider the effect of development on	Local nature reserves	A = >2km from designations B = >1km from designation	A	Site is >2kms from LNR	Magic website/GIS model

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	identified sites of county/local importance	Ancient Woodland	C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	C	Site is located 600m south west of Ancient Woodland	
		Regionally important geological sites		A	Site is >2km from RIGs	
		Sites of Importance for Nature Conservation		D	Site is located 300m south of Idlecombe Down	
		BAP Priority Habitats		E	Site is within BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site is within AONB	Magic website
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	B	Site is 2.8km north of Heritage Coast	Magic website
	To prevent adverse impacts on PRow	PRow (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	A	Site is >250m from PRow	IOW Council web resource
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	C	Regional/ local assets adjacent to the site.	Historic Environment Record search



Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	B	Site is 1.1km north west of CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = site is in flood zone 1 B = > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is within flood zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	B	Site is within total catchment area	Environment Agency Website
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	E	Site is located within a major aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	A	Site is outside safeguarding zone	Magic website / Council

**Site Assessment Form**

**Site Name:** CS4a: Cheverton Chalk Quarry Western Extension

**Grid Ref.** – 444951, 84294

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	A	Extension to existing minerals site	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Designated access from B3323 Bowcombe Road via Cheverton Farm entrance. Currently used by HGVs	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN C = likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	There are no significant sensitive land uses in the immediate vicinity however the majority of traffic is anticipated to travel northwards that would involve it driving through Carisbrooke, Gunville and / or Newport which are significant residential developments, to join the Strategic Road Network and thence onwards to their destination.  There are not really any options to designate routes to mitigate this.	Magic website / Local Highway Authority, opinion

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = <500m from SRN B = >500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	E	Site is 3.5km north of A3055	Magic website / Local Highway Authority
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)  A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	A  A	>250m from sensitive receptors  No dwellings or sensitive receptors within 250m of the site	Magic Website/Aerial Photography
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction C = Availability of site unknown E = Landowner resistant to mineral extraction	A	Mineral Operator proposes site for extraction	IOW Council LDF sources, operator consultation
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP E = Allocated for incompatible use (housing etc)	C	Not allocated within UDP	UDP, draft Core Strategy, IOW Council LDF sources
	To identify resources to meet demand	Estimated reserves	A = The amount and type of resources has been confirmed	A	Chalk tonnage confirmed.	IOW Council LDF sources, operator consultation

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
			E = No information available			
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	The site is within the Central Rural ward which has an unemployment rate of 4.1%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk  Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	C	Site is 950m from historic park	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km C = <5km and > 1km E = Within 1km of site boundary	C	Site is 2.5km east of the Isle of Wight Downs SAC	Magic website
		SPAs		A	Site is >5km from SPA	
		Ramsar		A	Site is >5km from Ramsar	
	To avoid any development that would impact on sites of	SSSIs	A = >3km C = <3km greater than or equal to 500m	C	Site is 1.7km south of Rowridge Valley SSSI	Magic website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	national biodiversity importance	NNRs	E = Within 500m	A	Site is >3km from NNR	
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	C	Site is 150m south of enclosed field SM and within 250m of several of SMs to the west	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		A	Site is >1km from a Grade I Listed Building	
		Grade II*/II Listed Buildings		A	Site is >1km from a Grade II Listed Building	
		Historic Parks and Gardens		B	Site is 950m north of the Northcourt Registered Park and Garden	
		Nationally importance Archaeological Assets		E	Potentially nationally important prehistoric field system within site	
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	A	Site is grade 4 agricultural land	Magic website
Nature Conservation	To consider the effect of development on	Local nature reserves	A = >2km from designations B = >1km from designation	A	Site is >2kms from LNR	Magic website/GIS model

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	identified sites of county/local importance	Ancient Woodland	C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	C	Site is located 700m south west of Ancient Woodland	
		Regionally important geological sites		A	Site is >2km from RIGs	
		Sites of Importance for Nature Conservation		D	Site is located 300m south of Idlecombe Down	
		BAP Priority Habitats		E	Small section of site is located within a BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site is within AONB	Magic website
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	B	Site is 2.8km north of Heritage Coast	Magic website
	To prevent adverse impacts on PRoW	PRoW (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	A	Site is >250m from PRoW	IOW Council web resource
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	E	Bronze Age Barrow and medieval extraction pit of Regional and Local importance located within the site	Historic Environment Record search

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	B	Site is 1.1km north west of CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = site is in flood zone 1 B = > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is within flood zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	B	Site is within total catchment area	Environment Agency Website
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	E	Site is located within a major aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	A	Site is outside safeguarding zone	Magic website / Council

## Site Assessment Form

**Site Name:** CS4b: Cheverton Chalk Quarry Eastern Extension

**Grid Ref. –** 445270, 84373

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
<b>Positive Objectives</b>						
Land use	To maximise existing infrastructure	Land currently in minerals use	A = Extension to existing minerals site C = Inactive mineral sites E = Greenfield site without infrastructure	A	Extension to existing minerals site	UDP proposals map/IOW Council LDF sources
Traffic and Transportation	To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	Designated access from B3323 Bowcombe Road via Cheverton Farm entrance. Currently used by HGVs	Magic website / Local Highway Authority opinion
	To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A = likely routeing avoids settlements and uses SRN C = likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	There are no significant sensitive land uses in the immediate vicinity however the majority of traffic is anticipated to travel northwards that would involve it driving through Carisbrooke, Gunville and / or Newport which are significant residential developments, to join the Strategic Road Network and thence onwards to their destination.  There are not really any options to designate routes to	Magic website / Local Highway Authority, opinion



Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
					mitigate this.	
	To promote development sites with good access to Strategic Road Network (SRN)	Distance from strategic road network	A = <500m from SRN B = >500m < 1km from SRN C = 1km- 3km to SRN E = >3km from SRN	E	Site is 3.5km north of A3055	Magic website / Local Highway Authority
Amenity	To minimise potential detrimental impacts of noise/vibration. To minimise potential detrimental impacts of odour. To minimise potential detrimental impacts of nuisance (vermin, pests, litter, lighting pollution). To minimise any potential detrimental effects to air quality.	Location of sensitive land uses (e.g. residential, schools, hospitals).	A = >250m of sensitive receptor(s) C = Within 100 – 250m of sensitive receptor(s) E = Within 100m of sensitive receptor(s)  A = 0 dwellings or sensitive receptors within 250m C = Individual or small group of dwellings/sensitive uses within 250m E = Village or town centre within 250m of the site	A  A	>250m from sensitive receptors  No dwellings or sensitive receptors within 250m of the site	Magic Website/Aerial Photography
Deliverability	To allocate available sites	Site ownership	A = Mineral operator proposes site for extraction B = No mineral operator interest but landowner supports extraction C = Availability of site unknown E = Landowner resistant to mineral extraction	A	Mineral Operator proposes site for extraction	IOW Council LDF sources, operator consultation
	To reduce planning risk	Local Plan/Core Strategy Allocations/ Existing planning permissions	A = Existing/previous minerals planning permission/allocation C = not allocated within the UDP E = Allocated for incompatible use (housing etc)	C	Not allocated within UDP	UDP, draft Core Strategy, IOW Council LDF sources
	To identify resources to	Estimated reserves	A = The amount and type of resources has been	A	Chalk tonnage confirmed.	IOW Council LDF sources, operator

