

Site Specific ISA Assessment: IPS007 Church Field, Copse Lane, Freshwater, Isle of Wight, PO40 9TL



Site Name: Church Field, Copse Lane, Freshwater, Isle of Wight, PO40 9TL
Details: The site is a flat field that is currently used for grazing on the edge of the Freshwater. The boundaries to the north, east and south are post and rail fences with a mix of residential boundaries to the west. The site has been put forward for general housing.
Site ID: IPS007
Grid Reference: SZ346287470
Size (m²): 18,866
Regeneration Area: West Wight
Settlement Area: West Wight Secondary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
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¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a bus route and a public footpath.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management.	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site is not within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural	0	Is the site adjacent to or within 100m of water body including coast.			

	processes and aquatic environment?					
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Adjacent to an AONB Not in tranquility area Not in NIA Not in dark skies	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within the immediate vicinity of 34 cultural heritage assets associated with All Saints Church (Grade II).	Location of cultural heritage Assets

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 250m of the Solent and Southampton Water RAMSAR and SPA, Solent Maritime SAC, and the Yar Estuary SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Agricultural field on outskirts of Freshwater town Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in			

	Best and Most Versatile Grades 1, 2 and 3a)?		mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A			N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					

10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple deprivation Decile rank 6/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub					

pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A	The Site is for mixed development and is not on an existing school or hospital site.	Location of schools Location hospitals, green infrastructure
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment or uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is within West Wight Secondary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS025 Winchester House, Sandown Road, Shanklin



Site Name: Winchester House, Sandown Road, Shanklin
Details: The site is a brownfield land site and incorporates a large building and chapel in its own grounds. The site has been put forward for mixed development (housing led).
Site ID: IPS025
Grid Reference: SZ587982624
Size (m²): 7,303
Regeneration Area: The Bay
Settlement Area: The Bay Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train	The Site is within 100m of a bus route and a public footpath. However, it is also directly	Location of PROW Cycleways Bus routes

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

			and/or Solent Crossing (within 500 m)		adjacent to Gatten & Lake Primary School.	Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management.	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not fall within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is within 100m of a coastal water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			

	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A	?	Not in AONB Not located near NIA Not within Dark Sky reserve or Tranquil area	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	The Site is not within 250m of a cultural heritage site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the South Wight Maritime SAC.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m.			

			The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		ALC Grade Urban Not in RIGGS Not in a Mineral Safeguarding Area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support					

	electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A	
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Mixed development.	N/A

health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.		Indices of Multiple deprivation Decile rank 4/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	?	All other sites	?	Although the site is directly adjacent to a primary school, it is not on the educational site and its purpose is not for education.	N/A
		+	Site is for educational purposes			
		-	Site is on an existing education site / and change of use to non educational			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	?	All other sites	N/A		N/A
		Cannot be assessed spatially.				


accessible the Islands green infrastructure.	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area	?	The Site is within The Bay Primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					


*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective

0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS034 Old Hosiden Besson Site, Binstead Road Ryde Isle of Wight PO333NL

	<p>Site Name: Old Hosiden Besson Site, Binstead Road Ryde Isle of Wight PO333NL Details: There are no buildings or structures on Site. There is a large area of hardstanding and some spoil and building waster located within the Site. The Site has been put forward for general housing. Site ID: IPS034 Grid Reference: SZ577092215 Size (m²): 6,408 Regeneration Area: Ryde Settlement Area: Ryde Primary Settlement</p>
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ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+		The Site is within 100m of a bus route and a public footpath.	Location of PROW Cycleways Bus routes

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

			(train, Solent crossing) (500 m)			Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management.	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site is bordered on the eastern side by Flood Zones 2 and 3 associated with the Binstead Main River. The Site is within 100m of this surface water body but is not within a groundwater source protection zone.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a			

			groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquility Area Partially crosses NIA Not in Dark Skies	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	The Site is not within 250m of a cultural heritage site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			

<p>6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.</p>	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		<p>The Site is within 1000m of the Solent and Southampton Water and Solent and Dorset Coast SPAs. The Site is also within 1000m of the Ryde Sands and Wooton Creek SSSI.</p>	<p>Location of designations (local, national, international) Aerial photography woodlands and trees</p>
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
<p>7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.</p>	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		<p>Not in RIGGS ALC Urban Former factory site Not in mineral safeguarding area</p>	<p>Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land</p>
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					

8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?				

<p>11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.</p>	<p>Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?</p>	<p>Cannot be assessed spatially</p>		<p>N/A</p>		<p>N/A</p>
<p>12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island</p>	<p>Does the Plan provide an adequate distribution of affordable housing across the Island?</p>	<p>+</p>	<p>Site is specifically for affordable housing or elderly care facilities or health care facilities</p>	<p>?</p>	<p>General housing</p>	<p>N/A</p>
	<p>Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?</p>	<p>?</p>	<p>All other sites</p>			
<p>13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.</p>	<p>Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?</p>	<p>+</p>	<p>Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.</p>	<p>?</p>	<p>Indices of Multiple deprivation Decile rank 8/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.</p>	<p>Location of existing traveller sites Location of areas of deprivation</p>
	<p>Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met</p>					
	<p>Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).</p>	<p>-</p>	<p>Site is for another use and is on an existing affordable housing or traveller site</p>			
		<p>?</p>	<p>All other sites</p>			

14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is within Ryde Primary Settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment	N/A

everyone benefits from economic growth.	Does the Plan support tourism?			opportunity area or employment allocation area.
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.	
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development	
	Does the Plan seek to reduce disparities in poverty and social deprivation?			

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS035 Green Gate Industrial Estate, Thetis Road



Site Name: Green Gate Industrial Estate, Thetis Road

Details: The site is a former industrial site that has remnants of industrial buildings and plant. The site is lower to Thetis Road and is hard surfaced. The site has been put forward for general housing, mixed development (housing led), affordable housing, G & T accommodation, non-housing development and other. Directly adjacent (connected?) to IPS394.

Site ID: IPS035

Grid Reference: SZ498995538

Size (m²): 1,456

Regeneration Area: West Medina

Settlement Area: Cowes Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The Site is within 500m of a bus route and East Cowes Ferry terminal via Cowes floating bridge chain ferry. Site is close to the footpath and cycle path to Newport. Bus stops adjacent to the Site.	Location of PROW Cycleways Bus routes Railways Number of units
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site is within Flood Zones 2 and 3 associated with the River Medina. The River Medina is a Main River and is located approximately 80m to the east of the site.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		The site is not within a groundwater source protection zone.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquil Area Not in Dark Skies Area Not in NIA	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate		Grade II Listed Building adjacent to northern boundary of IPS394 Site – Former sailmaker’s loft and Bell	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		vicinity/adjacent to site boundary.		Cottages. No 10 Vansan Grade II LB is 240 m west of the Site. Not located within a Conservation Area.	
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Brownfield site. Eastern boundary is directly adjacent to River Medina: Solent Maritime SAC, Solent and Dorset Coast SPA.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Industrial estate Area mainly hardstanding Not in Mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

Achieve the sustainable management of waste.	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area		
	Does the Plan support the waste hierarchy?	?	All other sites		
	Does the Plan support the protection of RIGGS?				
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where				

	possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing, mixed development, affordable housing, G & T accommodation, non-housing development and other.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 4/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or	Location of existing traveller sites Location of areas of deprivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				affordable housing site. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is within a Primary Settlement area. Site is assumed to be well-served by existing utilities connections due to location within brownfield land in Cowes.	PROW Cycle network Rail network Bus network

the needs of residents and visitors.	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	Development in rural area with little infrastructure			
		?	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

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Site Specific ISA Assessment: IPS042, Former Somerton Reservoir, Newport Road



Site Name: Former Somerton Reservoir, Newport Road
Details: The site is a former reservoir on a level site on the outskirts of Cowes. There are trees to the boundaries. The site has been put forward for general housing, mixed development (housing led).
Site ID: IPS042
Grid Reference: SZ492694774
Size (m²): 18,980
Regeneration Area: West Medina
Settlement Area: Cowes Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		Site accessed off Newport Road. Served by bus route 1. PROW to the north, area is served by public foot ways and paths to the local road network. Wider area has cycle links to Newport. However, the Site is directly adjacent to Lanesend Primary School.
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)		
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites		
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site is not within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The site is located on the Former Somerton reservoir Site.
					Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of waterbody including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB or NIA Not in area of tranquility Not in area of Dark Skies	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological,	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate		Locally listed Northwood Cemetery 120 m east of the Site. Grade II Listed Building (Chapel). Development would need to consider context and character of	Location of cultural heritage Assets

historical or architectural interest and their settings.			vicinity/adjacent to site boundary.		the area. Not located within a Conservation Area.	
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	0	A cultural heritage site is within 250m of the site boundary.			Location of cultural heritage Assets
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Cowes Cemetery SINC 20 m east of the Site. Solent and Dorset Coast SPA and Solent Maritime SAC are 525 m east.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban site is former reservoir adjacent to housing and industrial estate	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this)

<p>the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.</p>	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area		Not in mineral safeguarding area	OS mapping to identify brownfield land
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
<p>8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.</p>	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
<p>9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.</p>	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					

	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing, mixed development.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality:	Provision for a range of flexible accommodation focussed on	+	Site includes traveller allocation or is within	?	Indices of Multiple deprivation Decile rank 7/10 (1 is most	Location of existing traveller sites

<p>To reduce the level and distribution of poverty and social exclusion across the Island</p> <p>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.</p> <p>Relatively high house price to income ratio.</p> <p>Requirement for Gypsy and Traveller sites.</p>	<p>main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?</p>	<p></p>	<p>the top 3 most deprived areas based on IMD decile data.</p>	<p></p>	<p>deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.</p>	<p>Location of areas of deprivation</p>
	<p>Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met</p>		<p></p>			
	<p>Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).</p>		<p>-</p> <p>Site is for another use and is on an existing affordable housing or traveller site</p> <p>?</p> <p>All other sites</p>			
<p>14. Education and training:</p> <p>To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.</p>	<p>Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?</p>	<p>+</p>	<p>Site is for educational purposes</p>	<p>?</p>	<p>The Site is not on a current educational site and its purpose is not for education.</p>	<p>N/A</p>
		<p>-</p>	<p>Site is on an existing education site / and change of use to non educational</p>			
		<p>?</p>	<p>All other sites</p>			
<p>15. Accessibility:</p> <p>Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.</p>	<p>Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?</p>	<p>Cannot be assessed spatially</p>		<p>N/A</p>	<p></p>	<p>N/A</p>
	<p>Does the Plan provide additional opportunity for access to green infrastructure?</p>	<p></p>				
	<p>Does the Plan support access to water based employment uses?</p>	<p></p>				
<p>16. Material Assets:</p> <p>To ensure the provision of adequate infrastructure for transport, utilities, housing</p>	<p>Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?</p>	<p>+</p>	<p>Site is located within an existing Primary or Secondary Settlement Area</p>	<p></p>	<p>Site is within Cowes Primary settlement area.</p>	<p>PROW Cycle network Rail network Bus network</p>

and public facilities to meet the needs of residents and visitors.	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use		The Site is for housing and is within an existing employment opportunity area	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS065 Learning Centre, Berry Hill, Lake



Site Name: Learning Centre, Berry Hill, Lake
Details: The site was Lake Learning Centre. It is currently fenced off and closed due to fire damage. The site is fairly flat at the front and slopes to the north at the rear of the site. The site has been put forward for general housing.
Site ID: IPS065
Grid Reference: SZ583683651
Size (m²): 14,801
Regeneration Area: The Bay
Settlement Area: The Bay Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
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¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The Site is within 100m of a public footpath. However, the Site is directly adjacent to the Broadlea Primary school.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management.	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not fall within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a			

			groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in NIA Not in Dark Sky Reserve or Tranquil Area	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	The Site is not within 250m of a cultural heritage site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the South Wight Maritime SAC and within 250m of the Lake Allotments SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International			

			designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield	?	Not in RIGGS Not in Mineral Safeguarding Area ALC Grade 4	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A

reduce IOWs contribution to climate change.					
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A

associated with the evening economy.						
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.		Indices of Multiple deprivation Decile rank 3/10 (1 is most deprived). Site will provide housing. The Site is within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			

need to find and remain in work.		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially.		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		The Site is within The Bay Primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use		The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			

	Does the Plan seek to reduce disparities in poverty and social deprivation?					
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*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS071, Heathfield Campsite, Heathfield Rd, Freshwater, PO40 9SH



Site Name: Heathfield Campsite, Heathfield Rd, Freshwater, PO40 9SH

Details: The site is a large camping site located in Freshwater and accessed from Heathfield Road. The site is fairly level and areas are separated by hedges and trees. There is also a meadow within the site. The site has been put forward for general housing.

Site ID: IPS071

Grid Reference: SZ334187863

Size (m²): 48,844

Regeneration Area: West Wight

Settlement Area: West Wight Secondary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a bus route and a public footpath.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in dark skies	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of the Golden Hill Fort Grade I Listed Building and Scheduled Monument.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Dolent and Dorset Coast SPA (Marine), and the Colwell Bay SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture:	Does the Plan protect areas which have value for their	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3	Location of RIGGS Location of agri land grading

<p>Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.</p>	mineral resource potential and prevent sterilisation?				<p>Campsite with grazing fields and mature trees and hedgerows on outskirts of Totland Not in mineral safeguarding area</p>	<p>Contaminated land register (we don't have this) OS mapping to identify brownfield land</p>
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
<p>8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.</p>	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
<p>9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.</p>	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A	
	Does the plan provide any mitigation through green infrastructure?					

