

Schedule of proposed modifications to the Regulation 19 version of the Island Planning Strategy

Two Statements of Common Ground have been signed since the Regulation 19 period closed with government agencies Natural England (NE) and Historic England (HE).

These two statements include a number of suggested clarifications / amendments to text within the Island Planning Strategy (IPS) that has been agreed by both parties. The vast majority of these are minor wording additions or tweaks and none materially change the content of the plan.

For clarity, the council has **NOT** consulted on the suggested clarifications / amendments within these two SoCGs, however in line with the procedural guide we have collated these into this single document so that the appointed Inspector can consider them as part of the minor / main modifications part of the examination process, should they so wish.

The proposed modifications are presented below in chronological order within the IPS / HRA.

Proposed modifications to: Island Planning Strategy Regulation 19 version

Agreement between	Page / paragraph / policy	Agreed modification (new text / text to be removed)
IWC & NE	Section 3, paragraph 4.36	<p>‘An <u>in-combination</u> mitigation framework across the Solent, including the Isle of Wight, has been in place since 2014.</p> <p>Alternatively, and often for larger development sites <u>where there may be alone impacts</u>, mitigation can be provided through a bespoke package of measures agreed with Natural England that may include the delivery of suitable alternative natural greenspace (SANG).’</p>
IWC & HE	Policy EV1	<p>‘The council will <u>promote heritage led regeneration where appropriate, develop a positive strategy toward any heritage assets that are considered “at risk” and</u> support proposals that positively conserve and enhance the significance and special character of the Island’s historic environment and heritage assets.’</p>

IWC & HE	Section 4, paragraph 4.8	<p>The historic environment encompasses all aspects resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped with planted or managed flora. These surviving physical remains are referred to as heritage assets where they have a degree of significance meriting consideration in planning decisions.</p>
IWC & HE	Section 4, paragraph 4.9	<p>Paragraph 4.9: Designated heritage assets will be afforded the highest protection in line with the relevant legislation, national policy and guidance. Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets. This sentence to be moved to paragraph 4.11</p>
IWC & HE	Section 4, paragraph 4.11	<p>The Isle of Wight benefits from the following and the location of these can be seen in greater detail on the Policies Map, except for the non-designated sites, on the Historic Environment Record and the protected wreck sites map:</p> <ul style="list-style-type: none"> • 1973 listed building entries, of which 29 are grade I listed, 68 are grade II* listed and 1876 are grade II listed • 122 scheduled monuments • 9 registered historic parks and gardens • protected wreck sites • 36 conservation areas • 175 locally listed buildings, structures and parks and gardens • 13,501 non-designated sites entries on the Historic Environment Record <p>The large number of entries on the Historic Environment Record reflects the significant contribution made by undesignated heritage assets across the island. We are always learning about the islands past, informed by archaeological investigation and research. Development led archaeology makes an important contribution and in many cases the heritage significant of remains have yet to be fully understood. Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to</p>

		<u>scheduled monuments, should be considered subject to the policies for designated heritage assets.</u>
IWC & HE	Section 4, paragraph 4.12	Managing change to a heritage asset in a positive way can take many forms: for example, securing the longevity of heritage assets that contribute positively to local character and provide places of interest for visitors to the Island; or the suitable re-use or reinstatement of heritage assets to provide tourism accommodation or workspace for employment uses; <u>or the sensitive adaptation of historic buildings to improve their carbon and energy efficiency (which usually requires heritage expertise).</u>
IWC & HE	Section 4, paragraph 4.14	Buildings which are constructed in a traditional vernacular style and of traditional materials (for example natural stone) should be retained and restored wherever possible. <u>For more information on the use of building stone on the Isle of Wight, refer to https://historicengland.org.uk/images-books/publications/building-stones-england-isle-of-wight/</u>
IWC & HE	Section 4, paragraph 4.16	Furthermore, the use of national guidance documents like the Government’s planning practice guidance, Historic England’s good practice guidance and advice notes, and Historic England advice notes will assist in the assessment and outcome of development proposals. Consideration of the Island’s heritage at risk should also form part of early engagement and assessment of proposals. There are <u>28 designated heritage</u> a number of assets currently on the Heritage at Risk Register <u>spread across</u> on the island. <u>One such asset is Ryde Town Hall, the focus of a feasibility study within the Heritage Action Zone programme, which explored potential options for alterations based on local need and financial viability within the constraints of its status as Grade II listed building. From a wider perspective, there are other heritage assets not on the national register, which nonetheless are of heritage interest and are at risk from harm to significance due to neglect or other pressures. A strategic approach to heritage, including heritage at risk, offers scope to support regeneration and distinctive place-shaping. The Council will take positive action to make the most of identified opportunities, including (but not limited to) expansion of the heritage component within The Isle of Wight Cultural Strategy 2023–2033 (Goal 1 of which is “Become known for our heritage and creativity”).’</u>