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	meet demand		confirmed E = No information available			consultation
Economic	To increase opportunities for economic development and employment.	The proportion of unemployed working age people by ward.	A = Greater or equal to 12%. B = Greater or equal to 9%. C = Greater or equal to 6%. D = Greater or equal to 3%. E = less than 3%	D	The site is within the Central Rural ward which has an unemployment rate of 4.1%	www.streetmap.co.uk to get postcode from grid reference. Used postcode to find ward data from www.nomisweb.co.uk Labour Supply: Economically active (2001) All people, Unemployed
<b>Exclusionary Objectives</b>						
Land Use	To avoid prejudicing non-industrial designated development plan land uses (e.g. housing, tourism, recreation etc).	Land use allocations, zones and proposals in the Local Plan/draft Core Strategy	A = > 1km from non industrial land use allocation C = 0.5 – 1km from non industrial land use allocation E = <0.5km or directly effects non industrial land use allocation	C	Site is 950m north of historic park	UDP/ draft Core Strategy
Nature Conservation	To avoid any development that would impact on sites of international biodiversity importance.	SACs	A = >5km C = <5km and > 1km E = Within 1km of site boundary	C	Site is 2.6km east of the Isle of Wight Downs SAC	Magic website
		SPAs		A	Site is >5km from SPA	
Ramsar	A	Site is >5km from Ramsar				
	To avoid any development that would impact on sites of	SSSIs	A = >3km C = <3km greater than or equal to 500m	C	Site is 1.7km south of Rowridge Valley SSSI	Magic website

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	national biodiversity importance	NNRs	E = Within 500m	A	Site is >3km from NNR	
Local distinctiveness, character and quality of life	To prevent development on sites or structures of national importance.	Scheduled Monuments (SM)	A = >1km from site B = >500m but <1km of site C = less than or equal to 500m of the site D = Located adjacent to the site boundary E = Within the site	C	Site is 150m south of enclosed field SM and within 250m of several of SMs to the west	Magic website / IOW Council historic environment records/ GIS model
		Grade I Listed Buildings		A	Site is >1km from a Grade I Listed Building	
		Grade II*/II Listed Buildings		A	Site is >1km from a Grade II Listed Building	
		Historic Parks and Gardens		B	Site is 950m north of the Northcourt Registered Park and Garden	
		Nationally importance Archaeological Assets		B	Potentially nationally important prehistoric field system within 600m of site	
<b>Discretionary Objectives</b>						
Land Use	To protect the best and most versatile agricultural land.	Agricultural land quality.	A = site is not within grades 1,2 and 3 C = site is within grade 3 E = site is within grades 1,2	A	Site is grade 4 agricultural land	Magic website
Nature Conservation	To consider the effect of development on	Local nature reserves	A = >2km from designations B = >1km from designation	A	Site is >2kms from LNR	Magic website/GIS model

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	identified sites of county/local importance	Ancient Woodland	C = 500m – 1km from designation D = within 500m or adjacent to site E = Within site	C	Site is located 600m south west of Ancient Woodland	
		Regionally important geological sites		A	Site is >2km from RIGs	
		Sites of Importance for Nature Conservation		D	Site is 300m south of Idlecombe Down SINC	
		BAP Priority Habitats		D	Site is 80m east of BAP Priority Habitat	
Landscape and Visual	To prevent development on areas of national importance.	AONB	A = >3km B = Between 2 – 3km C = Between 500m and <2km D = Adjacent to site E = Within the site	E	Site is within AONB	Magic website
	To prevent development on sites of national importance.	Heritage Coasts	A = >3km B = Between 2 – 3kms C = Between 1 – <2kms D = Adjacent to site E = Within designation.	B	Site is 2.8km north of Heritage Coast	Magic website
	To prevent adverse impacts on PRow	PRow (footpaths, bridleways)	A = >250 m of the site boundary C = Within 250 m of site boundary E = Within the site	A	Site is >250m from PRow	IOW Council web resource
Local distinctiveness, character and quality of life	To prevent development which would disturb sites/buildings of local historic/archaeological importance	Archaeological resources/assets	A = No regional/local assets within 1km C = Regional/local asset adjacent to site E = Regional/local assets within site	E	Prehistoric field system and Bronze Age burial mounds of Regional importance within site.	Historic Environment Record search

Topic	Objectives	Indicators	Thresholds	Grading	Rationale	Source of Information
	To prevent development on sites or structures of local importance	Conservation Areas	A = >2km from CA B = >1km from CA C = 500m – 1km from CA D = Within 500m of CA E = Within CA	C	Site is 1km north of CA	GIS model
Water Environment	To prevent any development in a major floodplain	Within the flood zone	A = site is in flood zone 1 B = > 50% flood risk zone 2/ <50% flood risk zone 1 C = site is in flood zone 2 D = site is in flood zone 3a E = site is in flood zone 3b	A	Site is within flood zone 1	Environment Agency/IOW SFRA
	To avoid any potential impacts on groundwater	Groundwater Source Protection Zones	A = Site is not located within a (SPZ) B = Site is located within total catchment area C = Site is located within SPZ 2 (outer zone) D = Site is located within SPZ 1 (inner zone).	B	Site is within total catchment area	Environment Agency Website
		Aquifers	A = Not within aquifer C = within minor aquifer E = Within major aquifer	E	Site is within a major aquifer	GIS model
Airfield Safeguarding Zones	To avoid sensitive development that falls within an airfield safeguarding zone	Airfield Safeguarding Zone	A = Outside safeguarding zone (13km) E = Within safeguarding zone	A	Site is outside safeguarding zone	Magic website / Council



## Appendix F Highway Officers and County Archaeologist Comments



# Entec

*Creating the environment for business*





Clare Heeley,  
Entec

Chief Executive  
**Steve Beynon**

*From*  
**Dr. Ruth Waller,**  
County Archaeology Service,  
61 Clatterford Road, Carisbrooke,  
Newport, Isle of Wight, PO30 1NZ

Tel (01983) 823810  
Fax (01983) 823810  
Email [ruth.waller@iow.gov.uk](mailto:ruth.waller@iow.gov.uk)  
DX 56361 Newport (Isle of Wight)  
Web <http://www.iwight.com>

Our Ref: IOW Mineral Site Options – Historic Environment impacts  
Your Ref:

6 October 2010

Dear Clare,

**IOW Mineral Site Options – Historic Environment impacts**

I have been asked by Wendy Perera of the Isle of Wight Council's Planning Services department to provide you with the impacts and required mitigation for the following proposed mineral site options on the Historic Environment. The following comments are the result of my interrogation of the Isle of Wight Historic Environment Record (HER) database and the English Heritage funded Assessment of archaeological remains in aggregate areas on the Isle of Wight which was specifically commissioned by the Isle of Wight Council to inform this consultation.

The HER data records indicate where known Historic Environment assets exist and the Aggregates Assessment indicates where potential unknown Historic Environment assets exist. I have attached the HER map for each proposed site to this letter. I have also attached a copy of the Minerals and Historic Environment Forum's "Mineral Extraction and Archaeology: A Practice Guide" which outlines the accepted policy and practice for mineral extraction proposals.

**Site CS3 (Duxmore Quarry)**

- 1) This site is situated on the Chalk formation which is identified in the Aggregates Assessment report as being of Very High Archaeological Potential.
- 2) The HER database records the following sites of Local Importance within the proposed site area:
  - a) HER 7173 – an extractive pit

Cont ...

3) The HER database records the following sites of Regional Importance adjacent to the proposed site area which may indicate that buried remains of the same nature survive within the area of the site:

- a) HER 7129 – medieval or later field boundary
- b) HER 7020 – Iron Age or Roman banked field system earthworks
- c) HER 2129 and 2404 – Prehistoric flint indicating settlement
- d) HER 3802 and 3924 – Bronze Age ring ditches indicating human burials.

4) Archaeological interpretation of evidence:

Although the site lies within an Area of High Potential, the known remains within the site area are medieval or later extractive pits which are only of Local Importance and do not warrant any further archaeological work. The presence of Prehistoric, Iron Age/Roman and Medieval remains of Regional Importance to the north, south, east and west of the proposed area indicates that similar remains could be present within this proposed area. There are no known remains of National Importance within this area.