	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality:	Provision for a range of flexible accommodation focussed on	+	Site includes traveller allocation or is within		Part of the site lies Indices of Multiple deprivation Decile rank	Location of existing traveller sites

<p>To reduce the level and distribution of poverty and social exclusion across the Island</p> <p>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.</p> <p>Relatively high house price to income ratio.</p> <p>Requirement for Gypsy and Traveller sites.</p>	<p>main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?</p>		<p>the top 3 most deprived areas based on IMD Decile ranking.</p>		<p>3/10 (1 is most deprived), and part of the site lies in IMD Decile 6/10. Site will provide housing. Part of the Site is within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.</p>	<p>Location of areas of deprivation</p>
	<p>Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met</p>					
	<p>Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).</p>		<p>- Site is for another use and is on an existing affordable housing or traveller site</p> <p>? All other sites</p>			
<p>14. Education and training:</p> <p>To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.</p>	<p>Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?</p>	<p>+ Site is for educational purposes</p> <p>- Site is on an existing education site / and change of use to non educational</p> <p>? All other sites</p>	<p>? Site is for educational purposes</p> <p>- Site is on an existing education site / and change of use to non educational</p> <p>? All other sites</p>	<p>? The Site is not on a current educational site and its purpose is not for education.</p>	<p>N/A</p>	
<p>15. Accessibility:</p> <p>Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.</p>	<p>Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?</p>	<p>Cannot be assessed spatially</p>	<p>N/A</p>		<p>Location of schools Location hospitals, green infrastructure</p>	
	<p>Does the Plan provide additional opportunity for access to green infrastructure?</p>					
	<p>Does the Plan support access to water based employment uses?</p>					

16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is within West Wight Secondary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective

-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS074 23 Carter Street, Sandown, Isle of Wight PO36 8DG



Site Name: 23 Carter Street, Sandown, Isle of Wight PO36 8DG
Details: The site has a 2 storey building located to the southern section of the site. The site has been put forward for general housing.
Site ID: IPS074
Grid Reference: SZ599484585
Size (m²): 1,907
Regeneration Area: The Bay
Settlement Area: The Bay Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)		The Site is not within 100m of public transport or public rights of way.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport bus, PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is directly adjacent to the Church of St John Grade 2 Listed Building.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the South Wight Maritime SAC and the Solent and Dorset Coast SPA.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC urban Former care home – brownfield Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site.	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is within The Bay Primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
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+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS077 Former Sandham Middle School Site, Perowne Way Sandown



Site Name: Former Sandham Middle School Site, Perowne Way Sandown
Details: The Site is the former built part of a school and part grounds. The Site has been put forward for general housing.
Site ID: IPS007
Grid Reference: SZ591884703
Size (m²): 22,971
Regeneration Area: The Bay
Settlement Area: The Bay Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)		The Site is within 500m of Sandown railway station and within 100m of a bus route and public footpath. However, the Site is directly adjacent to The Bay CE Secondary School.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport bus, PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	The Site is not within 250m of any cultural heritage sites.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the South Wight Maritime SAC, the Solent & Dorest Coast SPA, the Lake Allotments SSSI and the Alverstton Mead Local Nature Reserve.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 4 Former school site Adjacent to mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.		The Site is in an area with IMD Decile rank of 3.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is within The Bay Primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
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+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS081 Sandown Town Hall, Grafton Street, Sandown PO368JA



Site Name: Sandown Town Hall, Grafton Street, Sandown PO368JA

Details: The Site is a brownfield site and is a two storey building that has off street parking in front of it. The Site has been put forward for general housing.

Site ID: IPS081

Grid Reference: SZ596584253

Size (m²): 1,549

Regeneration Area: The Bay

Settlement Area: The Bay Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)		The Site is within 500m of Sandown railway station and within 100m of a bus route.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport bus, PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not fall within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is on the site of the Town Hall, Grade II Listed Building.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Solent and Dorset Coast SPA and the South Wight Maritime SAC.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC urban Former town hall – brownfield Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.		The site is in an area with IMD Decile rank 3.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is within The Bay Primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
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+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS082a Land and School buildings at Weston Primary School, Weston Road, Totland Bay, PO39 0HA



Site Name: Land and School buildings at Weston Primary School, Weston Road, Totland Bay, PO39 0HA

Details: The site is an former school site with a Victorian/Edwardian style building and other buildings associated with it. The playing fields and a car park are located to the rear of the buildings. The site has been put forward for general housing

Site ID: IPS082a

Grid Reference: SZ323286515

Size (m2): 8,340

Regeneration Area: West Wight

Settlement Area: West Wight Secondary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a bus route. Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)		
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability. Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites		
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body. Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in dark skies	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological,	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate		The Site is within 250m of two Grade II listed buildings associated with the Western Farmhouse.	Location of cultural heritage Assets

historical or architectural interest and their settings.	(including archaeological deposits)?		vicinity/adjacent to site boundary.			
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 250m of the Solent and Dorset Coast SPA (Marine) and the Headon Warren and West High Downs SSSI. The Site is also within 1000m of the South Wight Maritime SAC and Lacey's Farm Quarry SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC urban Former school site, majority of site is hardstanding within urban area of Totland Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of	0	The site is in a rural area			

remediate contaminated land. Achieve the sustainable management of waste.	contaminated and brownfield land?				
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area		
	Does the Plan support the waste hierarchy?	?	All other sites		
	Does the Plan support the protection of RIGGS?				
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate				

	change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple deprivation Decile rank 7/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or	Location of existing traveller sites Location of areas of deprivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				affordable housing site. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes		The Site is situated on the Western Community Primary School in accordance with Google maps.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		Location of schools Location hospitals, green infrastructure
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is located in West Wight Secondary Settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			


	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS098 Palmers Farm Brocks Copse Road, Wootton Bridge, Isle of Wight, PO33 4NP

	<p>Site Name: Palmers Farm Brocks Copse Road, Wootton Bridge, Isle of Wight, PO33 4NP Details: The site is a large undulating area, part agriculture, plant hire and machinery part residential/amenity land just off Palmers Road and Brocks Copse Road. The boundaries are a mix of hedgerows with trees and some fencing. The site has been put forward for general housing and mix development - housing led. Site ID: IPS098 Grid Reference: SZ537192744 Size (m2): 101,898 Regeneration Area: East Medina Settlement Area: Wootton Bridge Rural Service Centre</p>
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ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+ Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The Site is not located within 100m of a bus route or cycle network.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0 Near to bus route or active transport PROW, cycleways (100m)			

¹ Refer to ISA Scoping for full details of objectives (Section 6, Table 6.1)

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management.	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zone 2 or 3 or a groundwater source protection zone. The site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Site is not in an AONB, Tranquil Area, NIA or within a Dark Sky reserve.	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		Grade II Listed buildings 240m /190m east (Wootton Manor and the Cottage// St Edmunds Church).	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity:	Does the Plan seek to protect and enhance international,	+	The site use is specifically for the		No SINC within 250 m.	Location of designations (local, national, international)

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	national, or locally designated sites and species?			Numerous international designations 385 m northwest (Kings Quay Shore SSSI, Solent and Southampton Water Ramsar and SPA, Solent Maritime SAC)) Ryde sands and Wootton Creek 840 m southeast. Site is largely greenfield with hedgerows and woodlands on site.	Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.		
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.		
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites		
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield	Not in a RIGGS ALC Grade 3 Southern part of the Site is developed (brownfield) and the rest of the Site is agricultural and woodland. Over half of the western part of the Site is within a mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area		
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area		
	Does the Plan support the waste hierarchy?	?	All other sites		

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan support the protection of RIGGS?				
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is put forward for general housing and mixed development.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 7/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or	Location of existing traveller sites Location of areas of deprivation

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met			affordable housing site. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site		
		?	All other sites		
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.
		-	Site is on an existing education site / and change of use to non-educational		
		?	All other sites		
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A	The Site is for general and mixed housing and is not on an existing school or hospital site.
	Does the Plan provide additional opportunity for access to green infrastructure?				
	Does the Plan support access to water based employment uses?				
					Location of schools Location hospitals, green infrastructure

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is not located within a Primary or Secondary Settlement Area. Site is located adjacent to the Wootton Bridge Rural Service Centre.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
Does the Plan seek to reduce disparities in poverty and social deprivation?						

*Colour Coding Key

Symbol	Explanation of the Effect
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+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS150 Westridge Cross Dairy and land to the north of Bullen Road, Ryde, Isle of Wight, PO33 1AU



Site Name: Westridge Cross Dairy and land to the north of Bullen Road, Ryde, Isle of Wight, PO33 1AU

Details: The Site is greenfield. There are a number of buildings and structures located on the Site in connection with the farm use. The Site has been put forward for general housing and mixed development (housing led).

Site ID: IPS150

Grid Reference: SZ606891334

Size (m²): 278,668

Regeneration Area: Ryde

Settlement Area: Ryde Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a bus route and public footpath.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site lies within Flood Zone 2 and 3 associated with Springvale Brook. The watercourse borders the eastern boundary of the Site. The Site does not fall within a	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		groundwater source protection zone.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Unknown tranquility Not in NIA Not in Dark Skies	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of three, Grade II Listed Buildings.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of Solent & Southampton Water and Solent and Dorset Coast SPAs and the Ryde Sands to Wootton Creek SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade 3 Fields and Agricultural land on outskirts of Oakfield Approximately 50% of Site is in a mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of	0	The site is in a rural area			

remediate contaminated land. Achieve the sustainable management of waste.	contaminated and brownfield land?				
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area		
	Does the Plan support the waste hierarchy?	?	All other sites		
	Does the Plan support the protection of RIGGS?				
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate				

	change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing and mixed development	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple deprivation Decile rank 7/10 (1 is most deprived). Site will provide housing. The Site is within the top 3 most deprived areas and is not on an existing traveller or affordable	Location of existing traveller sites Location of areas of deprivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				housing site. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is within Ryde Primary Settlement Area.	PROW Cycle network Rail network Bus network

the needs of residents and visitors.	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS183 Land north of Mill Road and east of High Street, Bembridge



Site Name: Land north of Mill Road and east of High Street, Bembridge

Details: The Site is greenfield and there are no buildings or structures located on it. The Site has been put forward for general housing, mixed development (housing led).

Site ID: IPS183

Grid Reference: SZ642487603

Size (m²): 61,442

Regeneration Area: Ryde

Settlement Area: Bembridge Rural Service Centre

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a bus route and a bridleway.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not fall with a Flood Zone 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Unknown tranquility area Not in NIA Not in dark skies	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 350m of four, Grade II and one, Grade I (Bembridge Windmill) Listed Buildings.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of Solent & Isle of Wight Lagoons and South Wight Maritime SAC, Solent & Southampton Water, SPA and Whitecliff Bay and Bembridge Ledges and Bembridge School and Cliffs SSSI. The Site is also within 250m of Brading Marshes to St. Helen's Ledges SSSI	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban (small area to the west is ALC Grade 3) Site is field on outskirts of Bembridge Approximately 25% of the Site is in a mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing, mixed development	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple deprivation Decile rank 9/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is not within a primary or secondary settlement area. The Site is located adjacent to Bembridge Rural Service Centre.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
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+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS184 Land east of Hillway Road and south of Steyne Road, Bembridge



Site Name: Land east of Hillway Road and south of Steyne Road, Bembridge

Details: The Site is greenfield and there are no buildings or structures located on it. The Site has been put forward for general housing, mixed development (housing led).

Site ID: IPS184

Grid Reference: SZ645387306

Size (m²): 49348

Regeneration Area: Ryde

Settlement Area: Bembridge Rural Service Centre

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a bus route and public footpath.	Location of PROW Cycleways Bus routes Railways Number of units
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not fall within Flood Zone 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Located within vicinity of AONB Unknown tranquility area Not in NIA Not in Dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of two, Grade 2, Listed Buildings.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of Solent & Southampton Water and Solent and Dorset Coast SPAs, Solent & Isle of Wight Lagoons and South Wight Maritime SACs and Whitecliff Bay and Bembridge Ledges, Brading Marshes to St. Helen's Ledges and Bembridge School and Cliffs SSSIs.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC middle & northern section Urban Southern 3 Filed on outskirts of Bembridge Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing, mixed development	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is not within a primary or secondary settlement area. Site is located adjacent to Bembridge Rural Service Centre.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS189 Land to the east of Football Club, Camp Road, Freshwater



Site Name: Land to the east of Football Club, Camp Road, Freshwater

Details: The site is a large field that is used for agriculture, there is a hedge to the road boundary and mixed timber, hedge and fence boundaries to the rest of the site. There are a few trees to the western boundary. The site has been put forward for general housing / mixed development - housing led.