IWC & HE	Section 4, paragraph 4.18	<p>The council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners, related charities and local community groups and a willingness to consider positively development schemes that would ensure the repair, reinstatement and maintenance of the asset, and, as a last resort, using its statutory powers. The council will develop a local buildings-at-risk register to support this endeavour.</p> <p>Other relevant documents and information:</p> <ul style="list-style-type: none"> • Historic England’s Heritage at Risk register • Isle of Wight Council Conservation Area Appraisals • Isle of Wight Council Local List • Newport and Ryde HAZ Commercial Frontages Design Guide • Isle of Wight Historic Environment Record (HER)
IWC & HE	Section 4, paragraph 4.28	<p>Planning applications are required to clearly set out any impacts associated with the proposals and the mitigation or compensation measures that make the development acceptable. This could be set out within a separate Biodiversity Mitigation Plan. A natural capital approach will be used to monitor the levels of protection and enhancement of environment. The natural and historic environments are integral to each other and an integrated approach to land management, delivering multiple benefits, is encouraged.</p>
IWC & HE	Section 4, paragraph 4.41	<p>If a particular development triggers the need for a SANG the council will look to review existing open space within the 5.6km of the Solent SPA to determine if it could be enhanced to meet the SANG criteria of being suitable, natural and accessible. A SANG needs to serve its intended purpose by providing an alternative accessible area that is:</p> <ul style="list-style-type: none"> • Coherent • Integrated within the development • Links with existing facilities/ public rights of ways • Takes account of the historic environment

IWC & HE	Section 4, paragraph 4.55	'This policy seeks to protect the landscape character and amenity value afforded by trees, woodlands and hedges on the Island. Trees, woodland and hedges provide an important green infrastructure function; they connect with historic landscape character and contribute significantly to the health of the environment and people.'
IWC & HE	Section 4, paragraph 4.67	Open space typologies include parks and gardens, natural and semi-natural areas, green corridors, amenity green space, provision for children and young people, outdoor sports facilities, allotments, cemeteries and churchyards and civic spaces. Many are of heritage interest, including those that are designated or known principally for their natural environment. It is accepted that....
IWC & HE	Section 4, paragraph 4.90	The Isle of Wight National Landscape is complex and comprises a range of landscape types, as defined by the West Wight and East Wight Landscape Character Assessments and the National Landscape Management Plan. The complexity of the landscape within the Isle of Wight AONB is a legacy of the centuries-old intricate relationship between people and place. The National Landscape includes undeveloped coastlines, chalk downs and hills, harbours and creeks, areas of ancient woodland, dark sky areas and farmland along with a range of villages and other rural development. The National Landscape is a finite landscape resource and new developments of all types have the potential to detract from the special qualities of the designation. The historic environment is a major contributor to the landscape character of the Isle of Wight AONB.'
IWC & HE	Policy EV17	d) not having any significant adverse impacts that would be contrary to other policies of the plan, including on the AONB, heritage assets and the Heritage Coast.
IWC & HE	Policy EV18	Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the most up to date shoreline management plan and coastal strategy and studies and take account of the heritage significance of any affected heritage assets