5) Archaeological Impact and Mitigation Requirements:

Proposed mineral extraction on this site is likely to make an **Acceptable Impact** on the known and potential Historic Environment assets. The potential for the presence of buried prehistoric, Iron Age/Roman and Medieval settlement remains of Regional Importance can be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide.

#### Site S1 (Crockers Farm Northwood)

1) This site is situated on the River Terrace deposits which are identified in the Aggregates Assessment report as being of very High Archaeological Potential for prehistoric settlement.

2) The HER database records the following sites of Regional Importance adjacent to the proposed site area which may indicate that buried remains of the same nature survive within the area of the site:

- a) HER 4194 – prehistoric flint scatter indicating settlement
- b) HER 1734 and 1735 – prehistoric settlement enclosures

3) Archaeological interpretation of evidence:

The site lies within an Area of Very High Potential and the presence of Iron Age and Medieval settlement remains of Regional Importance to the west and south of the proposed area indicates that similar remains could be present within this proposed area. There are no known remains of National Importance within this area.

4) Archaeological Impact and Mitigation Requirements:

Proposed mineral extraction on this site is likely to make an **Acceptable Impact** on the known and potential Historic Environment assets. The potential for the presence of buried prehistoric settlement remains of Regional Importance can be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide.

Cont ...

### Site S2 (Great Briddlesford Farm)

- 1) This site is situated on the River Terrace deposits which are identified in the Aggregates Assessment report as being of very High Archaeological Potential for prehistoric settlement.
- 2) The HER database records the following sites of Regional Importance within the proposed area:
  - a) HER 12746 – a Stable at Knights Farm
  - b) HER 12745 – a dairy at Knights Farm
  - c) HER 12744 – Knights Farmhouse
- 3) The HER database records the following sites of Regional Importance adjacent to the proposed site area which may indicate that buried remains of the same nature survive within the area of the site:
  - a) HER 3965 – Roman or Iron Age settlement gullies
  - b) HER 3932 – prehistoric settlement enclosures
  - c) HER 4591 – Iron Age or Roman settlement pits and postholes
  - d) HER 5868 – prehistoric flint scatter indicating settlement
- 4) Archaeological interpretation of evidence:  
The site lies within an Area of Very High Potential and the presence of Iron Age/Roman and prehistoric settlement remains of Regional Importance to the west, north and south of the proposed area indicates that similar remains could be present within this proposed area. There are no known remains of National Importance within this area. The historic farm buildings within the proposed area must be maintained and protected from adverse impacts.
- 5) Archaeological Impact and Mitigation Requirements:  
Proposed mineral extraction on this site is likely to make an **Acceptable Impact** on the known and potential Historic Environment assets. The potential for the presence of buried prehistoric/Roman settlement remains of Regional Importance can be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide.

### Site S3 (Palmers Farm)

- 1) This site is situated on the River Terrace deposits which are identified in the Aggregates Assessment report as being of very High Archaeological Potential for prehistoric settlement.
- 2) The HER database records the following sites of Regional Importance within the proposed area:
  - a) HER 2174 – a prehistoric flint scatter indicating settlement
- 3) The HER database records the following sites of Regional Importance adjacent to the proposed site area which may indicate that buried remains of the same nature survive within the area of the site:
  - a) HER 2212 – prehistoric flint scatter indicating settlement
  - b) HER 2209 – prehistoric flint scatter indicating settlement
  - c) HER 2213 – prehistoric flint scatter indicating settlement
  - d) HER 3944 – ring ditches indicating Bronze Age human burials
  - e) HER 2126 – 13<sup>th</sup> Century occupation site
- 4) Archaeological interpretation of evidence:  
The site lies within an Area of Very High Potential and the presence of prehistoric and medieval settlement remains of Regional Importance in all directions adjacent to the

Cont ...

proposed area indicates that similar remains could be present within this proposed area. There are no known remains of National Importance within this area.

5) Archaeological Impact and Mitigation Requirements:

Proposed mineral extraction on this site is likely to make an **Acceptable Impact** on the known and potential Historic Environment assets. The potential for the presence of buried prehistoric and Medieval settlement remains of Regional Importance can be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide.

Site S4 (Lavender Farm)

1) This site is situated on the Hamstead Beds which are identified in the Aggregates Assessment report as being of Medium Archaeological Potential.

2) The HER database records the following sites of Regional Importance around but not adjacent to the proposed site area which may indicate that buried remains of the same nature survive within the area of the site:

- a) HER 1766 and 1768 – cropmarks indicating field system remains of unknown date
- b) HER 1767 – prehistoric settlement enclosures

3) Archaeological interpretation of evidence:

The site lies within an Area of Medium Potential and the presence of prehistoric settlement and field systems of Regional Importance to the east of the site indicates that similar remains could be present within this proposed area. There are no known remains of National Importance within this area.

4) Archaeological Impact and Mitigation Requirements:

Proposed mineral extraction on this site is likely to make an **Acceptable Impact** on the known and potential Historic Environment assets. The potential for the presence of buried prehistoric remains of Regional Importance can be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide

Site S4a (Cheverton Down)

1) This site is situated on the Chalk Ridge which is identified in the Aggregates Assessment report as being of Very High Archaeological Potential.

2) The HER database records the following sites of Potentially National, Regional and Local Importance within the proposed site area:

- a) HER 7379 – a Bronze Age Barrow (human burial site) (Regional Importance)
- b) HER 7380 – a medieval or later extraction pit (Local Importance)
- c) HER 7367 – Cheverton Down prehistoric field system (Potentially Nationally Importance)

3) The HER database records the following sites of National Importance adjacent to the proposed site area:

- a) HER 291 – Gallibury Fields – a continuous set of earthworks of an Iron Age/Roman field system covering at least ½ a square mile of the downs – A Scheduled Monument

Cont ...

- b) HER 2090 – a Bowl Barrow part of a cemetery on Cheverton Down – A Scheduled Monument
- 4) The HER database records the following sites of Regional Importance adjacent to the proposed site area which may indicate that buried remains of the same nature survive within the area of the site:
- a) HER 2527, 2528, 7436, 2529, 7376, 7372, 7374, 7373, 7371, 7370, 7369, 7368, 1942 – Bronze Age barrows (human burial sites) part of a prehistoric cemetery
  - b) HER 17367 – part of a field system (probably prehistoric)
  - c) HER 7485 – bank and ditched field boundary
  - d) HER 1658 – part of prehistoric field system
- 5) Archaeological interpretation of evidence:  
The site lies within an Area of Very High Potential and there are designated Scheduled Monuments adjacent to the site. Proposals for extraction may cause detrimental impact to the setting of these Scheduled Monument. Scheduled Monument Consent will be required before any works can proceed. The known remains of Regional Importance within the proposed area (particularly Bronze Age burial mounds which contain human remains) will be destroyed by extraction in this area. The proposed area lies right in the heart of a prehistoric ceremonial and burial landscape and the setting of this will be severely impacted upon. The presence of Barrow burials within the proposed area and surrounding the site on all sides increases the probability that further unknown remains of this nature survive. There is a presumption in favour of non disturbance of human burials.
- 6) Archaeological Impact and Mitigation Requirements:  
Proposed mineral extraction on this site is contrary to National, Regional and Local policy and is likely to make an **Unacceptable Impact** on the known and potential Historic Environment assets. English Heritage must be contacted for their views on the impact of the proposal on the Scheduled Monuments. If this Unacceptable Impact cannot be avoided, the presence of buried prehistoric Roman remains of Regional Importance and potential for unknown remains could be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide, but should be avoided if possible.