Site ID: IPS189

Grid Reference: SZ340386567

Size (m²): 60,382

Regeneration Area: West Wight

Settlement Area: West Wight Secondary Settlement Area

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a bus route and a public footpath.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zone 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a Surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		AONB is 70m from Site Not in tranquility area Not in NIA Not in dark skies reserve	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical, scientific or artistic interest	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate		The Site is within 250m of five Grade I Listed Buildings.	Location of cultural heritage Assets

historical or architectural interest and their settings.			vicinity/adjacent to site boundary.			
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Isle of Wight Downes, Solent Maritime and South Wight Maritime SACs, Solent and Southampton Water and Solent and Dorset Coast SPAs. It is also within 1000m of the Compton Down, Headon Warren and West High Down and East Yar SSSI and within 250m of Freshwater Marshes SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade Urban Site is agricultural land surrounding by residential areas Not in a mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of	0	The site is in a rural area			

remediate contaminated land. Achieve the sustainable management of waste.	contaminated and brownfield land?				
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area		
	Does the Plan support the waste hierarchy?	?	All other sites		
	Does the Plan support the protection of RIGGS?				
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate				

	change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing / mixed development	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple deprivation Decile rank 6/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or	Location of existing traveller sites Location of areas of deprivation

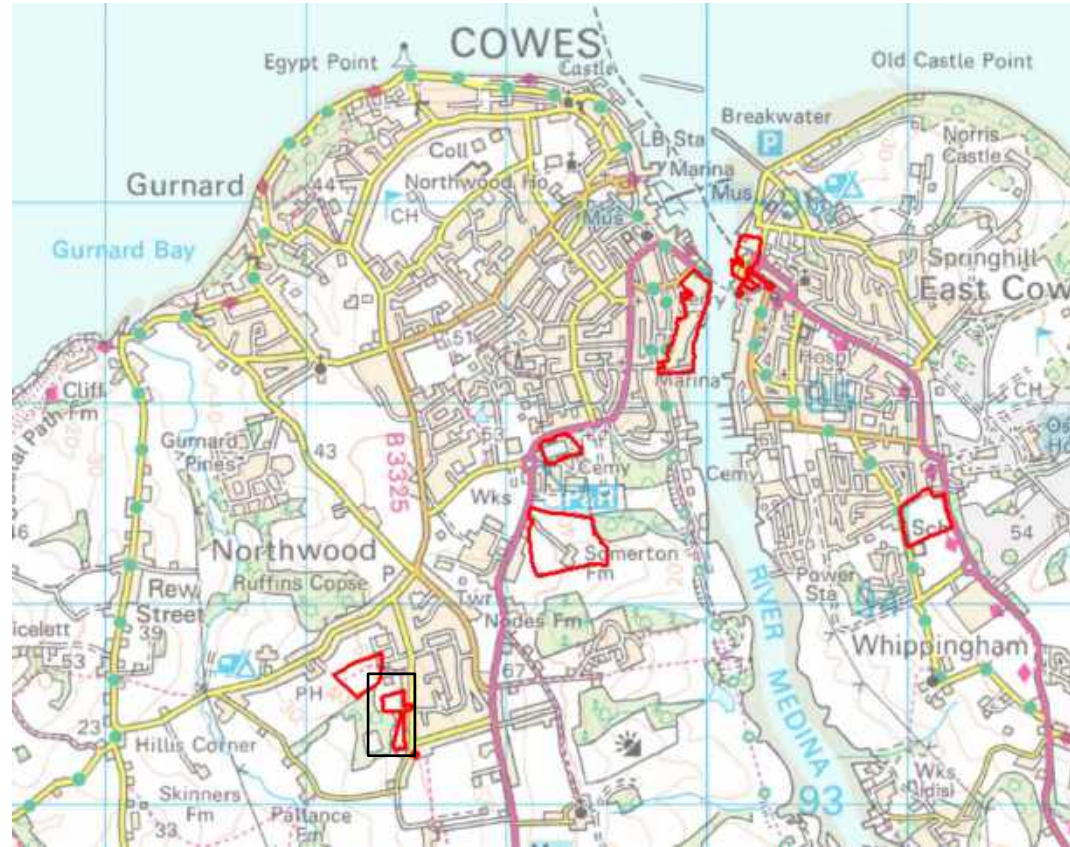
Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				affordable housing site. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		Location of schools Location hospitals, green infrastructure
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is within West Wight Secondary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS199 Land rear of 84 Wyatts Lane



Site Name: Land rear of 84 Wyatts Lane

Details: The site has a number of different areas, some wooded, some meadows and areas of scrub with an access track running through it. The boundaries are a mix of hedgerows, post and wire fencing and trees. The site generally slopes east to west. The site has been put forward for general housing.

Site ID: IPS199

Grid Reference: SZ483693496

Size (m²): 17,817

Regeneration Area: West Medina

Settlement Area: Cowes Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		Bus route runs adjacent to the site. PROW (CS14) runs through the north of the Site. Immediate road does not have a pavement, cycle links not present adjacent to the site. However, the Site is directly adjacent to Northwood Primary School.
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)		
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites		
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site is not within Flood Zones 2 or 3 and is not within a groundwater source protection zone. There are no water bodies within 100m of the Site.
					Location of at risk areas Distance from coastline?
					Location of PROW Cycleways Bus routes Railways
					Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in location of NIA Not in Dark Skies	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate		Site is not located within a Conservation Area.	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		vicinity/adjacent to site boundary.		Wyatt's Cottage, Grade II Listed Building is 130 m east.	
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Greenfield site, which lies partly within the Ward Copse SINC. No other designations within 250 m.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade 3 Site is in periphery of an urban area, but the land is agricultural. Small area of the Site is within a mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

Achieve the sustainable management of waste.	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area		
	Does the Plan support the waste hierarchy?	?	All other sites		
	Does the Plan support the protection of RIGGS?				
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where				

	possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 7/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or	Location of existing traveller sites Location of areas of deprivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				affordable housing site. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is within Cowes Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

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Site Specific ISA Assessment: IPS200 Acorn Farm, Horsebridge Hill, Newport



Site Name: Acorn Farm, Horsebridge Hill, Newport

Details: The site is an agricultural field with some structures to the west. The site slopes gradually from the north to the south of the site following the contour of the main road. The site is bounded by hedges and trees and there is a hedge within the site. The site has been put forward for general housing and mixed development (housing led)

Site ID: IPS200

Grid Reference: SZ493991146

Size (m²): 48,842

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The Site is within 100m of a bus route running along the A3020. Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)		
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability. Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites		
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site is not within Flood Zone 2 or 3 and is not within a groundwater source protection zone. The Site does lie within 100m of a surface water body: Parkhurst Stream, which is a Main River. Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquility Area Adjacent to NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		Part of the Parkhurst Prison Grade II Listed building is adjacent to the Site on the opposite side of the A3020.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Site is Greenfield. Dodnor Creek SINC and LNR lie 120 m east. Medina Estuary SSSI and Solent and Southampton Water Ramsar and SPA lie 220 m northeast.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Site is not in mineral safeguarding area Site is mainly fields with some structures to south west	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of	0	The site is in a rural area			

remediate contaminated land. Achieve the sustainable management of waste.	contaminated and brownfield land?				On the periphery of town	
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A	
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current					

	and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing and mixed development	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 1/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or	Location of existing traveller sites Location of areas of deprivation

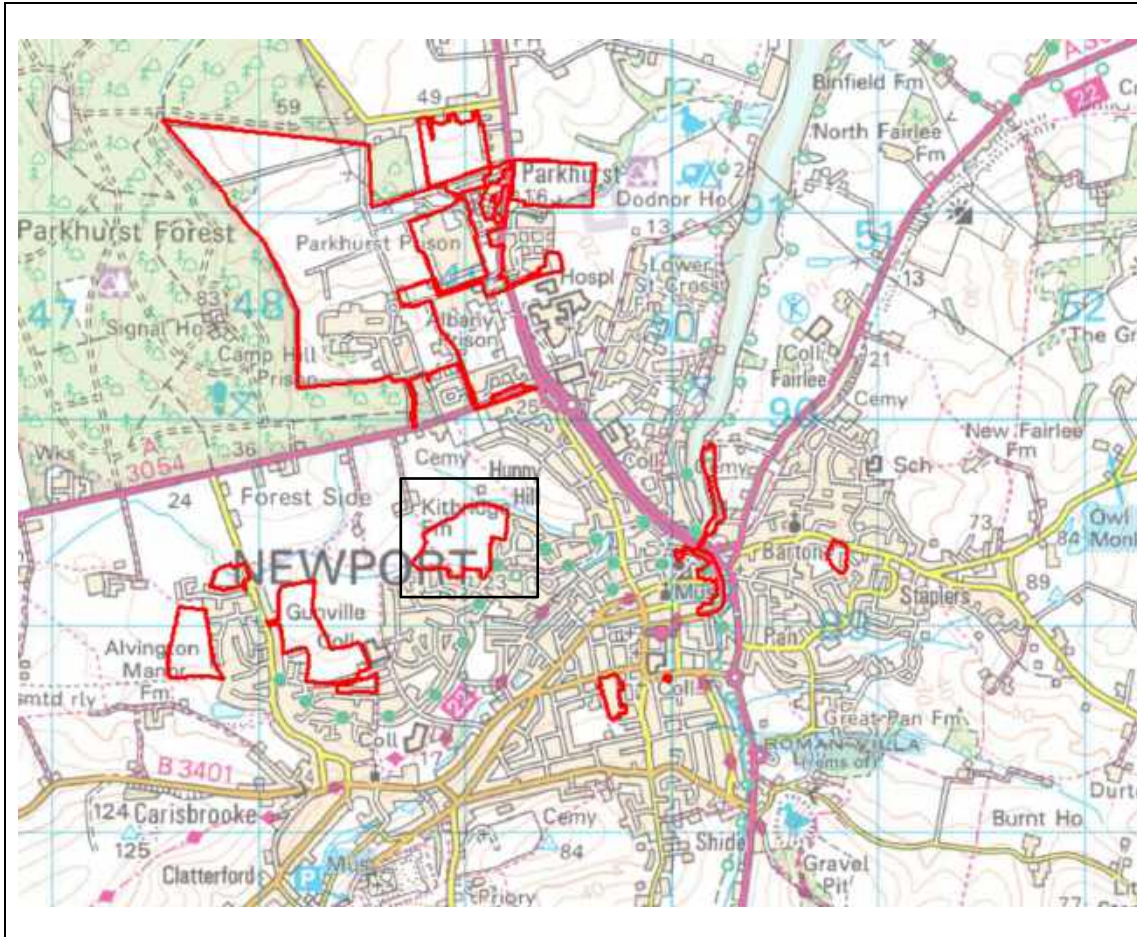
Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				affordable housing site. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		The Site is within Newport Primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

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Site Specific ISA Assessment: IPS231 Land West of Sylvan Drive, Newport



Site Name: Land West of Sylvan Drive, Newport

Details: Site is located to north of Sylvan Drive, is identified as open fields with trees on the eastern, western and field boundaries. The land is undulating and is quite steeply sloping in places.

Site ID: IPS231

Grid Reference: SZ490589427

Size (m²): 102,867

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		Sylvan Drive is on a bus route and the Site is within walking distance to the bus stop. Public Footpath N211 runs along southern boundary of the Site.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. However, the Site is within 10m of Gunville Stream and its associated Flood Zones 2 and 3.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in Dark Skies	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological,	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate		Kitbridge Farmhouse Grade II Listed building is 180 m northwest.	Location of cultural heritage Assets

historical or architectural interest and their settings.	(including archaeological deposits)?		vicinity/adjacent to site boundary.			
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Directly adjacent to Kitbridge Farm SINC. Site is currently greenfield farm/grass land. Solent and Dorset Coast SPA is 900 northeast from the Site and the Solent Maritime SAC, Solent and Southampton Water SPA and Ramsar, and the Medina Estuary SSSI are 990m northeast (along the River Medina). Area to the north of the Site (SINC) is heavily wooded/designated woodland.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade 3 Site is agricultural field on outskirts of town Not in Mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of	0	The site is in a rural area			

remediate contaminated land. Achieve the sustainable management of waste.	contaminated and brownfield land?				
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area		
	Does the Plan support the waste hierarchy?	?	All other sites		
	Does the Plan support the protection of RIGGS?				
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current				

	and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	No information available.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.		Indices of Multiple deprivation Decile rank 3/10 (1 is most deprived). Site will provide housing. The Site is within the top 3 most deprived areas and is not on an existing traveller or affordable	Location of existing traveller sites Location of areas of deprivation

<p>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.</p>	<p>Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met</p>				<p>housing site. No additional information on traveller sites.</p>	
	<p>Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).</p>	-	<p>Site is for another use and is on an existing affordable housing or traveller site</p>			
		?	<p>All other sites</p>			
<p>14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.</p>	<p>Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?</p>	+	<p>Site is for educational purposes</p>	?	<p>The Site is not on a current educational site and its purpose is not for education.</p>	N/A
		-	<p>Site is on an existing education site / and change of use to non educational</p>			
		?	<p>All other sites</p>			
<p>15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.</p>	<p>Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?</p>	Cannot be assessed spatially		N/A		N/A
	<p>Does the Plan provide additional opportunity for access to green infrastructure?</p>					
	<p>Does the Plan support access to water based employment uses?</p>					
<p>16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.</p>	<p>Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?</p>	+	<p>Site is located within an existing Primary or Secondary Settlement Area</p>		<p>The Site is within Newport Primary Settlement Area.</p>	<p>PROW Cycle network Rail network Bus network</p>
	<p>Does it support Solent crossing network?</p>	0	<p>Site is located in or near a Rural Service Centre.</p>			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS233 Land east of Gunville Road and west of playing fields, Newport



Site Name: Land to east of Gunville Road and west of playing fields, Newport

Details: The site is a level field to the rear of existing residential development. The site has a mix of hedgerows and trees to the boundaries. There are residential properties to the west and a retail park to the south beyond the adjacent field. Directly north of IPS234

Site ID: IPS233

Grid Reference: SZ481789107

Size (m²): 33,359

Regeneration Area: Newport

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The Site is adjacent to a bus route. However, it is directly adjacent to Carisbrooke College.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zones 2 or 3 or a groundwater protection zone. The Site is within 100m of Gunville Stream Main River and its associated Flood Zones 2 and 3.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquility Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate	?	No listed buildings or cultural heritage assets within 250 m of the Site.	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		vicinity/adjacent to site boundary.			
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	Site is Greenfield, northern boundary is directly adjacent to Kitbridge Farm SINC. No other national/international designations within 1000 m.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Agricultural fields on outskirts of town Not in Mineral Safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of	0	The site is in a rural area			

remediate contaminated land. Achieve the sustainable management of waste.	contaminated and brownfield land?				
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area		
	Does the Plan support the waste hierarchy?	?	All other sites		
	Does the Plan support the protection of RIGGS?				
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current				

	and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 9/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or	Location of existing traveller sites Location of areas of deprivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				affordable housing site. No additional information on traveller sites	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Development within Newport primary settlement boundary benefits from the presence of existing utilities and access to public services.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS234 Land to rear of Gunville Road, Newport

Insert a quick cut version from GIS of the redline with a bit of context



Site Name: Land to rear of Gunville Road, Newport

Details: The site is a level field to the rear of existing residential development. The site has a mix of hedgerows and trees to the boundaries. There are residential properties to the west and a retail park to the south.