IWC & HE	Policy C1	<p>b) maximise the potential of the site through appropriate density that has regard to existing constraints, such as adjacent buildings and topography and takes account of and protects and enhances where appropriate views, water courses, hedgerows, trees, incidental green space, wildlife corridors, <u>historic context including the setting of any nearby heritage assets</u> or other features which significantly contribute to the character of the area;</p> <p>c) respect the character of the area <u>through their layout and design</u>, particularly in historic places (such as conservation areas) and the National Landscape, <u>especially in larger scale housing developments</u>;</p> <p>f) respect the diverse character and appearance of an area through their layout and design, especially in larger scale housing developments;</p> <p>h) preserve the integrity <u>and heritage significance</u> of traditional shop front or building detailing;’</p>
IWC & HE	Section 5, paragraph 5.3	<p>Many of the towns and villages on the island have an existing strong sense of place and cultural history. <u>The island’s rich heritage contributes significantly, from iconic castles to</u> with early twentieth century design being evident in many places. It is important that any new development within these respects <u>these positive contributors</u> this, <u>many of which are undesignated</u>, working with the existing character and constraints to enhance the identity of the communities living, working and visiting, for the lifetime of the development.</p>
IWC & HE	Section 5, paragraph 5.14	<p>A number of the town centres across the Island contain listed buildings or are within conservation areas. In acknowledgement of this the council wish to preserve the character of these areas and historic shop fronts. <u>The Newport and Ryde Commercial Frontages Design Guide is an invaluable resource in this regard, for the centres of both towns and other historic settlements across the island</u>. It is therefore essential that the size, design and illumination of advertisements respect the form of the shop fronts, the general character of the building and wider street scene...’</p>

IWC & HE	Section 5, add at end of paragraph 5.19	<p><u>Other information / relevant documents:</u></p> <ul style="list-style-type: none"> • Conservation Area Appraisals • Conservation Area Management Plans • Newport & Ryde Commercial Frontages Design Guide
IWC & HE	Section 5, paragraph 5.22	<p>This policy seeks to ensure that development has a positive relationship with its surroundings and provides space to allow for layouts to breathe and free movement, to encourage sustainable routes and alternative means of travel to the private car where practicable. The People First Zone in Newport town centre is an excellent example of the coordinated approach that can be taken.</p>
IWC & HE	Policy C3	<p>New criterion (d):</p> <p>d. improving access to and/or appreciation of the local historic environment.</p>
IWC & HE	Policy C10	<p>In line with the targets and objectives of the Isle of Wight Climate and Environment Strategy and to support local energy security and resilience on the island, the council will support proposals in appropriate locations for:</p> <p>a) major development of renewable energy schemes, in-appropriate locations and where there is appropriate grid capacity and storage;</p> <p>Within areas of protected and sensitive landscapes and townscapes, development should generally be small scale or community based. It is expected that major wind and photovoltaic schemes will be located outside of the National Landscape AONB and other protected designated areas, and grade 1-3a agricultural land (for photovoltaics) and will be informed by consideration of any impacts on the setting of protected designated areas and designated heritage assets.</p>

		<p>Proposals outside the settlement boundaries or site allocations should demonstrate they have taken account of:</p> <p>g the visual impact on the character of the area;</p> <p>h the consistency of the proposal with nature conservation and <u>the conservation of heritage significance asset objectives</u>.</p>
IWC & HE	Section 5, paragraph 5.64	<p>Furthermore, they must not cause unacceptable harm to the area's nature conservation interests or <u>its heritage significance assets (including direct impacts on heritage assets and impacts on their setting)</u>.</p>
IWC & HE	Section 5, paragraph 5.65	<p>Applicants will be expected to undertake appropriate surveys, <u>assessments</u> and/ or site investigations as required taking account of site specific characteristics in relation to the technology being applied for...</p>
IWC & HE	Section 5, paragraph 5.66	<p>Consideration will be given to any cumulative impacts on the landscape, and local amenity <u>and any sensitive receptors</u> in relation to renewable energy and low carbon technologies, particularly for wind turbines and large scale solar installations.</p>
IWC & HE	Section 5, paragraph 5.72	<p>For example, a site may only allow for a suboptimal orientation, meaning that considerable solar gain cannot be attained and that other measures must be strengthened to compensate. <u>Proposals including the retrofit and adaptive re-use of buildings may offer excellent opportunities to mitigate and adapt to climate change and reduce carbon (refer to EV1 for historic buildings)</u>.</p>