#### Site S4b (Cheverton Down)

- 1) This site is situated on the Chalk Ridge which is identified in the Aggregates Assessment report as being of Very High Archaeological Potential.
- 2) The HER database records the following sites of Regional Importance within the proposed site area:
  - a) HER 1658 – a prehistoric field system
  - b) HER 4950, 7471, 7470, 7469, 7468 – Bronze Age burial mounds (human burials) part of a prehistoric cemetery.
- 3) The HER database records the following sites of National Importance adjacent to the proposed site area:
  - a) HER 351 and 352 – Bronze Age burial mounds part of a cemetery on Cheverton Down – Both Scheduled Monuments

Cont ...

- 4) The HER database records the following sites of Regional Importance adjacent to the proposed site area which may indicate that buried remains of the same nature survive within the area of the site:
  - a) HER 7467 and 7472 – groups of Bronze Age barrows (human burial sites) part of a prehistoric cemetery
- 5) Archaeological interpretation of evidence:
 

The site lies within an Area of Very High Potential and there are designated Scheduled Monuments adjacent to the site. Proposals for extraction may cause detrimental impact to the setting of these Scheduled Monument. Scheduled Monument Consent will be required before any works can proceed. The known remains of Regional Importance within the proposed area (particularly Bronze Age burial mounds which contain human remains) will be destroyed by extraction in this area. The proposed area lies right in the heart of a prehistoric ceremonial and burial landscape and the setting of this will be severely impacted upon. The presence of Barrow burials within the proposed area and surrounding the site on all sides increases the probability that further unknown remains of this nature survive. There is a presumption in favour of non disturbance of human burials.
- 6) Archaeological Impact and Mitigation Requirements:
 

Proposed mineral extraction on this site is contrary to National, Regional and Local policy and is likely to make an **Unacceptable Impact** on the known and potential Historic Environment assets. English Heritage must be contacted for their views on the impact of the proposal on the Scheduled Monuments. If this Unacceptable Impact cannot be avoided, the presence of buried prehistoric Roman remains of Regional Importance and potential for unknown remains could be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide, but should be avoided if possible.

#### Site S5 (Cheverton Farm Gravel pit)

- 1) This site is situated on the Clay with flints deposits which are identified in the Aggregates Assessment report as being of High Archaeological Potential.
- 2) The HER database records the following sites of Regional Importance adjacent to the proposed site area which may indicate that buried remains of the same nature survive within the area of the site:
  - a) HER 335, 336 and 301 – Bronze Age burial mounds (Human burial sites)
  - b) HER 7365 and 7364 – Prehistoric or Roman Field system earthworks
  - c) HER 297 and 298 – groups of Bronze Age burial mounds (Human burial sites) part of a cemetery on Cheverton Down
  - d) HER 2541 and 2538 – prehistoric flint objects indicating settlement
- 3) Archaeological interpretation of evidence:
 

The site lies within an Area of High Potential and the presence of prehistoric settlement and burial remains of Regional Importance to the south and east of the proposed area indicates that similar remains could be present within this proposed area. There are no known remains of National Importance within this area.
- 4) Archaeological Impact and Mitigation Requirements:

Cont ...

Proposed mineral extraction on this site is likely to make an **Acceptable Impact** on the known and potential Historic Environment assets. The potential for the presence of buried prehistoric remains of Regional Importance can be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide.

#### Site S8 (Blackwater Quarry)

- 1) This site is situated on the River Terrace deposits which are identified in the Aggregates Assessment report as being of Very High Archaeological Potential.
- 2) The HER database records the following sites of Regional Importance within the proposed site area:
  - a) HER 32151 – Mesolithic finds spot indicating rare prehistoric activity
- 3) The HER database records the following sites of Regional Importance adjacent to the proposed site area which may indicate that buried remains of the same nature survive within the area of the site:
  - a) HER 6373 – Prehistoric flint scatters indicating settlement
  - b) HER 3919 – Bronze Age ring ditch indicating human burial
- 4) Archaeological interpretation of evidence:  
The site lies within an Area of Very High Potential and the presence of prehistoric settlement and burial remains of Regional Importance to the south and east of the proposed area indicates that similar remains could be present within this proposed area. There are no known remains of National Importance within this area.
- 5) Archaeological Impact and Mitigation Requirements:  
Proposed mineral extraction on this site is likely to make an **Acceptable Impact** on the known and potential Historic Environment assets. The potential for the presence of buried prehistoric remains of Regional Importance can be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide.

#### Site S10 (Knighton extension)

- 1) This site is situated on the Sandrock formation which is identified in the Aggregates Assessment report as being of very High Archaeological Potential for prehistoric settlement.
- 2) The HER database records the following sites of Local Importance within the proposed site area:
  - a) HER 7206 – an extractive pit
- 3) The HER database records the following sites of Regional Importance adjacent to the proposed site area which may indicate that buried remains of the same nature survive within the area of the site:
  - a) HER 5927 – medieval pottery
  - b) HER 1059 – Late medieval pottery kiln
  - c) HER 1060 – Iron Age settlement enclosure
  - d) HER 7202 – Iron Age or Medieval field system earthworks

Cont ...

4) Archaeological interpretation of evidence:

Although the site lies within an Area of Very High Potential, the known remains within the site area are medieval or later extractive pits which are only of Local Importance and do not warrant any further archaeological work. The presence of Iron Age and Medieval settlement remains of Regional Importance to the west of the proposed area indicates that similar remains could be present within this proposed area. There are no known remains of National Importance within this area.

5) Archaeological Impact and Mitigation Requirements:

Proposed mineral extraction on this site is likely to make an **Acceptable Impact** on the known and potential Historic Environment assets. The potential for the presence of buried Iron Age and Medieval settlement remains of Regional Importance can be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide.

Site S11 (Dunsbury Farm)

1) This site is situated on the Sandrock and sandstone formations which are identified in the Aggregates Assessment report as being of very High Archaeological Potential for prehistoric settlement.

2) The HER database records the following sites of National and Regional Importance within the proposed site area:

- a) HER 2208 – Bronze Age burial mounds (human burials) (Regional Importance)
- b) HER 7339 – field boundaries and trackways of unknown date (Regional Importance)
- c) HER 1903 – prehistoric flint scatter indicating settlement (Regional Importance)
- d) HER 11392 – Listed Building 17<sup>th</sup> Century Barn (National Importance)

3) The HER database records the following sites of National Importance adjacent to the proposed site:

- a) HER 132, 133, 131, 134 and 135 – Bronze Age round barrows part of a cemetery on Pay Down – Scheduled Monuments

4) Archaeological interpretation of evidence:

The site lies within an Area of Very High Potential. The presence of Scheduled Monuments adjacent to the site means that the proposed site could have an adverse impact on their setting and Scheduled Monument Consent will be required before any works commence. Listed Building Consent will be required for any proposed works which affect the fabric or setting of the Listed Building. Archaeological remains of Regional Importance are known to exist within the proposed area, including human burials.

5) Archaeological Impact and Mitigation Requirements:

Proposed mineral extraction on this site is contrary to National, Regional and Local policy and is likely to make an **Unacceptable Impact** on the known and potential Historic Environment assets. English Heritage must be consulted about the impacts upon the setting of the Scheduled Monument and Listed Building. There is a presumption in favour of preservation in situ of human remains within the proposed area. If this Unacceptable Impact cannot be avoided, the presence of buried prehistoric Roman remains of Regional Importance and potential for unknown remains could be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide, but should be avoided if possible.



Cont ...