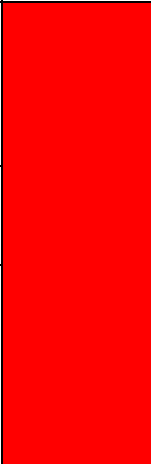
Site ID: IPS234

Grid Reference: SZ482088958

Size (m²): 24,414

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There are bus stops along Gunville Road which are within walking distance. There are a number of public rights of way in the area, there is a pavement/footpath that runs along the site into Gunville. There are no direct cycle paths close by. However, the Site is directly adjacent to Carisbrooke College.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zone 2 or 3 and is not within a groundwater source protection zone. The Site does not lie within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	No listed buildings or cultural heritage assets within 250 m of the Site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	Site is not located within a SINC, no nationally or internationally designated sites within 1000m of the Site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Agricultural land on outskirts of town	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this)

<p>the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.</p>	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area		Not in mineral safeguarding area	OS mapping to identify brownfield land
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
<p>8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.</p>	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
<p>9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.</p>	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach					

	to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	No information available.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the	+	Site includes traveller allocation or is within the top 3 most deprived	?	Indices of Multiple deprivation Decile rank 9/10 (1 is most deprived). Site will provide housing. The Site is not within the	Location of existing traveller sites Location of areas of deprivation

social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	disparities in poverty and social deprivation?		areas based on IMD decile data.		top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is within a Primary or Secondary Settlement area		Site lies within the Newport Primary Settlement Area.	PROW Cycle network Rail network Bus network

the needs of residents and visitors.	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS237 Land adjoining Scotland Farm and Tresslewood Care Village, Scotland Corner, Godshill



Site Name: Land adjoining Scotland Farm and Tresslewood Care Village, Scotland Corner, Godshill
Details: There is a large house to the north of the Site along with some old open fronted storage barns and areas of hardstanding. The Site has been put forward for general housing.
Site ID: IPS237
Grid Reference: SZ522782077
Size (m²): 18,898
Regeneration Area: The Bay
Settlement Area: Godshill Rural Service Centre

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a bus route, public footpath and bridleway.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zone 2 or 3 and is not within 100m of a surface water body. The Site does lie within groundwater source protection zone 2.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		300m from AONB Unknown tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	The Site is not within 250m of a cultural heritage site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site is not within a SINC or within 1000m of another designated site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is designation, woodland or heavily wooded area. (is the site located within or adjacent to a SINC/National/International designation/is designated site within 250m?)			

	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Equestrian site, some buildings and grazing fields Small area to west in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					

9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing	N/A
	Does the Plan support an aging population?	?	All other sites			

deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan help to achieve a balanced population structure on the Island?					
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To	Does the Plan seek to ensure improved accessibility to sensitive receptors such as	Cannot be assessed spatially		N/A		N/A

protect, enhance and make accessible the Islands green infrastructure.	residential dwellings, schools and hospitals?					
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is not within a primary or secondary settlement area. Site is located in Godshill Rural Service Centre.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			

	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

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Site Specific ISA Assessment: IPS271 Land off Quarry Road, Ryde



Site Name: Land off Quarry Road, Ryde

Details: The Site is greenfield, although it does incorporate a house and some old derelict buildings to the east. The Site has been put forward for general housing.

Site ID: IPS271

Grid Reference: SZ592691564

Size (m²): 14,959

Regeneration Area: Ryde

Settlement Area: Ryde Primary Settlement Area

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 500m of Ryde St Johns Road Train Station and within 100m of a public footpath and bridleway.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not fall within Flood Zone 2 or 3 or a groundwater source protection zone. The Site is within 100m of the Manktonmead Brook Main River.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in dark skies	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	The Site is not within 250m of a cultural heritage site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site is not within a SINC or within 1000m of another designated site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC urban Scrub and grazing land within urban area Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple deprivation Decile rank 4/10 (1 is most deprived). Site will provide housing. The Site is within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					

16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is within Ryde Primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective

?	Unknown: The relationship is unknown, or there is not enough information to make an assessment
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Site Specific ISA Assessment: IPS290 Crossway, East Coves, PO32 6HY



Site Name: IPS290 Crossway, East Coves, PO32 6HY

Details: The site is a large flat field that is currently planted. The boundaries are a mix of hedgerows and post and rail fences. The site is located within the settlement limits of East Coves, located immediately adjacent to other residential housing. It has been put forward for housing.

Site ID: IPS290

Grid Reference: SZ510894433

Size (m²): 47,571

Regeneration Area: East Medina

Settlement Area: East Coves Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The Site is adjacent to a bus route. However, the Site is directly adjacent to Wootton Primary School.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management.	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Adjacent to AONB Unknown Tranquil Area Not in NIA Not in Dark Skies	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		Site located to the west of Osborne Garden – historic garden and a number of listed buildings associated (Grade I).	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			

6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Osborne Estate SINC is 41 m north. Number of internationally designated sites 670m west: Solent Maritime SAC, Solent and Dorset Coast SPA and Ramsar, Medina Estuary SSSI. East Cowes SINC is 610 m northwest. Biodiversity potential within the existing hedgerows adjacent to the site boundaries.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Agricultural field on boundary of urban Not within mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					

8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A

the public realm particularly associated with the evening economy.						
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is put forward for general housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.		Indices of Multiple deprivation Decile rank 2/10 (1 is most deprived). Site will provide housing. The Site is within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			

need to find and remain in work.		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially.		N/A		
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		The site is located within a Primary Settlement Area. Known utility connections within the area. Good access to facilities	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			

	Does the Plan seek to reduce disparities in poverty and social deprivation?					
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*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS317 Land rear of Harry Cheek Gardens, Northwood



Site Name: Land rear of Harry Cheek Gardens, Northwood

Details: The Site is greenfield and there are no buildings or structures. The Site has been put forward for general housing.

Site ID: IPS317

Grid Reference: SZ482793695

Size (m²): 20,918

Regeneration Area: West Medina

Settlement Area: Cowes Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)		The Site is within 100m of a bus route and public footpath.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not fall within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in dark sky reserve	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		The Site is within 250m of two Grade II Listed Buildings.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site is not within a SINC or within 1000m of another designated site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC urban Site is green/open space behind residential housing on the outskirts of Northwood town Southern part of site in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple deprivation Decile rank 7/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is within Cowes Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective

0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS318 Land adjoining Lushington Hill & Hunters Way, Wootton



Site Name: Land adjoining Lushington Hill & Hunters Way, Wootton

Details: The site is a series of fields just outside Wootton. The site is fairly level and is bounded by hedgerows and trees. The site is located along the main road and has houses to the east and south. Part of the site has the benefit of planning permission. The site has been put forward for general housing.

Site ID: IPS318/HA053

Grid Reference: SZ533992152

Size (m²): 55,872

Regeneration Area: East Medina

Settlement Area: Wootton Rural Service Centre

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		Site lies along bus route 9 (to Newport and Ryde). Network of PROW in the wider area, footpath along Lushington Hill on the opposite side to Site. However, the Site is directly adjacent to Queensgate Foundation Primary School.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Unknown Tranquility Area Within vicinity of NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	No Listed buildings or scheduled monuments within 250m of the Site. The Site is not located within a Conservation Area.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is currently greenfield grass/farmland. Eastern boundary of the Site is directly adjacent to the Lushington Copse SINC. Quarrel's Copse/Wootton Common SINC is 85 m south. Solent Maritime SAC, Solent and Southampton Water & Ramsar, King's Quay Shore SSSI are 900m northwest of the Site. Hedgerows within the Site boundary have the potential to be of high ecological/biodiversity importance and require further surveys.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Site is agricultural land alongside urban	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this)

<p>the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.</p>	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area		Section of site in middle is in mineral safeguarding area	OS mapping to identify brownfield land
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
<p>8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.</p>	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
<p>9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.</p>	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A	
	Does the plan provide any mitigation through green infrastructure?					

	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality:	Provision for a range of flexible accommodation focussed on	+	Site includes traveller allocation or is within	?	Indices of Multiple deprivation Decile rank 7/10 (1 is most	Location of existing traveller sites

<p>To reduce the level and distribution of poverty and social exclusion across the Island</p> <p>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.</p> <p>Relatively high house price to income ratio.</p> <p>Requirement for Gypsy and Traveller sites.</p>	<p>main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?</p>		<p>the top 3 most deprived areas based on IMD decile data.</p>		<p>deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.</p>	<p>Location of areas of derivation</p>
	<p>Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met</p>					
	<p>Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).</p>		<p>- Site is for another use and is on an existing affordable housing or traveller site</p> <p>? All other sites</p>			
<p>14. Education and training:</p> <p>To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.</p>	<p>Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?</p>	<p>+ Site is for educational purposes</p> <p>- Site is on an existing education site / and change of use to non educational</p> <p>? All other sites</p>	<p>? Site is for educational purposes</p>	<p>? The Site is not on a current educational site and its purpose is not for education.</p>	<p>N/A</p>	
<p>15. Accessibility:</p> <p>Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.</p>	<p>Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?</p>	<p>Cannot be assessed spatially</p>	<p>N/A</p>		<p>N/A</p>	
	<p>Does the Plan provide additional opportunity for access to green infrastructure?</p>					
	<p>Does the Plan support access to water based employment uses?</p>					

16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is not located within a Primary or Secondary settlement area. The Site is within Wootton Rural Service Centre.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment area			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS323 Somerton Farm, Newport Road, Cowes, Isle of Wight



Site Name: Somerton Farm, Newport Road, Cowes, Isle of Wight

Details: The site is a large area on the edge of Cowes. It is immediately adjacent to an existing employment site to the north and west and some sporadic residential development. The site slopes towards the River Medina to the east. The site has been put forward for general housing/ mixed development (housing-led).

Site ID: IPS323

Grid Reference: SZ495294209

Size (m²): 97,586

Regeneration Area: West Medina

Settlement Area: Cowes Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The Site is within 500m of a bus route and within 100m of a cycleway and footpath.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site is not within Flood Zone 2 or 3 or a groundwater source protection zone. The Site is crossed by an ordinary watercourse which flows from Somerton and through Bottom Copse. The watercourse is	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (Section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		a tributary of the River Medina, which is designated Main River, with its confluence approximately 100m downstream of the Site.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Site is not in an AONB, or Tranquil Area or within a Dark Sky reserve. Site is adjacent to a NIA	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		Hope Cottages and Fryers Cottage Grade II Listed Buildings are 100 m southwest of the Site. The Site is not within a Conservation Area.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Greenfield site – directly adjacent to Simmington Copse SINC, Calving Close Copse SINC, Cowes Cemetery Woods (Shambler’s Copse and Bottom Copse) SINC, Newport-Cowes Cycle Track SINC. The Solent Maritime SAC, Solent and Southampton Water SPA and Ramsar, and Medina Estuary SSSI are located 50 m southeast of the Site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Site is not within a RIGGS ALC Grade 3 Site is semi-rural agricultural land adjacent to industrial estate and	Location of RIGGS Location of agri land grading Contaminated land register (we don’t have this)

<p>the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.</p>	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area		settlements, along the River Medina. The southern western half of Site is within a mineral safeguarding area.	OS mapping to identify brownfield land
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
<p>8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.</p>	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
<p>9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.</p>	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A	
	Does the plan provide any mitigation through green infrastructure?					

	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing, mixed development.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality:	Provision for a range of flexible accommodation focussed on	+	Site includes traveller allocation or is within	?	Indices of Multiple deprivation Decile rank 7/10 (1 is most	Location of existing traveller sites

<p>To reduce the level and distribution of poverty and social exclusion across the Island</p> <p>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.</p> <p>Relatively high house price to income ratio.</p> <p>Requirement for Gypsy and Traveller sites.</p>	<p>main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?</p>	<p>+</p>	<p>the top 3 most deprived areas based on IMD decile data.</p>		<p>deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.</p>	<p>Location of areas of deprivation</p>
	<p>Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met</p>					
	<p>Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).</p>		<p>-</p> <p>Site is for another use and is on an existing affordable housing or traveller site</p> <p>?</p> <p>All other sites</p>			
<p>14. Education and training:</p> <p>To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.</p>	<p>Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?</p>	<p>+</p>	<p>Site is for educational purposes</p>	<p>+</p>	<p>The Site is not on a current educational site and its purpose is not for education.</p>	<p>N/A</p>
		<p>-</p> <p>Site is on an existing education site / and change of use to non educational</p>				
		<p>?</p> <p>All other sites</p>				
<p>15. Accessibility:</p> <p>Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.</p>	<p>Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?</p>	<p>Cannot be assessed spatially</p>		<p>N/A</p>		<p>N/A</p>
	<p>Does the Plan provide additional opportunity for access to green infrastructure?</p>					
	<p>Does the Plan support access to water based employment uses?</p>					
<p>16. Material Assets:</p> <p>To ensure the provision of adequate infrastructure for transport, utilities, housing</p>	<p>Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?</p>	<p>+</p>	<p>Site is located within an existing Primary or Secondary Settlement Area</p>	<p>+</p>	<p>Site is within Cowes Primary Settlement Area.</p>	<p>PROW Cycle network Rail network Bus network</p>

and public facilities to meet the needs of residents and visitors.					
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.		
	Does it support the continued operation of the rail network?	-	All other developments		
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use		Part of the Site lies within an employment allocation area.
	Does the Plan support tourism?				
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation		
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development		
	Does the Plan seek to reduce disparities in poverty and social deprivation?				
					N/A

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS342 Land off Gunville Road, Newport



Site Name: Land off Gunville Road, Newport

Details: The site is adjacent to existing development on the edge of Gunville. The site is scrubbed over and rises from a watercourse along the south boundary before levelling out. The site has been put forward for general housing.

Site ID: IPS342

Grid Reference: SZ480089366

Size (m²): 17,187

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)	There are bus stops along Gunville Road which are within walking distance. There are a number of public rights of way in the area, there is a pavement/footpath that runs along the site into Gunville. There are no direct cycle links paths close by.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)		
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites		
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	The Site lies within Flood Zones 2 and 3 associated with Gunville Stream Main River. The water body also crosses the Site. The Site does not lie within a groundwater source protection zone.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A	?	Not within Dark Skies Not within AONB Not within NIA or tranquility area	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological,	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate	?	No listed buildings or cultural heritage assets within 250m.	Location of cultural heritage Assets

historical or architectural interest and their settings.	(including archaeological deposits)?		vicinity/adjacent to site boundary.			
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	Kitbridge Farm SINC is 130 m east of the Site. No other national or international designations.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Site is Greenfield but directly adjacent to existing settlement. Not located within RIGGS ALC Grade 3	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of	0	The site is in a rural area			

remediate contaminated land. Achieve the sustainable management of waste.	contaminated and brownfield land?				
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area		
	Does the Plan support the waste hierarchy?	?	All other sites		
	Does the Plan support the protection of RIGGS?				
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current				

	and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing. No affordable housing proposed.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.		Indices of Multiple deprivation Decile rank 3/10 (1 is most deprived). Site will provide housing. The Site is within the top 3 most deprived areas and is not on an existing traveller or affordable	Location of existing traveller sites Location of areas of deprivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				housing site. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is within an existing Primary or Secondary Settlement Area.		Site is within Newport Primary Settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	The site is for housing in existing employment opportunity area or an employment allocation.	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS358 Land South of Noke Common, Newport



Site Name: Land South of Noke Common, Newport

Details: The site comprises of a number of agricultural, grazing areas and paddocks with a mix of outbuildings. The site is bounded by hedges some interspersed with trees. The area is elevated from the area to the south with views across to Newport. The site has been put forward for general housing.