IWC & HE	Section 6, paragraph 6.21	<p>The delivery of good quality infrastructure underpins the social, economic and environmental regeneration envisaged by the council over the plan period. It is essential for the Island's population to have confidence in the key infrastructure needed, such as safe and sustainable means of transport, access to housing for all, high quality areas for recreation and relaxation, ecological mitigation, cultural infrastructure (e.g. securing the long term future of heritage assets 'at risk') and other infrastructure required to support sustainable development.</p>
IWC & HE	Policy KPS1	<p>q) the development conserves the significance of the heritage assets on the site and uses these assets to reinforce the cultural connections between the site and its surroundings. Ensuring a sustainable future for the Camp Hill prison buildings is encouraged, informed by heritage expertise.</p> <p>Archaeological, historic Heritage and biodiversity assessments must be undertaken to assess potential impacts, inform design proposals (avoiding adverse impacts where possible) and provide mitigation where appropriate. Heritage assessment will need to incorporate archaeological desk based assessment and, most likely, field evaluation. Early liaison with the council's Archaeology and Historic Environment Service is advised.</p>
IWC & NE	Paragraph 7.28	<p>The proximity of Parkhurst Forest (designated as the Parkhurst Forest SSSI) provides opportunities for public access and enjoyment of this woodland. This area is important for its wildlife and landscape value and provision should be made to ensure the long-term management of the woodland by Forestry England, the SSSI designation and foraging habitat are not prejudiced by the development. Opportunities to contribute to improving the recreational offer and facilities within Parkhurst Forest should be explored. The existing hedgerows surrounding and within parts of the site are important local features which should be maintained and incorporated into the layout of the site. Any loss of hedgerow will require mitigation such as the planting of new hedges.</p>
IWC & HE	Policy KPS2	<p>k the development conserves the significance of the heritage assets on the site, respects the character of the conservation area, responds positively to the significance of nearby assets and uses this local historic context these assets to reinforce the cultural connections between the site and its surroundings;”</p> <p>Archaeological, historic Heritage, biodiversity and watercourse assessments must be undertaken to assess potential impacts, inform design proposals (avoiding adverse</p>

		<u>impacts where possible</u>), record findings where relevant and to assess relevant impacts and provide mitigation where appropriate. <u>Heritage assessment will need to incorporate archaeological desk based assessment and field evaluation. Early liaison with the council's Archaeology and Historic Environment Service is advised.</u>
IWC & HE	Section 7, paragraph 7.33	The site allocated lies within the wider area covered by the emerging Newport Harbour Masterplan (Isle of Wight Council, 2022) and will work positively with enhancements being brought forward in the Newport Heritage Action Zone area. <u>The southern part of the allocation lies within the Newport Conservation Area, which is on the Heritage At Risk register.</u> It would provide sustainable homes in an accessible location and provide additional footfall to help support existing and new town centre businesses, rejuvenating the town centre, and promoting a more vibrant night-time economy.
IWC & HE	Section 7, paragraph 7.56	Any proposal for infill development must respect the character of properties in the immediate area in terms of height, scale, mass, design, appearance and materials. <u>This includes consideration of impacts on historic character and the significance of affected heritage assets.</u> The nature of these developments is expected to be at a scale of a of one to three units and as such could also present good opportunities for self-build or smaller local builders.
IWC & HE	Policy H6	c Secure the optimal re-use of a heritage asset or would be appropriate sympathetic enabling development (as detailed in Enabling Development and Heritage Assets¹⁴ by Historic England) to secure the future of the heritage asset.
IWC & HE	Section 8, paragraph 8.49	ESPs also provide opportunities for contractors to be involved in providing young people and adults with relevant industry careers guidance and help them to consider the wide range of opportunities in the construction sector. <u>This can include specialist areas, for example skills in heritage related development.</u> They also carry the wider benefit of driving economic growth by providing jobs to local residents in need of more permanent employment. They also provide a platform to up-skill existing members of the construction workforce be they employees of the contractor or subcontracted employees.
IWC & HE	Policy E4	d the conversion of existing redundant permanent buildings to employment uses where this expansion/ change of use would not impact on the rural character of the area, or <u>unacceptably harm the significance of a heritage asset;</u>