#### Site S12 (Cheverton Gravel pit)

- 1) This site is situated on the Clay with flints deposits which are identified in the Aggregates Assessment report as being of High Archaeological Potential.
- 2) The HER database records the following sites of Regional Importance adjacent to the proposed site area which may indicate that buried remains of the same nature survive within the area of the site:
  - a) HER 335, 336 and 301 – Bronze Age burial mounds (Human burial sites)
  - b) HER 7365 and 7364 – Prehistoric or Roman Field system earthworks
  - c) HER 297 and 298 – groups of Bronze Age burial mounds (Human burial sites) part of a cemetery on Cheverton Down
  - d) HER 2541 and 2538 – prehistoric flint objects indicating settlement
- 3) Archaeological interpretation of evidence:  
The site lies within an Area of High Potential and the presence of prehistoric settlement and burial remains of Regional Importance to the south and east of the proposed area indicates that similar remains could be present within this proposed area. There are no known remains of National Importance within this area.
- 4) Archaeological Impact and Mitigation Requirements:  
Proposed mineral extraction on this site is likely to make an **Acceptable Impact** on the known and potential Historic Environment assets. The potential for the presence of buried prehistoric remains of Regional Importance can be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide.

#### Site S13 (Briddlesford Farm)

- 1) This site is situated on the Hamstead Beds which are identified in the Aggregates Assessment report as being of Medium Archaeological Potential.
- 2) The HER database records the following sites of Regional Importance within the proposed site:
  - a) HER 4176 – Late Neolithic and Bronze Age settlement site
- 3) The HER database records the following sites of National and Regional Importance adjacent to the proposed site area which may indicate that buried remains of the same nature survive within the area of the site:
  - a) HER 3966 – Saxo-Norman buried Settlement (grange) remains (regional importance)
  - b) HER 3968 – Medieval settlement remains (regional importance)
  - c) HER 896 – Shrunken Medieval settlement around Manor House (regional importance)
  - d) HER 12784 – Listed Building – 18<sup>th</sup> Century Great Briddlesford Farmhouse
- 4) Archaeological interpretation of evidence:  
The site lies within an Area of Medium Potential and the presence of prehistoric settlement remains of Regional Importance within the area and medieval settlement remains to the south and east indicates that similar remains could be present within this proposed area. Advice must be taken from English Heritage about the impact of the proposed works on the setting of the Listed Building.
- 5) Archaeological Impact and Mitigation Requirements:

Cont ...

Advice must be taken from English Heritage about the impact of the proposed works on the setting of the Listed Building. Other than this issue, the proposed mineral extraction on this site is likely to make an **Acceptable Impact** on the other known and potential Historic Environment assets. The potential for the presence of buried prehistoric and Medieval remains of Regional Importance can be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide.

#### Site S14 (Great Briddlesford Farm)

- 1) This site is situated on the River Terrace deposits which are identified in the Aggregates Assessment report as being of Very High Archaeological Potential.
- 2) The HER database records the following sites of Regional Importance within the proposed site:
  - a) HER 3932 – prehistoric settlement site
  - b) HER 5092 – World War II searchlight battery
  - c) HER 5088 – Anti Aircraft Gunpost
  - d) HER 5086 – Anti aircraft gun battery
  - e) HER 3231 – Heavy anti aircraft battery
- 3) The HER database records the following sites of Regional Importance adjacent to the proposed site area which may indicate that buried remains of the same nature survive within the area of the site:
  - a) HER 5868 – prehistoric flint scatter
- 4) Archaeological interpretation of evidence:  
The site lies within an Area of Very High Potential and the presence of prehistoric settlement remains of Regional Importance within the area and to the west indicates that similar remains could be present within this proposed area. The World War II remains should be recorded but survival is thought to be patchy.
- 5) Archaeological Impact and Mitigation Requirements:  
The proposed mineral extraction on this site is likely to make an **Acceptable Impact** on the other known and potential Historic Environment assets. The presence and potential for the presence of buried prehistoric and World War II remains of Regional Importance can be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide.

#### Site S15 (West Billingham Farm)

- 1) This site is situated on the Sandrock deposits which are identified in the Aggregates Assessment report as being of Very High Archaeological Potential.
- 2) The HER database records the following sites of National and Regional Importance within the proposed site:
  - a) HER 11864 – A Listed Building – West Billingham Farmhouse (National Importance)
  - b) HER 11864 – A Listed Building – West Billingham Farmhouse Brewhouse (National Importance)
  - c) HER 2047 – Prehistoric settlement (Regional Importance)

Cont ...

d) HER 11865, 11868, 11866, 11869, 11870 – Historic Farm buildings (Regional Importance)

3) The HER database records the following sites of Regional Importance adjacent to the proposed site area which may indicate that buried remains of the same nature survive within the area of the site:

- a) HER 2623 – Bronze Age ring ditch (human burial)
- b) HER 1341 – Mesolithic/Early Neolithic findspot

4) Archaeological interpretation of evidence:

The site lies within an Area of Very High Potential. The proposed works will impact detrimentally on the Listed Buildings and Listed Building Consent will be needed before works can commence. The presence of prehistoric remains (including human burials) of Regional Importance within the area and to the west indicates that similar remains could be present within this proposed area.

5) Archaeological Impact and Mitigation Requirements:

The proposed mineral extraction on this site is likely to make an **Unacceptable Impact** on Listed Buildings and advice must be taken on this immediately. If this issue can be resolved, then the impact on the other known and potential Historic Environment assets is Acceptable. The presence and potential for the presence of buried prehistoric remains of Regional Importance can be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide.

#### Site S16 (Upper Hyde Farm North)

1) This site is situated on the Ferruginous sands deposits which are identified in the Aggregates Assessment report as being of Very High Archaeological Potential.

2) The HER database records the following sites of Regional Importance within the proposed site:

- a) HER 2100 – prehistoric linear feature
- b) HER 788 – Prehistoric flint tools
- c) HER 3942, 3941, 3943 – Bronze Age burial mounds (Human burials)

3) The HER database records the following sites of Regional Importance adjacent to the proposed site area which may indicate that buried remains of the same nature survive within the area of the site:

- a) HER 1763 – linear features
- b) HER 1764 – Prehistoric settlement enclosures
- c) HER 4940 – An unbroken sequence of peat deposits survive which have been dated from Mesolithic to the 18<sup>th</sup> Century in the floodplain of the stream which borders the south eastern edge of the site.

4) Archaeological interpretation of evidence:

The site lies within an Area of Very High Potential and the presence of prehistoric settlement remains (including human burials) and peat deposits of Regional Importance within the area and to the south, east and west indicates that similar remains could be present within this proposed area. There are no Assets of National Importance within the proposed area.

5) Archaeological Impact and Mitigation Requirements:

Cont ...

The proposed mineral extraction on this site is likely to make an **Acceptable Impact** on the other known and potential Historic Environment assets. The presence and potential for the presence of buried prehistoric remains and peat deposits of Regional Importance can be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide.

#### Site S17 (Upper Hyde Farm South)

- 1) This site is situated on the Ferruginous sands and Sandrock deposits which are identified in the Aggregates Assessment report as being of Very High Archaeological Potential.
- 2) The HER database records the following sites of Regional Importance within the proposed site:
  - a) HER 86 – Mesolithic flint objects indicating settlement
  - b) HER 4944 – hollowway and banks of Medieval or later routeway
  - c) HER 5656 – Brick underground structure relating to farm
  - d) HER 13541 - 18<sup>th</sup> Century Farmhouse
- 3) The HER database records the following sites of Regional Importance adjacent to the proposed site area which may indicate that buried remains of the same nature survive within the area of the site:
  - a) HER 3942, 3943, 3941 – Bronze Age burial mounds (Human burials)
- 4) Archaeological interpretation of evidence:
 

The site lies within an Area of Very High Potential and the presence of prehistoric settlement remains (including human burials) of Regional Importance within the area and to the west indicates that similar remains could be present within this proposed area. There are no Assets of National Importance within the proposed area.
- 5) Archaeological Impact and Mitigation Requirements:
 

The proposed mineral extraction on this site is likely to make an **Acceptable Impact** on the other known and potential Historic Environment assets. The presence and potential for the presence of buried prehistoric remains of Regional Importance can be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide

#### Site S18 (Shorewell sandpit)

- 1) This site is situated on the Ferruginous sands deposits which are identified in the Aggregates Assessment report as being of Very High Archaeological Potential.
- 2) The HER database records the following sites of Regional Importance adjacent to the proposed site area which may indicate that buried remains of the same nature survive within the area of the site:
  - a) HER 7596 – Prehistoric flint tools indicative of settlement
- 3) Archaeological interpretation of evidence:
 

The site lies within an Area of Very High Potential and the presence of prehistoric settlement remains of Regional Importance to the south indicates that similar remains could be present within this proposed area. There are no Assets of National Importance within the proposed area.