Site ID: IPS358

Grid Reference: SZ489391311

Size (m²): 85,374

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)	There is a bus stop in close proximity on Horsebridge Hill and is along Route 1. There are no PROW or cycle links close by and the immediate roads do not benefit from footpaths although there are grass verges.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)		
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites		
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site is not within 100m of a surface water body when referencing the Detailed River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		Network, however, OS background mapping suggests there is an ordinary watercourse within 100m to the west of the Site.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area In vicinity of NIA Not in Dark Skies	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological,	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate		Site is located adjacent to the Prison and particularly an area of a former chapel which is now a	Location of cultural heritage Assets

historical or architectural interest and their settings.	(including archaeological deposits)?		vicinity/adjacent to site boundary.		concert hall which is a Grade II listed building.	
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Site is Greenfield land, Noke Plantation SINC is adjacent to the western boundary. Parkhurst Forest SSSI is located 470 m west of the Site. Medina Estuary SSSI, Solent and Southampton Water Ramsar and SPA and Dodnor Creek LNR are located 690 m east.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Agricultural, grazing and some outbuildings Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

Achieve the sustainable management of waste.	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area		
	Does the Plan support the waste hierarchy?	?	All other sites		
	Does the Plan support the protection of RIGGS?				
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where				

	possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 4/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or	Location of existing traveller sites Location of areas of deprivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				affordable housing site. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site lies within existing Primary or Secondary Settlement Area		Site is within Newport Primary Settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS371 Newport Harbour, Newport



Site Name: Newport Harbour, Newport

Details: The site is land at Newport Harbour. It comprises the eastern part of the harbour and is a mix of surface parking, buildings and commercial sheds. It is mainly hard surfaced but does have a raised green bank adjacent to the cemetery. The site has been put forward for mixed development (housing led) and non-housing development.

Site ID: IPS371

Grid Reference: SZ501789582

Size (m²): 25,638

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The site is walking distance to the bus station and nearby routes to Cowes and Ryde. There are a number of public rights of way and cycle links close by and one through the site	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site is within Flood Zones 2 and 3 associated with the River Medina (Main River) which borders the Site's western boundary. The Site is not within a groundwater source protection zone.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of waterbody including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		There are a number of Grade II listed buildings within the vicinity of the southern section of the Site.	Location of cultural heritage Assets
			A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Solent and Dorset Coast SPA runs immediately adjacent to the western boundary of the Site. Slightly further north there are SSSI, SAC Ramsar and SPA sites.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban (note: northern section shown as ALC 3 however hardstanding)	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this)

<p>the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.</p>	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area		Brownfield Not in mineral safeguarding area	OS mapping to identify brownfield land
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
<p>8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.</p>	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
<p>9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.</p>	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A	
	Does the plan provide any mitigation through green infrastructure?					

	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Mixed development and non-housing development	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality:	Provision for a range of flexible accommodation focussed on	+	Site includes traveller allocation or is within	?/+0	Northern part of the site lies in Indices of Multiple deprivation	Location of existing traveller sites

<p>To reduce the level and distribution of poverty and social exclusion across the Island</p> <p>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.</p> <p>Relatively high house price to income ratio.</p> <p>Requirement for Gypsy and Traveller sites.</p>	<p>main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?</p>	<p></p>	<p>the top 3 most deprived areas based on IMD decile data.</p>	<p></p>	<p>Decile rank 5/10, southern part lies in a IMD Decile rank 3/10 (1 is most deprived). Site will provide housing. The Site is partially within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.</p>	<p>Location of areas of deprivation</p>		
	<p>Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met</p>						<p>-</p>	<p>Site is for another use and is on an existing affordable housing or traveller site</p>
	<p>Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).</p>						<p>?</p>	<p>All other sites</p>
<p>14. Education and training:</p> <p>To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.</p>	<p>Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?</p>	<p>+</p>	<p>Site is for educational purposes</p>	<p>?</p>	<p>The Site is not on a current educational site and its purpose is not for education.</p>	<p>N/A</p>		
		<p>-</p>	<p>Site is on an existing education site / and change of use to non educational</p>					
		<p>?</p>	<p>All other sites</p>					
<p>15. Accessibility:</p> <p>Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.</p>	<p>Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?</p>	<p>Cannot be assessed spatially</p>		<p>N/A</p>	<p></p>	<p>N/A</p>		
	<p>Does the Plan provide additional opportunity for access to green infrastructure?</p>							
	<p>Does the Plan support access to water based employment uses?</p>							

16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site lies within existing Primary or Secondary Settlement Area		The site lies within Newport Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective

?	Unknown: The relationship is unknown, or there is not enough information to make an assessment
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Site Specific ISA Assessment: IPS382 Land adjacent to Carrisbrooke College, Newport



Site Name: Land adjacent to Carrisbrooke College, Newport

Details: The Site is a school Site with associated buildings and playing fields The Site has been put forward for general housing, mixed development (housing led).

Site ID: IPS382

Grid Reference: SZ48368822

Size (m²): 49,449

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport or for public transport (train, Solent crossing) (500 m)	The Site is within 100m of a bus route and public footpath. However, the site is directly adjacent to Carisbrook College	Location of PROW Cycleways Bus routes Railways	
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not fall within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in tranquility area Not in NIA Not in dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	The Site is not within 250m of a cultural heritage site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	The Site is not within a SINC or within 1000m of another designated site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			

7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 School site with buildings and greenspace with Carisbrooke Site is not within mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A		N/A

consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing, mixed development	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			

population structure on the Island						
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple deprivation Decile rank 9/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on land adjacent to Carisbrooke College an educational site, however it is not known if the college will be unaffected. The purpose of the Site is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					

	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is within a primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	Development in rural area with little infrastructure			
		?	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

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+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS383 Former Library HQ, Land Adjacent St Mary's Hospital Parkhurst Road, Newport



Site Name: Former Library HQ, Land Adjacent St Mary's Hospital Parkhurst Road, Newport
Details: The site is a former council yard which is currently overgrown with gated access from Parkhurst Road. Within the site there are remnants of hard surfaced areas, rubble and fencing. The site has been put forward for general housing.

Site ID: IPS383

Grid Reference: SZ493990741

Size (m²): 10,712

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There is a bus stop/route close by. This is along route 1 that serves Newport. There are public rights of way and cycle links in the wider area. The road adjacent has a pavement. However, the Site is directly adjacent to St Mary's Hospital.
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)		
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites		
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site is not within 100m of a surface water body.

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area In vicinity of NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate		No cultural heritage sites within the site. Parkhurst Prison (Grade II) is opposite the Site 20 m across the	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		vicinity/adjacent to site boundary.		road. IOW hospital is also a Grade II listed building to the south.	
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Site is greenfield, but low-quality rubble with some remnants of hardstanding. Medina Estuary SSSI, Solent & Southampton Water SPA and Ramsar located 60 m to the east.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban (far east is grade 3) Former council yard overgrown - area looks to have mature vegetation Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

Achieve the sustainable management of waste.	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area		
	Does the Plan support the waste hierarchy?	?	All other sites		
	Does the Plan support the protection of RIGGS?				
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where				

	possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 4/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or	Location of existing traveller sites Location of areas of deprivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				affordable housing site. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site lies within existing primary or secondary settlement area		Site lies within Newport primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS386 Land off Broadwood Lane, Newport



Site Name: Land off Broadwood Lane, Newport

Details: The site comprises of two larger fields to the edge of Gunville. The northern field is fairly level and the southern field rises to the south. The site has been put forward for general housing.

Site ID: IPS386

Grid Reference: SZ476788902

Size (m²): 64,130

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There are bus stops along Gunville Road which are within walking distance. There are a number of public rights of way in the area and N65 runs along the north and west of the site, there is a pavement/footpath that runs along the Broadwood Lane areas from the site into Gunville. There are no direct cycle links paths close by. No rail links nearby.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands,	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The site does not lie within	Flood zones Groundwater Protection Zones

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

groundwater, rivers and coasts and to achieve sustainable water resources management.	groundwater, quantity and quality)?				100m of a water body in accordance with the Detailed River Network. However, OS background mapping suggests the site lies next to an ordinary watercourse which is a tributary of the Gunville Stream.	Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		Alvington Farmhouse Grade II Listed building is 150 m south.	Location of cultural heritage Assets
			A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	Site is Greenfield land. No nationally or internationally designated sites within 1000m.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC 3 Agricultural Land on outskirts of carisbrooke Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of	0	The site is in a rural area			

remediate contaminated land. Achieve the sustainable management of waste.	contaminated and brownfield land?				
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area		
	Does the Plan support the waste hierarchy?	?	All other sites		
	Does the Plan support the protection of RIGGS?				
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where				

	possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A			N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.		Indices of Multiple deprivation Decile rank 3/10 (1 is most deprived). Site will provide housing. The Site is within the top 3 most deprived areas and is not on an existing traveller or affordable	Location of existing traveller sites Location of areas of deprivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				housing site. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is within an existing Primary or Secondary Settlement Area		Site is within Newport Primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

the needs of residents and visitors.	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS394 Medina Yard

Insert a quick cut version from GIS of the redline with a bit of context



Site Name: Medina Yard

Details: The site is the former Medina Yard. It has frontage to Medina River and a number of access to the surrounding road network. Parts of the site are no longer in use. The site has been put forward for general housing, mixed development (housing led).

Site ID: IPS394

Grid Reference: SZ499095383

Size (m²): 58,168

Regeneration Area: West Medina

Settlement Area: Cowes Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		Site is close to the footpath and cycle path to Newport. Bus stops adjacent to the Site. The Site is within East Cowes Ferry terminal via Cowes floating bridge chain ferry.
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)		
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites		
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site is within Flood Zones 2 and 3 associated with the River Medina. The River Medina is a Main River and forms the eastern boundary of the site.
					Location of PROW Cycleways Bus routes Railways
					Location of at risk areas Distance from coastline?
					Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

coasts and to achieve sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		The site is not within a groundwater source protection zone.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Area not in AONB Not in Tranquil Area Not in NIA Not in location of dark skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.		Grade II Listed Buildings adjacent to northern boundary of Site – Former sailmaker’s loft and Bell Cottages. No 10 Vansan Grade II LB is 240 m west of the Site. Alma house and Duke of York Public House Grade II LB 160-190 m northwest. Not located within a Conservation Area	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			

<p>6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.</p>	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Brownfield site. Eastern boundary is directly adjacent to River Medina: Solent Maritime SAC, Solent and Dorset Coast SPA. Medina Estuary SSSI and Solent and Southampton Water SPA & Ramsar just over 1,000m south of the Site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
<p>7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.</p>	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Industrial Estate – partially in use. Area hardstanding Industrial uses unknown Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			

	Does the Plan support the protection of RIGGS?				
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?				

<p>11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.</p>	<p>Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?</p>	<p>Cannot be assessed spatially</p>		<p>N/A</p>		<p>N/A</p>
<p>12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island</p>	<p>Does the Plan provide an adequate distribution of affordable housing across the Island?</p>	<p>+</p>	<p>Site is specifically for affordable housing or elderly care facilities or health care facilities</p>	<p>?</p>	<p>General housing, mixed development.</p>	<p>N/A</p>
	<p>Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?</p>	<p>?</p>	<p>All other sites</p>			
<p>13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.</p>	<p>Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?</p>	<p>+</p>	<p>Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.</p>	<p>?</p>	<p>Indices of Multiple deprivation Decile rank 4/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.</p>	<p>Location of existing traveller sites Location of areas of deprivation</p>
	<p>Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met</p>					
	<p>Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).</p>	<p>-</p>	<p>Site is for another use and is on an existing affordable housing or traveller site</p>			
<p>14. Education and training:</p>	<p>Does the Plan support adequate access to education and training</p>	<p>+</p>	<p>Site is for educational purposes</p>	<p>?</p>		<p>N/A</p>


To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	facilities and provide opportunities for enhancement?	-	Site is on an existing education site / and change of use to non educational		The Site is not on a current educational site and its purpose is not for education.	
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially.	N/A		N/A	
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is within Cowes Primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment			

			opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
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?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS403 Land to the rear of Lanes End, Totland

	<p>Site Name: Land to the rear of Lanes End, Totland Details: The site is a piece of ground to the rear of a number of residential properties. It is currently used as resident parking along with some scrubby grassed areas and trees. The site slopes up to the north and is bounded by a mix of residential boundaries. The site has been put forward for general housing. Site ID: IPS403 Grid Reference: SZ324887231 Size (m2): 2,462 Regeneration Area: West Wight Settlement Area: West Wight Secondary Settlement</p>
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ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality:	Does the IPS seek to reduce the amount of congestion?	+ Site well linked to existing public transport		The Site is within 100m of a bus route and a public footpath.	Location of PROW Cycleways

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

To maintain and improve air quality			or for public transport (train, Solent crossing) (500 m)			Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to active transport PROW, cycleways or bus routes (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability		The Site is located in a Coastal Change Management Area	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management.	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The site is not within Flood Zones 2 or 3 or a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			

	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		200m from AONB Not in tranquility area Not in NIA Not in dark skies	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.	?	The Site is not within 250m of a cultural heritage site.	Location of cultural heritage Assets

		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is within 1000m of the Solent and Dorset Coast SPA and the Headon Warren and West High Down SSSI. It is also within 250m of the Colwell Bay SSSI.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Site is carpark and scrub within urban area Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in			