IWC & HE	Section 8, paragraph 8.55	One way that these buildings can be better utilised is by being converted to bases for rural business that need to be located in the countryside. <u>Sensitive adaptation is needed that retains key features of heritage significance.</u> Developments of this nature would also preserve these types of buildings, which are important to the history of farming and the countryside but are often lost or poorly maintained as they do not provide any economic gain.
IWC & HE	Policy E7	Applications within the Newport and Ryde heritage action zones (HAZ) <u>town centres</u> will be expected to adhere to <u>the Newport and Ryde Commercial Frontages Design Guide.</u> <u>Applications within other town centre historic conservation areas across the Isle of Wight should use the guidance within the Newport and Ryde Commercial Frontages Design Guide to help inform development proposals.</u> will be expected to adhere to any design guides or other appropriate documents as part of the respective HAZ projects.
IWC & HE	Section 8, paragraph 8.89	Paragraph 8.89: Proposals within the HAZ areas will be expected to take account of this work and the documents produced as part of those projects. <u>Proposals across the island that are outside of the HAZ areas should also use this guidance to help inform design.</u>
IWC & HE	Policy E11	Where relevant, proposals must demonstrate that they align with <u>the Newport and Ryde Commercial Frontages Design Guide.</u> any relevant design guides prepared as part of the Ryde HAZ project
IWC & HE	Policy T2	The council will support proposals that: <ul style="list-style-type: none"> • increase travel choice; • provide alternative means of travel to the car; • reduce the impact on air quality and climate change <u>while avoiding or mitigating other environmental impacts</u> Opportunities to avoid or mitigate any environmental impacts should be considered.
IWC & HE	Appendix 3 – site specific requirements	HA006: The layout and design of the development should <u>take account of any impacts on the setting of Golden Hill Fort Scheduled Monument (in particular regarding massing)</u> and where possible retain the existing trees, hedges and flower meadow. The meadow could form part of the SANGs, open and recreation space provision. Archaeological and b Biodiversity assessments may need to be undertaken by any potential applicant to record where appropriate and assess the relevant impacts and

		<p>mitigation aspects. <u>Archaeological investigation, including desk based assessment and, most likely, field evaluation will need to be undertaken. Early liaison with the council's Archaeology and Historic Environment Service is advised.</u></p> <p>HA020: b onsite soft and hard landscaping (<u>incorporating a suitable buffer to the cemetery on the eastern edge</u>)</p> <p>HA022, HA025, HA031, HA036, HA037 & HA038: Archaeological and b Biodiversity assessments may need to be undertaken by any potential applicant to record where appropriate and assess the relevant impacts and mitigation aspects. <u>Archaeological investigation, including desk based assessment and, most likely, field evaluation will need to be undertaken. Early liaison with the council's Archaeology and Historic Environment Service is advised.</u></p> <p>HA110: Add at end of current text: <u>Development should respond sensitively to the character and appearance of the Newport conservation area.</u></p> <p>HA084: The development should be of high quality design and reflect <u>conserve or enhance</u> the character of the <u>conservation</u> area, respecting the proximity of the buildings and uses adjacent to the site.</p>
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Proposed modifications to: Island Planning Strategy Habitat Regulations Assessment

Agreement between	Page / paragraph / policy	Agreed modification
IWC & NE	page 20	HA120: <u>P/00102/14:</u> Folly Works
IWC & NE	page 52, para 5.68	paragraph 5.68 have the following wording clarification: Following consultation with Natural England on the HRA of the Regulation 18 Island Planning Strategy, impacts from increased air pollution from the plan are considered unlikely to result in adverse effects on the integrity of Briddlesford Copse SAC, taking into

		account mitigation already provided by the Plan , and therefore no further assessment is required to determine the impact to the SAC.
IWC & NE	page 52, paras 5.69 & 5.70	paragraphs 5.69 and 5.70 can be removed in their entirety
IWC & NE	Para 5.88	The Isle of Wight Downs SAC is currently being actively managed by the National Trust, which includes measures to protect and restore the chalk grassland and in turn mitigate for impacts relating to recreational pressure. <u>Any contributions identified through project level HRA could support the ongoing site management.</u> This will be an important aspect of mitigation in combination with the provision of open spaces as detailed above.