Cont ...

4) Archaeological Impact and Mitigation Requirements:

The proposed mineral extraction on this site is likely to make an **Acceptable Impact** on the other known and potential Historic Environment assets. The presence and potential for the presence of buried prehistoric remains of Regional Importance can be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide

Site S20 (Chawton Farm)

- 1) This site is situated on the River Terrace deposits which are identified in the Aggregates Assessment report as being of very High Archaeological Potential for prehistoric settlement.
- 2) The HER database records the following sites of:
  - i) potential National Importance within the proposed site area:
    - a) HER 5253 – A probable buried Roman Villa site
    - b) HER 4184 and 5246 – significant assemblages of Mesolithic and Neolithic flint tools and flakes indicating prehistoric settlement and Bronze Age palstaves indicating buried human remains.
  - ii) Regional or Local Importance within the proposed site area:
    - a) Eleven known sites which show that buried prehistoric (Mesolithic, Neolithic, Bronze Age), Roman and Medieval remains survive on this area.
- 3) The HER database records the following sites of:
  - i) National Importance adjacent to the proposed site area:
    - a) HER 580 is the Grade I Listed Building of St John The Baptist
    - b) HER 109433 is the Grade II Listed Building (granary) at Chawton Farm
    - c) HER 10938 is the Grade II Listed Building (Farmhouse) of Chawton Farm.
  - ii) Regional Importance adjacent to the proposed site area:
    - a) The settlement at Chawton is known to date to the Medieval period and is a Shrunken medieval village. The archaeological evidence suggests that the area around the existing settlement has been settled by humans continuously since the Neolithic period (6000 years BP). The existing hamlet has an isolated and rural character which will be destroyed if industrial minerals operations are carried out on this proposed site.
- 4) Archaeological interpretation of evidence:
 

This site lies within an Area of Very High Potential and has known remains of National Importance both in and adjacent to the site area. The impact upon the setting of Listed Buildings, Roman villa and prehistoric settlement sites will be severe. The impact on buried prehistoric (Mesolithic, Neolithic, Bronze Age), Roman and Medieval remains of Regional Importance will also be severe.
- 5) Archaeological Impact and Mitigation Requirements:
 

Proposed mineral extraction on this site is contrary to National, Regional and Local policy and is likely to make an **Unacceptable Impact** on the known and potential Historic Environment assets. If this Unacceptable Impact cannot be avoided, the presence of buried prehistoric Roman and Medieval remains of Regional and Local Importance and potential for unknown remains could be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide, but should be avoided if possible.

Cont ...

Site S21 (Blackwater Quarry)

- 1) This site is situated on the Upper Greensand which is identified in the Aggregates Assessment report as being of very High Archaeological Potential for prehistoric settlement.
- 2) The HER database records the following sites of Local Importance within the proposed site area:
  - a) HER 7076 – an extractive pit
  - b) HER 7077 – an extractive pit
  - c) HER 7228 – an extractive pit
- 3) The HER database records the following sites of Regional Importance adjacent to the proposed site area which may indicate that buried remains of the same nature survive within the area of the site:
  - a) HER 6373 – prehistoric flint tools and the burnt flint of prehistoric settlement hearths
  - b) HER 876 – prehistoric flint tools
  - c) HER 2280 – prehistoric flint tool making site indicating settlement
- 4) Archaeological interpretation of evidence:
 

Although the site lies within an Area of Very High Potential, the known remains within the site area are medieval or later extractive pits which are only of Local Importance and do not warrant any further archaeological work. The presence of buried prehistoric remains of Regional Importance within 400m to the west, north and south of the proposed area indicates that similar remains could be present within this proposed area. There are no known remains of National Importance within this area.
- 5) Archaeological Impact and Mitigation Requirements:
 

Proposed mineral extraction on this site is likely to make an **Acceptable Impact** on the known and potential Historic Environment assets. The potential for the presence of buried prehistoric settlement remains of Regional Importance can be mitigated by pre-application and subsequent post application programmes of archaeological works as set out in the Mineral Extraction Practice Guide.

Please do not hesitate to contact me if you require further information about this information or historic environment issues relating to proposed Mineral extraction.

Yours sincerely,

Dr. Ruth Waller,  
Isle of Wight County Archaeology and Historic Environment Service,  
Isle of Wight Council

Cont ...

**IWC Mineral Options Assessment - Highway Comments Proformas**

**10 September 2010**

**Site Name:** S1 Crockers Farm, Northwood

**Grid Ref. –** 448845, 92569

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	C	How is the site accessed? i.e from which road  Is there designated access? i.e. is there a purpose built access into the site  Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs  Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility  Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?	Presume the site would be accessed from the unmade track opposite the Agricultural Show Ground on A3020 Cowes Road, Newport. This access would require upgrading to facilitate regular HGV usage and the appropriate visibility splays provided.  There are no recognised constraints on the highway access subject to the comments above.
To promote sites in locations that avoid access through residential areas and sensitive land-uses	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site  Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?	A3020 Cowes Road, Newport to the south of the assumed access is predominately residential in nature but is part of the strategic road network and as such already carried significant volumes of HGV traffic. The majority of traffic would be expected to travel southwards from the site to access other parts of the island.  Given the site location it is not possible to avoid roads with residential frontage development.



**Site Name:** S2: Great Briddlesford Farm, Briddlesford **Grid Ref.** – 453549,89800

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	C	How is the site accessed? i.e from which road  Is there designated access? i.e. is there a purpose built access into the site  Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs  Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility  Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?	The site fronts on to Briddlesford Road although is also bounded by Bridleway N10 to the south and Littletown Lane, an unmade road to the north, both of which have junctions with Briddlesford Road.  It would be preferable to use one of these accesses rather than create a new junction onto Briddlesford Road as they are only approx 350m apart. N10 has also been identified as a possible access point for site S14.  Access by HGV's would be acceptable, subject to mitigation in the form of properly designed junctions and improvements to the width of the bridleway.
To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site  Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?	Knight's Cross Cottages are adjacent to the south-eastern corner of the site, Little Briddlesford Farm is adjacent to the eastern boundary of the site and Knights Farm is enclosed by the site. In close proximity to the site on the opposite side of the road is Briddlesford Lodge Farm that incorporates a farm shop and café.  Briddlesford Road is part of the strategic road network. A proportion of traffic would need to travel through the village of Wootton but would again only likely to use strategic routes through the village.

**Site Name:** S3: Palmers Farm, Palmers Road, Wootton **Grid Ref.** – 453984, 93102

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	E	How is the site accessed? i.e from which road Is there designated access? i.e. is there a purpose built access into the site Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?	The site does not front directly onto public highway, but an unadopted extension of Palmers Road, Wootton, along which all site traffic would have to travel.  It would be unacceptable for HGV's to access this site by virtue of the need to use Palmers Road, which is predominately residential in nature. There is unlikely to be any acceptable mitigation.
To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site  Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?	The site can only be accessed by an unadopted and unmade road via Palmers Road, which is a residential road with full frontage development and significant on street parking.  Palmers Road at its southern end joins the A3054 Lushington Hill, Wootton which is part of the strategic road network. The junction is within the built up area of Wootton and therefore traffic from the site would impact upon the settlement albeit on roads designated as part of the SRN.  There are no alternative routes.