	Best and Most Versatile Grades 1, 2 and 3a)?		mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A			N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					

10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	General housing	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple deprivation Decile rank 7/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub					

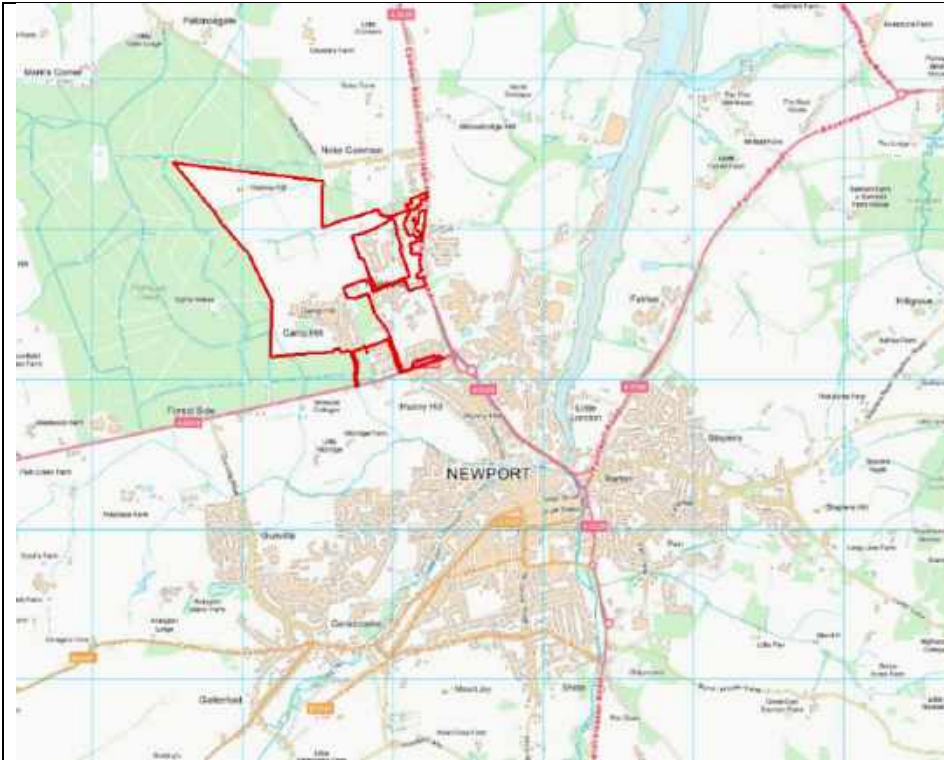
pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		Location of schools Location hospitals, green infrastructure
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities.		The Site is located in West Wight Secondary Settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

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Site Specific ISA Assessment: IPS406 Former HMP Site, Newport



Site Name: Former HMP Site, Newport

Details: The site is a large site on the north west edges of Newport and includes the former HMP service buildings and land. The site is undulating but generally slopes to the south. The site is bounded by a mix of trees and hedging.

Site ID: IPS406

Grid Reference: SZ484190814

Size (m²): 998,220

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement Area

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There is a bus stop along Horsebridge Hill, this is along Route 1 serving Newport. There are network of public rights of way close to the site and the area is served by public foot ways and paths to the local road network. The wider area has cycle links to and from Newport. However, the Site is directly adjacent to Hunnyhill Primary School
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)		
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites		
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site lies across a number of water bodies including two branches of Gunville Stream and

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		Parkhurst Stream (Main Rivers). A number of ordinary watercourses also drain the site.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Within NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate		The Site borders Parkhurst Prison Grade II listed building.	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		vicinity/adjacent to site boundary.			
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		The Site is bordered by Parkhurst Forest SINC and SSSI and contiguous SINC's (Crocker's Copse and Noke Common) and Kitbridge Farm is to the south. No other Internationally and nationally designated sites are located within 1000m.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC non agricultural & urban Site made up of buildings and land (unsure of use) North area in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			

Achieve the sustainable management of waste.	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area		
	Does the Plan support the waste hierarchy?	?	All other sites		
	Does the Plan support the protection of RIGGS?				
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where				

	possible, flood risk to people and property?					
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A	
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	No available information.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 4/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or	Location of existing traveller sites Location of areas of deprivation

Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				affordable housing site. No additional information on traveller sites.	
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is within an existing Primary or Secondary Settlement Area		Site is in Newport Primary settlement area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

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Site Specific ISA Assessment: IPS410 Land east of Birch Close and North of Solent Gardens, Freshwater, Isle of Wight, Site Specific Assessment



Site Name: Land east of Birch Close and North of Solent Gardens, Freshwater, Isle of Wight

Details: The site is currently an area of field/open space within a residential area at Freshwater guest house along Staplers Road in Newport with a garden to the rear, in a predominantly residential area. The site has been put forward for general housing.

Site ID: IPS410

Grid Reference: SZ 33275 87763

Size (m²): 16,482

Regeneration Area: West Wight

Settlement Area: West Wight Secondary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There are bus routes adjacent to the site along Colwell Road. No cycle routes and limited public footpaths in the vicinity of the Site.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate vicinity		Colwell Bay Inn Locally Listed building to the south of the Site, no	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		A cultural heritage site is within 250m of the site boundary.		other cultural heritage assets in the vicinity of the Site.	
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Site is a mix or ALC Grade 3 (north) and Urban (south) Golden Hill SINCC is located 300 m east. Colwell Bay SSSI and Solent and Dorset Coast SPA are located 370 m north west of the Site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINCC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban (south)/ALC Grade 3 (north) Currently an area of open field. Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in			

	Best and Most Versatile Grades 1, 2 and 3a)?		mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A			N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					

10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is put forward for general housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.		Part of the site lies in Indices of Multiple deprivation Decile rank 3/10 (1 is most deprived). Site will provide housing. Part of the Site is within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. The other part of the site is in IMD	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub					

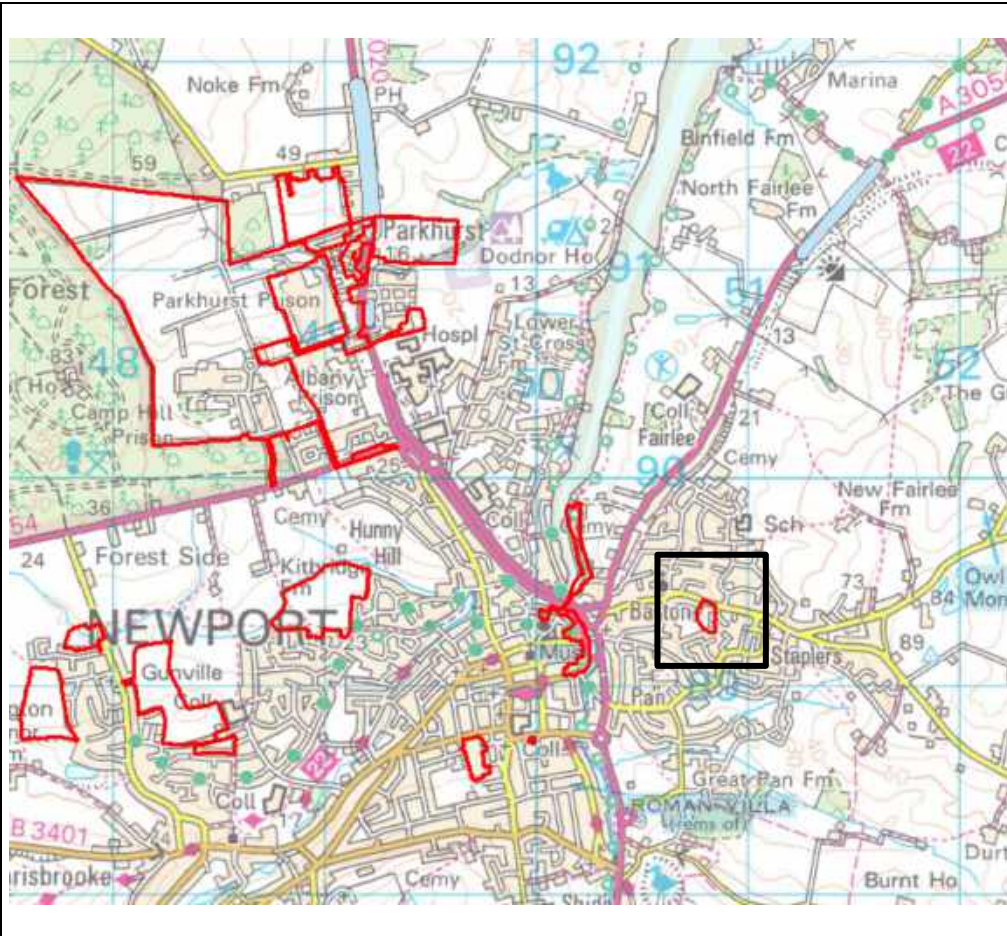
<p>pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.</p>	<p>housing market area needs are being met</p>				<p>Decile 6. No additional information on traveller sites.</p>	
	<p>Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).</p>	-	<p>Site is for another use and is on an existing affordable housing or traveller site</p>			
		?	<p>All other sites</p>			
<p>14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.</p>	<p>Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?</p>	+	<p>Site is for educational purposes</p>	?	<p>The Site is not on a current educational site and its purpose is not for education.</p>	<p>N/A</p>
		-	<p>Site is on an existing education site / and change of use to non educational</p>			
			?			
<p>15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.</p>	<p>Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?</p>	<p>Cannot be assessed spatially</p>		<p>N/A</p>		<p>N/A</p>
	<p>Does the Plan provide additional opportunity for access to green infrastructure?</p>					
	<p>Does the Plan support access to water based employment uses?</p>					
<p>16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.</p>	<p>Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?</p>	+	<p>Site is within an existing Primary or Secondary Settlement area</p>		<p>Site lies within the existing West Wight Secondary Settlement Area.</p>	<p>PROW Cycle network Rail network Bus network</p>
	<p>Does it support Solent crossing network?</p>	0	<p>Site is located in or near a Rural Service Centre.</p>			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS411 Polars Guest House & Blind Home, Staplers Road, Newport, Isle of Wight, PO30 2DE



Site Name: Polars Guest House & Blind Home, Staplers Road, Newport, Isle of Wight, PO30 2DE

Details: The site is currently a guest house along Staplers Road in Newport with a garden to the rear, in a predominantly residential area. The site has been put forward for general housing.

Site ID: IPS411

Grid Reference: SZ 50723 89425

Size (m²): 10,379

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There are bus routes in close vicinity of the Site. No cycle routes or public footpaths in the vicinity of the Site.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site is not within 100m of a surface water body.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate vicinity		Bellcroft House Grade II Listed Building is located 125 m to the northeast of the Site, St Paul's	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		A cultural heritage site is within 250m of the site boundary.		Church Grade II Listed Building is located 125 m to the northwest.	
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Site is Brownfield/ALC Urban Solent and Dorset Coast SPA located 600 m northwest of the Site. Solent Maritime SAC, Solent and Southampton Water Ramsar and SPA, Medina Estuary SSSI are located 800 m northwest of the site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Currently a guest house/residential development with garden to the rear. Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in			

	Best and Most Versatile Grades 1, 2 and 3a)?		mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A			N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					

10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is put forward for general housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.		Indices of Multiple deprivation Decile rank 1/10 (1 is most deprived). Site will provide housing. The Site is within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub					

<p>pensioner households, and homelessness.</p> <p>Relatively high house price to income ratio.</p> <p>Requirement for Gypsy and Traveller sites.</p>	<p>housing market area needs are being met</p>					
	<p>Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).</p>	-	<p>Site is for another use and is on an existing affordable housing or traveller site</p>			
		?	<p>All other sites</p>			
<p>14. Education and training:</p> <p>To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.</p>	<p>Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?</p>	+	<p>Site is for educational purposes</p>	?	<p>The Site is not on a current educational site and its purpose is not for education.</p>	N/A
		-	<p>Site is on an existing education site / and change of use to non educational</p>			
		?	<p>All other sites</p>			
<p>15. Accessibility:</p> <p>Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.</p>	<p>Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?</p>	Cannot be assessed spatially		N/A		N/A
	<p>Does the Plan provide additional opportunity for access to green infrastructure?</p>					
	<p>Does the Plan support access to water based employment uses?</p>					
<p>16. Material Assets:</p> <p>To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.</p>	<p>Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?</p>	+	<p>Site is within an existing Primary or Secondary Settlement area</p>		<p>Site lies within Newport Primary Settlement Area.</p>	<p>PROW Cycle network Rail network Bus network</p>
	<p>Does it support Solent crossing network?</p>	0	<p>Site is located in or near a Rural Service Centre.</p>			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS412, St Mary's RC Church, 55 High Street, Ryde, Isle of Wight, PO332RE Site Specific Assessment



Site Name: St Mary's RC Church, 55 High Street, Ryde, Isle of Wight, PO332RE
Details: The site is an existing church along the High Street in Ryde. The site surroundings are predominantly commercial shops. The site has been put forward for general housing.
Site ID: IPS412
Grid Reference: SZ 59194 92290
Size (m²): 2,747
Regeneration Area: Ryde
Settlement Area: Ryde Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There is a bus route along Star Street to the north of the site. Ryde railway line within close proximity to the Site. Ryde also contains a Ferry terminal to Southsea across the Solent. A cycle route runs along the Ryde coast, to the north of the Site, but this is over 600 m away.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. Area of Low Groundwater vulnerability. The Site lies in close	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		proximity to the northern coastline of the IOW at Ryde.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate vicinity		St Mary's Church at 55 High Street is a Grade II Listed Building. Hill's of Ryde and Temperance Hall Grade II	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		A cultural heritage site is within 250m of the site boundary.		Listed Building is across the road opposite the Site.	
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Solent and Southampton Water Ramsar and SPA, Ryde Sands and Wootton Creek SSSI are located 700 m north of the Site (coastal designations). Solent and Dorset Coast SPA located slightly offshore adjacent to the sites listed above (approx. 1000m north).	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade Urban Brownfield land Not in mineral safeguarding area.	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in			

	Best and Most Versatile Grades 1, 2 and 3a)?		mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A			N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					