**Site Name:** S4: Lavender Farm, Staplers Road **Grid Ref.** – 452220, 89311

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	How is the site accessed? i.e from which road  Is there designated access? i.e. is there a purpose built access into the site  Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs  Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility  Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?	Site is accessed via a purpose built access road onto Staplers Road, Newport at the junction with Blacklands Lane and is suitable for use by HGV's and is already used by vehicles in connection with mineral extraction from other adjacent sites.
To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site  Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?	There are no sensitive land uses in the immediate vicinity although a significant percentage of traffic would head north into Newport to access the Strategic Road Network using Staplers Road which has full frontage development starting some 450m west of the site access.

**Site Name:** S5 Cheverton Farm Gravel Pit, Cheverton Farm, Shorwell (extraction to greater depth in existing permitted area) **Grid Ref.** – 444036, 84093

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	How is the site accessed? i.e from which road  Is there designated access? i.e. is there a purpose built access into the site  Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs  Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility  Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?	B3323 Bowcombe Road via Cheverton Farm entrance. There is designated access and this is designed to the standard to accommodate HGVs. There are no recognised constraints on the highway access.
To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site  Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?	There are no significant sensitive land uses in the immediate vicinity however the majority of traffic is anticipated to travel northwards that would involve it driving through Carisbrooke, Gunville and / or Newport which are significant residential developments, to join the Strategic Road Network and thence onwards to their destination.  There are not really any options to designate routes to mitigate this.

**Site Name:** S8 Blackwater Quarry Western Extension St George's Lane, St George's Down, Arreton

**Grid Ref.** – 450695, 87797

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
<p>To ensure site is physically accessible to a standard acceptable to the highway authority.</p>	<p>Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.</p>	<p>A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access</p>	<p>A</p>	<p>How is the site accessed? i.e from which road Is there designated access? i.e. is there a purpose built access into the site Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?</p>	<p>This site would be linked to St Georges Lane and the existing mineral workings there. Ultimately traffic would access the highway network via a private access road onto A3056 Blackwater Shute. This access has been designed to the appropriate standards for HGV traffic.</p>
<p>To promote sites in locations that avoid access through residential areas and sensitive land-uses.</p>	<p>Residential areas and sensitive land-uses.</p>	<p>A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements</p>	<p>C</p>	<p>Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?</p>	<p>There are no sensitive land uses in close proximity to this site A3056 is part of the strategic road network and there are no sensitive land uses in the immediate proximity of the proposed access. Dependent on the direction of travel, traffic from this site would pass through nearby settlements of Blackwater to the west and Arreton to the east.</p>

**Site Name:** S10: Knighton Sandpit extension **Grid Ref.** – 457410, 86522

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	C	How is the site accessed? i.e from which road  Is there designated access? i.e. is there a purpose built access into the site  Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs  Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility  Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?	Access is via Lower Knighton Road which is a narrow single lane carriageway. Beyond Lower Knighton Road is Knighton Lane which to the west is also single vehicle width and unsuitable for HGV's and to the north involves negotiating a steep incline Knighton Shute (1:6)? To join Mersley Down Road.  In addition to the extraction of sand, the site currently supports a concrete crushing plant under temporary planning permission. Despite the substandard nature of the access to the site the current level of operation does not appear to be an issue. Any extension to the sandpit should not result in an increased level of activity too and from the site.
To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	E	Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site  Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?	There are no sensitive land uses in the close proximity of the site. It may be prudent to formally designate a route to and from the site via Knighton Shute and Downs Road to protect the village of Newchurch from HGV traffic.

**Site Name:** S11: Land at Dunsbury Farm, Brook **Grid Ref.** – 439351, 84794

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	E	How is the site accessed? i.e from which road Is there designated access? i.e. is there a purpose built access into the site Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?	The site fronts onto B3399 Between Brook and Chessell however given local knowledge of the section of road concerned, it may prove difficult to create an acceptable access.
To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	E	Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?	There are no significant sensitive land uses in close proximity to the site however I note that part of the site has covered reservoirs on it. The majority of traffic would be expected to migrate eastwards towards Newport and would have two options. Either travelling northwards and joining the B3401 at Chessell and onwards to Newport through Calbourne to Newport, or travelling south to Brook and hence through the villages of Mottistone, Brighstone and Shorwell.. The route through Chessell and Calbourne would be more acceptable but does not completely avoid residential settlements.

**Site Name:** S12 Cheverton Farm Gravel Pit, Cheverton Farm, Shorwell (western extension to existing permitted area) **Grid Ref.** – 443900, 84019

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	How is the site accessed? i.e from which road  Is there designated access? i.e. is there a purpose built access into the site  Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs  Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility  Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?	The existing site is accessed the B3323 Bowcombe Road via Cheverton Farm entrance and this would be appropriate to serve any extension.
To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site  Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?	There are no significant sensitive land uses in the immediate vicinity however the majority of traffic is anticipated to travel northwards that would involve it driving through Carisbrooke, Gunville and / or Newport which are significant residential developments, to join the Strategic Road Network and thence onwards to their destination.  There are not really any options to designate routes to mitigate this.



**Site Name:** S13: Great Briddlesford Farm West, Briddlesford **Grid Ref.** – 454662,89938

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	E	How is the site accessed? i.e from which road Is there designated access? i.e. is there a purpose built access into the site Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?	This site has no direct road frontage and it is presumed that access would be via Bridleway N17 from Great Briddlesford Farm to Main Road, Havenstreet. Although this bridleway is used as a vehicular access to Great Briddlesford Farm it is not considered suitable for traffic associated with mineral extraction.
To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?	There are no recognised sensitive land uses in the close proximity however any traffic should be directed to access the site via Briddlesford Road to the west to avoid the village of Havenstreet.

**Site Name:** S14: Great Briddlesford Farm south west **Grid Ref.** – 453766,89531

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
<p>To ensure site is physically accessible to a standard acceptable to the highway authority.</p>	<p>Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.</p>	<p>A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access</p>	<p>C</p>	<p>How is the site accessed? i.e from which road Is there designated access? i.e. is there a purpose built access into the site Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?</p>	<p>The site fronts on to Bridleway N10; Briddlesford Road; and the Havenstreet Road at Lynn and there is no clear indication or proposal as to how the site might be accessed.  Creation of a new access onto Briddlesford Road would not be desirable because of the close proximity of existing junctions (350m apart) to the available frontage; access onto the Havenstreet Road would also be undesirable because of existing road widths and the topography. Access might be possible over a short length of Bridleway N10 subject to improvement as it currently carries limited vehicular traffic.</p>
<p>To promote sites in locations that avoid access through residential areas and sensitive land-uses.</p>	<p>Residential areas and sensitive land-uses.</p>	<p>A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements</p>	<p>A</p>	<p>Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site  Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?</p>	<p>There is limited residential development close to the site consisting of three farms and a small number of cottages at Lynn Cross and Knight's Cross. Briddlesford Road is part of the Strategic Road Network and already carries significant HGV flows.  A proportion of traffic would need to travel through the village of Wootton but would again only likely to use strategic routes through the village.</p>

**Site Name:** S15: West Billingham Farm **Grid Ref.** – 447485, 82195

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	E	How is the site accessed? i.e from which road  Is there designated access? i.e. is there a purpose built access into the site  Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs  Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility  Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?	The site fronts on to the Chale – Chillerton Road to the north of Billingham Manor Farm however local knowledge suggests it may be difficult to create a satisfactory access along the site frontage. The site also fronts onto the Chale – Shorwell road to the west of Kingston and whilst it may be possible to create an acceptable access onto this road, it is substandard in width in places, particularly to the east through Kingston and considered to be unsuitable.
To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN  C= likely routeing uses the SRN however will pass through settlements  E = likely routeing will not use SRN and passes through settlements	E	Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site  Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?	There are a number of residential properties fronting onto the Chale -Chillerton road at Billingham contiguous with the development site. Traffic leaving the site would either have to travel through the settlements of Chale Green, Chillerton or Shorwell.

**Site Name:** S16: Land at Upper Hyde Farm (north) **Grid Ref.** – 456480, 82656

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	How is the site accessed? i.e from which road  Is there designated access? i.e. is there a purpose built access into the site  Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs  Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility  Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?	Although the site fronts Apse Manor Road, Ventnor Road, Apse Heath, and Newport Road, Apse Heath I presume access would be via the current access lane to Apse New Barn Farm, off Ventnor Road, Apse Heath which is considered to be fit for purpose although visibility splays onto Ventnor Road would need to be checked..  Access onto Apse Manor Road would not be acceptable as the road is subject to a 6' 6" width restriction.  A new junction directly onto Newport Road may be possible subject to detailed design.
To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site  Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?	The north-west corner of the site backs onto residential properties in Ventnor Road and Newport Road, Apse Heath and there is a sewerage pumping station situated in the middle of the site.  The majority of routes would involve passing through the settlement of Apse Heath although the main road through the village (A3056) is part of the strategic road network.  It would not be feasible to route traffic away from Apse Heath itself for the majority of destinations.

**Site Name:** S17: Land at Upper Hyde Farm (south) **Grid Ref.** – 457194, 81910

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	E	How is the site accessed? i.e from which road  Is there designated access? i.e. is there a purpose built access into the site  Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs  Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility  Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?	Site fronts Upper Hyde Lane and there is an existing access to Upper Hyde Farm via Upper Hyde Farm Lane. Both roads are unadopted and unmade. The junction where Upper Hyde Lane meets the public highway on A3020 Victoria Avenue is substandard in width and visibility and there are no footways although the area is within a 30mph speed limit.  The site is not suitable for access by HGV's and is unlikely that satisfactory mitigation can be achieved.
To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site  Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?	The southern side of the site borders residential properties in Upper Hyde Farm Lane and Upper Hyde Lane. To the east of the site is Lower Hyde Caravan and Camping site.  Upper Hyde Lane accesses directly onto the strategic road network (A3020) in one direction traffic would need to pass through the town of Shanklin albeit on roads that are part of the SRN.  It would not be practical to route traffic away from Shanklin without introducing lengthy detours through other settlements.

**Site Name:** S18: Shorwell Sandpit western extension **Grid Ref.** – 446083, 82221

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	C	How is the site accessed? i.e from which road Is there designated access? i.e. is there a purpose built access into the site Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?	Through existing site access off B3399 Sandy Way, Shorwell, which also forms the access to Haslett Farm.  Current access needs to be checked for visibility distances.  Access road is only single vehicle width but over a short distance, acceptable for perceived current level of use. but mitigation may be required if a significant increase in use is anticipated.
To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	E	Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site  Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?	No sensitive land uses in the close proximity.  B3399 to the east would take traffic through settlements of Chale Green or Chillerton, and to the west Shorwell

**Site Name:** S20: Chawton Farm **Grid Ref.** – 449762, 93020

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	C	How is the site accessed? i.e from which road  Is there designated access? i.e. is there a purpose built access into the site  Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs  Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility  Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?	Chawton Lane, Northwood would appear to be the proposed access to this site. Although the site also fronts directly onto A3020 Newport Road, a new junction onto A3020 would not be acceptable because of the close proximity of Chawton Lane.  Visibility splays from Chawton Lane onto A3020 may need to be checked area is subject to a 40mph speed limit.
To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN  C= likely routeing uses the SRN however will pass through settlements  E = likely routeing will not use SRN and passes through settlements	C	Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site  Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?	The proposed site surrounds Chawton Farm, a number of cottages and Northwood Church. The north-west corner of the site abuts the rear of properties on Cowes Road, Northwood.  A3020 Newport Road, Northwood is part of the Strategic Road Network; the majority of the traffic would head south from the site and need to travel through the county town of Newport, albeit on the SRN. Traffic heading towards Cowes would have to go through the settlement of Northwood.  There are no practical alternatives that would avoid settlements.

**Site Name:** S21 Land at Great East Standen Farm with proposed access **Grid Ref.** – 452035, 87531

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	How is the site accessed? i.e from which road Is there designated access? i.e. is there a purpose built access into the site Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?	This site would be linked to St Georges Lane and the existing mineral workings there. Ultimately traffic would access the highway network via a private access road onto A3056 Blackwater Shute.  This access has been designed to the appropriate standards for HGV traffic.
To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site  Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?	The site is quite close to Burnt House Lane. Although there is not proposed access to it there are three farms on that lane that are in close proximity.  A3056 is part of the strategic road network and there are no sensitive land uses in the immediate proximity of the proposed access. Dependent on the direction of travel, traffic from this site would pass through nearby settlements of Blackwater to the west and Arreton to the east.



**Site Name:** CS3: Duxmore chalk quarry extension **Grid Ref.** – 455076, 87435

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	How is the site accessed? i.e from which road  Is there designated access? i.e. is there a purpose built access into the site  Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs  Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility  Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?	Site is accessed from existing chalk quarry which has a designated access on Downs Road approximately 2Km to the east of the junction with Downend Road.  This access is currently used by HGV's and is deemed suitable.  There are no recognised constraints on the highway access.
To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	A	Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site  Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?	There are no sensitive lane uses in close proximity to the site.  Access to the Strategic Road Network does not involve passing through any settlements en route.

**Site Name:** CS4,4a& 4b Cheverton Chalk quarry extensions **Grid Ref.** 445110, 84291, 444951, 84294, 445270, 84373

Objective	Indicator	Thresholds	Grade (A,C or E)	Questions	Commentary
To ensure site is physically accessible to a standard acceptable to the highway authority.	Adequate unconstrained highway frontage Site specific design/ Highway Authority Input.	A = access is acceptable C = site access is acceptable with mitigation E = the site has unacceptable access	A	How is the site accessed? i.e from which road  Is there designated access? i.e. is there a purpose built access into the site  Is any current access to the site designed to standard in order to accommodate the types of vehicles to potentially use the site? E.g HGVs  Are there any recognised constraints on the highway access? –road width, parking restrictions, traffic calming measures, visibility  Would it be unacceptable for HGVs to access this site or would the access be acceptable subject to mitigation? If so what improvements would be required to ensure acceptability?	B3323 Bowcombe Road via Cheverton Farm entrance. There is designated access and currently used by HGV traffic. There are no recognised constraints on the highway access.
To promote sites in locations that avoid access through residential areas and sensitive land-uses.	Residential areas and sensitive land-uses.	A= likely routeing avoids settlements and uses SRN C= likely routeing uses the SRN however will pass through settlements E = likely routeing will not use SRN and passes through settlements	C	Are there sensitive land uses in close proximity to the site? E.g. Residential properties, schools, hospitals, hotels recreation grounds, cemeteries etc. Provide description and numbers of uses adjacent to the site and along likely roads (state type) to get to and from the site  Given the site location do you think vehicles could be routed to and from the site avoiding settlements and sensitive receptors? If so using which roads?	There are no significant sensitive land uses in the immediate vicinity however the majority of traffic is anticipated to travel northwards that would involve it driving through Carisbrooke, Gunville and / or Newport which are significant residential developments, to join the Strategic Road Network and thence onwards to their destination.  There are not really any options to designate routes to mitigate this.