10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is put forward for general housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.		Indices of Multiple deprivation Decile rank 2/10 (1 is most deprived). Site will provide housing. The Site is within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub					

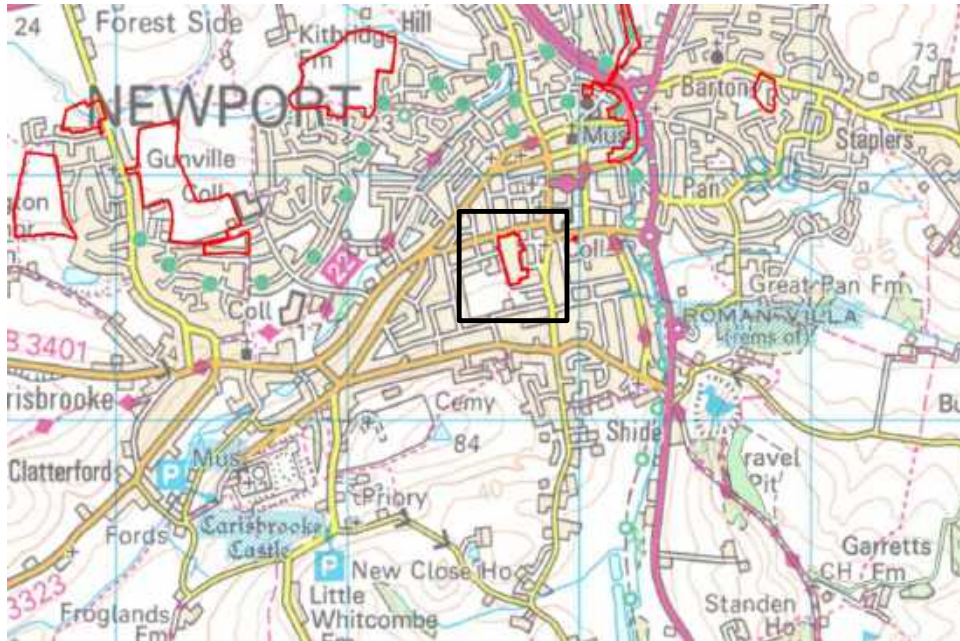
<p>pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.</p>	<p>housing market area needs are being met</p>					
	<p>Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).</p>	-	<p>Site is for another use and is on an existing affordable housing or traveller site</p>			
		?	<p>All other sites</p>			
<p>14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.</p>	<p>Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?</p>	+	<p>Site is for educational purposes</p>	?	<p>The Site is not on a current educational site and its purpose is not for education.</p>	N/A
		-	<p>Site is on an existing education site / and change of use to non educational</p>			
		?	<p>All other sites</p>			
<p>15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.</p>	<p>Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?</p>	Cannot be assessed spatially		N/A		N/A
	<p>Does the Plan provide additional opportunity for access to green infrastructure?</p>					
	<p>Does the Plan support access to water based employment uses?</p>					
<p>16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.</p>	<p>Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?</p>	+	<p>Site is within an existing Primary or Secondary Settlement area</p>		<p>Site lies within the existing Ryde Primary Settlement Area.</p>	<p>PROW Cycle network Rail network Bus network</p>
	<p>Does it support Solent crossing network?</p>	0	<p>Site is located in or near a Rural Service Centre.</p>			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment: IPS413 Land at Morey's Timber Yard, Trafalgar Road, Newport, PO30 1RT



Site Name: Land at Morey's Timber Yard, Trafalgar Road, Newport, PO30 1RT

Details: The site is currently used as an industrial/commercial area (Trafalgar Road Industrial Estate) with associated car parking areas. Alongside the large warehouse building, the site is mostly hard surfacing with little in the way on landscaping and is accessed off Trafalgar Road. The site has been put forward for general housing.

Site ID: IPS413

Grid Reference: SZ 49692 88744

Size (m²): 16,679

Regeneration Area: Newport

Settlement Area: Newport Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There are bus routes in the vicinity of the Site due to the location within Newport centre. Connies Way cycle route to the east of the site. PROW to the south of the site.
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)		
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites		
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site is not within 100m of a surface water body.
					Location of PROW Cycleways Bus routes Railways
					Location of at risk areas Distance from coastline?
					Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate vicinity		There are a number of Grade II Listed Buildings within the vicinity of the Site along Trafalgar Road	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		A cultural heritage site is within 250m of the site boundary.		and adjacent roads. Newport Roman Villa Scheduled Monument is 340 m east of the Site. None within the Site footprint.	
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Site is Brownfield/ALC Urban Shide Quarry SSSI is 830 m southeast of the Site. No other national or international ecological designations within 1000 m of the Site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Currently an industrial/commercial development with car parking/hardstanding– brownfield Not in mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in			

	Best and Most Versatile Grades 1, 2 and 3a)?		mineral safeguarding area		
	Does the Plan support the waste hierarchy?	?	All other sites		
	Does the Plan support the protection of RIGGS?				
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				

10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is put forward for general housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 4/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub					

pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	The Site is not on a current educational site and its purpose is not for education.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is within an existing Primary or Secondary Settlement area		Site lies within the existing Newport Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.			
	Does it support the continued operation of the rail network?	-	All other developments			

Commented [PW1]: this might need to change to cannot be assessed spatially

17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
Does the Plan seek to reduce disparities in poverty and social deprivation?						

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
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Site Specific ISA Assessment: IPS414 Land at Red Funnel, Dover Rd, East Cowes, PO32 6RA



Site Name: Land at Red Funnel, Dover Rd, East Cowes, PO32 6RA
Details: The site is the current Red Funnel Ferry marshalling yard at East Cowes. The site is urban/brownfield with associated ferry infrastructure. The site has been put forward for mixed use with general housing (up to 100 units).
Site ID: IPS414
Grid Reference: SZ 50208 95726
Size (m²): 24,880
Regeneration Area: East Medina
Settlement Area: East Cowes Primary Settlement

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		Site located adjacent it the Solent Crossing, with a number of nus routes available in the vicinity of the Site. No cycle routes or significant footpaths within the vicinity of the Site.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site lies within Flood Zone 3 and is not within a groundwater source protection zone. The Site lies within an IOW area potentially susceptible to climate change.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		adjacent to the northern coastline of the IOW at Ryde/Puckpool Point.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate vicinity		Clare Lallow's Grid Iron Yard, East Cowes Congregational Church Grade II Listed Building are located	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		A cultural heritage site is within 250m of the site boundary.		immediately adjacent to the south of the Site.	
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Solent Maritime SAC and Solent and Dorset Coast SPA located directly adjacent to the west of the Site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade Urban Not in Mineral Safeguarding Area Red Funnel Ferry building at East Cowes - brownfield	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in			

	Best and Most Versatile Grades 1, 2 and 3a)?		mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A			N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					
	Does the Plan support internet connectivity?					
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A			N/A
	Does the plan provide any mitigation through green infrastructure?					
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?					

10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is put forward for general housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 6/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub					

<p>pensioner households, and homelessness.</p> <p>Relatively high house price to income ratio.</p> <p>Requirement for Gypsy and Traveller sites.</p>	<p>housing market area needs are being met</p>					
	<p>Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).</p>	-	<p>Site is for another use and is on an existing affordable housing or traveller site</p>			
		?	<p>All other sites</p>			
<p>14. Education and training:</p> <p>To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.</p>	<p>Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?</p>	+	<p>Site is for educational purposes</p>	?	<p>The Site is not on a current educational site and its purpose is not for education.</p>	N/A
		-	<p>Site is on an existing education site / and change of use to non educational</p>			
		?	<p>All other sites</p>			
<p>15. Accessibility:</p> <p>Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.</p>	<p>Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?</p>	Cannot be assessed spatially		N/A		N/A
	<p>Does the Plan provide additional opportunity for access to green infrastructure?</p>					
	<p>Does the Plan support access to water based employment uses?</p>					
<p>16. Material Assets:</p> <p>To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.</p>	<p>Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?</p>	+	<p>Site is within an existing Primary or Secondary Settlement area</p>		<p>Site lies within the existing East Cowes Primary Settlement Area.</p>	<p>PROW Cycle network Rail network Bus network</p>
	<p>Does it support Solent crossing network?</p>	0	<p>Site is located in or near a Rural Service Centre.</p>			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

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0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There is a bus stop at Appley Road. South of the Site. However Ryde town centre and rail service is not within close proximity to the Site. A cycle route runs across the northern boundary of the Site along the coast. There are footpaths within the vicinity of the Site.
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)		
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites		
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zones 2 or 3 and is not within a groundwater source protection zone. The Site lies adjacent to the northern coastline of the IOW at Ryde/Puckpool Point.
					Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A		Not in AONB Not in Tranquil Area Not in NIA Not in Dark Skies	Location of ANOB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and	Does the Plan seek to conserve or enhance designated or locally important historic assets	-	A cultural heritage site asset is on site or immediate vicinity		Puckpool Lodge/St Clare Cottage Grade II Listed Building is within the Site, Puckpool House Grade II	Location of cultural heritage Assets

features of archaeological, historical or architectural interest and their settings.	(including archaeological deposits)?		A cultural heritage site is within 250m of the site boundary.		Listed Building is immediately adjacent to the south of the Site.	
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Solent and Southampton Water Ramsar and SPA, Ryde Sands and Wootton Creek SSSI are located immediately adjacent to the north of the Site (coastal designations). Solent and Dorset Coast SPA located slightly offshore adjacent to the sites listed above. Appley Park SINC directly adjacent to the west of the Site.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Western half site lies in mineral safeguarding area. Not in RIGGS ALC Grade 3 Former barracks – mix of greenfield and some buildings	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in			

	Best and Most Versatile Grades 1, 2 and 3a)?		mineral safeguarding area		
	Does the Plan support the waste hierarchy?	?	All other sites		
	Does the Plan support the protection of RIGGS?				
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				

10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?					
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially		N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is put forward for general housing.	N/A
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation Decile rank 7/10 (1 is most deprived). Site will provide housing. The Site is not within the top 3 most deprived areas and is not on an existing traveller or affordable housing site. No additional information on traveller sites.	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub					

<p>pensioner households, and homelessness.</p> <p>Relatively high house price to income ratio.</p> <p>Requirement for Gypsy and Traveller sites.</p>	<p>housing market area needs are being met</p>					
	<p>Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).</p>	-	<p>Site is for another use and is on an existing affordable housing or traveller site</p>			
		?	<p>All other sites</p>			
<p>14. Education and training:</p> <p>To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.</p>	<p>Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?</p>	+	<p>Site is for educational purposes</p>	?	<p>The Site is not on a current educational site and its purpose is not for education.</p>	N/A
		-	<p>Site is on an existing education site / and change of use to non educational</p>			
		?	<p>All other sites</p>			
<p>15. Accessibility:</p> <p>Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.</p>	<p>Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?</p>	<p>Cannot be assessed spatially</p>		N/A		N/A
	<p>Does the Plan provide additional opportunity for access to green infrastructure?</p>					
	<p>Does the Plan support access to water based employment uses?</p>					
<p>16. Material Assets:</p> <p>To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.</p>	<p>Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?</p>	+	<p>Site is within an existing Primary or Secondary Settlement area</p>		<p>Site lies within the existing Ryde Primary Settlement Area.</p>	<p>PROW Cycle network Rail network Bus network</p>
	<p>Does it support Solent crossing network?</p>	0	<p>Site is located in or near a Rural Service Centre.</p>			

	Does it support the continued operation of the rail network?	-	All other developments			
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	The Site is for housing and is not within an existing employment opportunity area or employment allocation area.	N/A
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation.			
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development			
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment for Health Hub Allocation: St Mary's Hospital/Horsebridge Hill Area B, Health Hub, Parkhurst Rd, Newport, Isle of Wight, PO30 5TG



Site Name: St Mary's Hospital Health Hub, Parkhurst Rd, Newport, Isle of Wight, PO30 5TG

Details: The site is the existing St Mary's Hospital at Newport. The site has been put forward for use as a Health Hub to deliver the effective and efficient provision of NHS services. The council will work with the relevant partners to develop a masterplan for this part of the hospital estate and surrounding land under the council's ownership. The alignment of the estate with the future clinical strategy including Healthcare and care-related employment. A step-down (or sub-acute) facility, if required Extra care village incorporating dementia care, assisted living complex, independent living lodges. A justified level of residential development that includes key worker, affordable and open market housing. Supports Policy CSSHC 4.

Site ID: -

Grid Reference: SZ 49592 90838

Size (m2): approx. 107,601

Regeneration Area: Newport

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)	?	The nearest bus stop is along Median Way 240 m west. Site is not located in proximity to a rail route and is not in close proximity to a public footpath or cycle route network. However, the site is located adjacent to the existing hospital with access to the key health services on the IOW.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
		?	All other sites			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zone 2 or 3 or within a Source Protection Zone and is within an area of low groundwater vulnerability.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone		
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites		
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?				
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A	Not in Dark Sky reserve Not within AONB Not within tranquility area Not within/adjacent to NIA (nearest NIA is 200 m west)	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A		
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies		
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites		

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity	?	No listed buildings and cultural heritage assets within 250 m of the Site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Medina Estuary SSSI, Solent & Southampton water Ramsar & SPA and Solent Maritime SAC are located 170 m east.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites	[Red]			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield			Not in RIGGS ALC Grade 3 Not within mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area				
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area				
	Does the Plan support the waste hierarchy?	?	All other sites				
	Does the Plan support the protection of RIGGS?						
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A	
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?						

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A
12. Health and Population:	Does the Plan provide an adequate distribution of	+	Site is specifically for affordable housing or	Site is put forward for health use.	

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	affordable housing across the Island?		elderly care facilities or health care facilities			
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+ ?	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.	?	Indices of Multiple deprivation rank 10434/ 32,844 and IMD Decile 4/10 (1 is most deprived). No information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop	Does the Plan support adequate access to education and training facilities and provide	+	Site is for educational purposes	?	Site is not used for educational purposes and is not put forward for educational use.	N/A
		-	Site is on an existing education site / and			

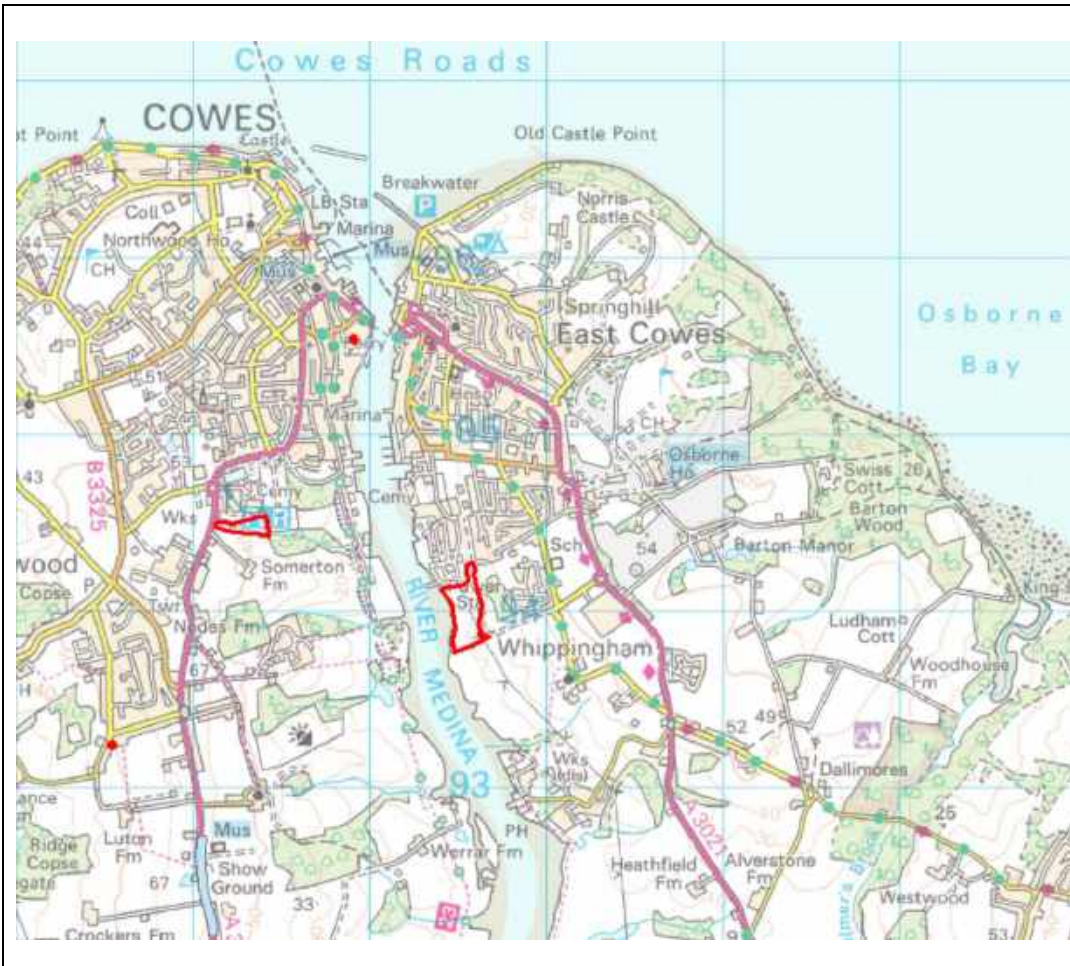
ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
opportunities for everyone to acquire the skills they need to find and remain in work.	opportunities for enhancement?		change of use to non educational		
		?	All other sites		
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A	N/A
	Does the Plan provide additional opportunity for access to green infrastructure?				
	Does the Plan support access to water based employment uses?				
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is located within Newport Primary Settlement Area.
	Does it support Solent crossing network?	0	All other developments		
	Does it support the continued operation of the rail network?	-	All other developments		
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	Site is not within an existing employment area and is put forward for health use.
	Does the Plan support tourism?				

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation area		
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development		
	Does the Plan seek to reduce disparities in poverty and social deprivation?				

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment for Employment Use Allocation: Kingston Marine Park, Saunders Way, East Cowes, Isle of Wight, PO32 6GF



Site Name: Kingston Marine Park, Saunders Way, East Cowes, Isle of Wight, PO32 6GF

Details: The site is an area of disused land, classified as a mix of urban and agricultural land. Site is adjacent to the River Medina to the west and a small residential development to the east. The site has been put forward for employment use. Supports Policy SG0E1.

Site ID: -

Grid Reference: SZ 50541 93975

Size (m²): 62,334

Regeneration Area: East Medina

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		Site is located in close proximity to Cowes Harbour. East Cowes is a key Solent Crossing route to Southampton. No bus routes/stops within 100m. No cycle paths or footpaths in the vicinity.
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)		
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
		?	All other sites		
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites		
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The western side of the Site lies within Flood Zone 3, adjacent to the River Medina. The Site is not within a groundwater source protection zone and within an area of low groundwater vulnerability.
					Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone		
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites		
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?				
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A	?	Not in Dark Sky reserve Not within AONB Not within tranquility area Not within/adjacent to NIA
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A		
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies		
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites		
					Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity		No cultural heritage assets located within 250 m of the Site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Western boundary of the Site is immediately adjacent to a number of internationally and nationally designated sites: Medina Estuary SSSI, Solent Maritime SAC, Solent & Southampton Ramsar and SPA.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites	[Red]			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield			Not in RIGGS Southern half of the Site is ALC Grade 3, northern half is urban.	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area				
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area				
	Does the Plan support the waste hierarchy?	?	All other sites				
	Does the Plan support the protection of RIGGS?						
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A	
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?						

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A
12. Health and Population:	Does the Plan provide an adequate distribution of	+	Site is specifically for affordable housing or	?	Site is put forward for employment use.

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	affordable housing across the Island?		elderly care facilities or health care facilities		
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites		
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+ ?	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation rank 16193/ 32,844 and IMD Decile 5/10 (1 is most deprived). Site does not provide housing but will provide employment opportunity. No information on traveller sites.
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site		
		?	All other sites		
14. Education and training: To raise educational achievement levels across the Island and develop	Does the Plan support adequate access to education and training facilities and provide	+	Site is for educational purposes	?	Site is not used for educational purposes and is not put forward for educational use.
		-	Site is on an existing education site / and		
					N/A

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
opportunities for everyone to acquire the skills they need to find and remain in work.	opportunities for enhancement?		change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A	N/A	
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	0		Site is located within East Medina Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	?	All other developments			

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+		Site is put forward for employment use.	N/A	
	Does the Plan support tourism?					Site is put forward for, economic, employment or tourism use
	Does the Plan facilitate economic development?	-				The site is for housing in existing employment opportunity area or an employment allocation area
	Does the Plan support and encourage full-time employment opportunities?	?				Other types of development
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment for Employment Use Allocation: Land to East of Pan Lane, Newport Isle of Wight, PO30 2GW



Site Name: Land to East of Pan Lane, Newport Isle of Wight, PO30 2GW
Details: The site is an area of mixed use with a field in the southern half of the Site and existing commercial and industrial development in the northern portion. Pan Lane runs adjacent to the western boundary of the site and residential development is present to the east. The site has been put forward for employment use. Supports Policy SGOE1.
Site ID: -
Grid Reference: SZ 50738 88538
Size (m²): 30,991
Regeneration Area: Newport

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		Site is located adjacent to Pan Lane within Newport. Bus services present at the nearby Asda supermarket. No rail connections available.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
		?	All other sites			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The northernmost section of the Site lies within Flood Zone 3, due to the presence of the River Medina tributary. The Site is not within a groundwater source protection	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		zone and within an area of low groundwater vulnerability.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A	?	Not in Dark Sky reserve Not within AONB Not within tranquility area Not within/adjacent to NIA	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity		Great Pan Farmhouse Grade II Listed Building is adjacent to the Site on the opposite side of Pan Lane.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Shide Quarry SSSI and SINC is located 240 m south of the Site. No other designations in close proximity.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade 3 (Greenfield land) Not within mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A
12. Health and Population:	Does the Plan provide an adequate distribution of	+ Site is specifically for affordable housing or	?	Site is put forward for employment use.	

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	affordable housing across the Island?		elderly care facilities or health care facilities		
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites		
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+ ?	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation rank 2807/ 32,844 and IMD Decile 1/10 (1 is most deprived). Site does not provide housing but will provide employment opportunity. No information on traveller sites.
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site		
		?	All other sites		
14. Education and training: To raise educational achievement levels across the Island and develop	Does the Plan support adequate access to education and training facilities and provide	+	Site is for educational purposes	?	Site is not used for educational purposes and is not put forward for educational use.
		-	Site is on an existing education site / and		
					N/A

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
opportunities for everyone to acquire the skills they need to find and remain in work.	opportunities for enhancement?		change of use to non educational		
		?	All other sites		
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A	
	Does the Plan provide additional opportunity for access to green infrastructure?				
	Does the Plan support access to water based employment uses?				
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	0		Site is located within Newport Primary Settlement Area.
	Does it support Solent crossing network?				
	Does it support the continued operation of the rail network?	-	Development in rural area with little infrastructure		
		?	All other developments		

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+		Site is put forward for economic, employment or tourism use	N/A	
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-				The site is for housing in existing employment opportunity area or an employment allocation area
	Does the Plan support and encourage full-time employment opportunities?	?				Other types of development
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment for Employment Use Allocation: Lowtherville Road, Ventnor, Isle of Wight, PO38 1BL



Site Name: Lowtherville Road, Ventnor, Isle of Wight, PO38 1BL

Details: The site is an area of mixed ground type classified as ALC Grade 5 with areas of hardstanding used as car parking and rubble. The site is adjacent to The Island Free School on Lowtherville Road to the west and St Margaret's Community Hall and a small row of residential dwellings to the east. There are some small pockets of trees within the site. The site has been put forward for employment use. Supports Policy SG0E1.

Site ID: -

Grid Reference: SZ 55500 78127

Size (m²): 7,018

Regeneration Area: The Bay

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		There are no bus stops on Lowtherville Road, the nearest bus routes are along Newport Road, 140 m south. Site is not located in proximity to a rail route and is not in close proximity to a public footpath or cycle route network. The site is also adjacent to a community hall and there are two schools in close proximity.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
		?	All other sites			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zone 2 or 3. The Site lies within Zone II (Outer) Source Protection Zone and is within an area of high groundwater vulnerability.	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone		
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites		
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?				
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A	Not in Dark Sky reserve Not within AONB Not within tranquility area Not within/adjacent to NIA	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A		
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies		
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites		

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity		No listed buildings and cultural heritage assets within 250 m of the Site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Isle of Wight Downs SAC and Ventnor Downs SSSI lie 50 m east of the Site. Ventnor Cemetery lies 250 m south of the Site. Rew Down SSSI lies 330 m southwest.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade 5 and urban mixed use Not within mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A
12. Health and Population:	Does the Plan provide an adequate distribution of	+	Site is specifically for affordable housing or	?	Site is put forward for employment use.

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	affordable housing across the Island?		elderly care facilities or health care facilities		
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites		
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+ ?	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.		Indices of Multiple deprivation rank 6174/ 32,844 and IMD Decile 2/10 (1 is most deprived). No information on traveller sites.
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site		
		?	All other sites		
14. Education and training: To raise educational achievement levels across the Island and develop	Does the Plan support adequate access to education and training facilities and provide	+	Site is for educational purposes	?	Site is not used for educational purposes and is not put forward for educational use.
		-	Site is on an existing education site / and		
					N/A

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
opportunities for everyone to acquire the skills they need to find and remain in work.	opportunities for enhancement?		change of use to non educational		
		?	All other sites		
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A	N/A
	Does the Plan provide additional opportunity for access to green infrastructure?				
	Does the Plan support access to water based employment uses?				
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	0		Site is located within Ventnor Secondary Settlement Area.
	Does it support Solent crossing network?				
	Does it support the continued operation of the rail network?	-		Development in rural area with little infrastructure	
					?

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+		Site is put forward for employment use.	N/A	
	Does the Plan support tourism?					Site is put forward for, economic, employment or tourism use
	Does the Plan facilitate economic development?	-				
	Does the Plan support and encourage full-time employment opportunities?	?				Other types of development
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment for Employment Use Allocation: Nicholson Road, Ryde, Isle of Wight, PO33 1AY



Site Name: Nicholson Road, Ryde, Isle of Wight, PO33 1AY

Details: The site is an area of field adjacent to the existing Ryde Business Park. Site is lined with hedgerows and housing along the eastern boundary. The site has been put forward for employment use. Supports Policy SGOE1.

Site ID: -

Grid Reference: SZ 59692 91062

Size (m²): 146,663

Regeneration Area: Ryde

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		Site is located adjacent to Ryde Business Park, with rail connections directly adjacent to the western boundary. Ryde has a ferry crossing to Portsmouth.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
		?	All other sites			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zone 2 or 3 however Monktonmead Brook lies directly adjacent to the western boundary of the site and therefore this area lies within Flood Zones 3 and 2. The	Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		Site is not within a groundwater source protection zone and within an area of low groundwater vulnerability.	
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone			
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A	?	Not in Dark Sky reserve Not within AONB Not within tranquility area Not within/adjacent to NIA	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity		Smallbrook Farmhouse Grade II Listed Building is 100 m south of the Site. Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.		
		?	All other sites		
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	Swanmore Meadows SINC is adjacent to the Site on the other side of the railway line. Pennyfeathers SINC is 100 m south of the Site. No other designations in close proximity. Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.		
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.		

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade 3 (Greenfield land) Within mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A
12. Health and Population:	Does the Plan provide an adequate distribution of	+	Site is specifically for affordable housing or	?	Site is put forward for employment use.

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	affordable housing across the Island?		elderly care facilities or health care facilities			
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+ ?	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation rank 4192/ 32,844 and IMD Decile 2/10 (1 is most deprived). Site does not provide housing but will provide employment opportunity. No information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop	Does the Plan support adequate access to education and training facilities and provide	+	Site is for educational purposes	?	Site is not used for educational purposes and is not put forward for educational use.	N/A
		-	Site is on an existing education site / and			

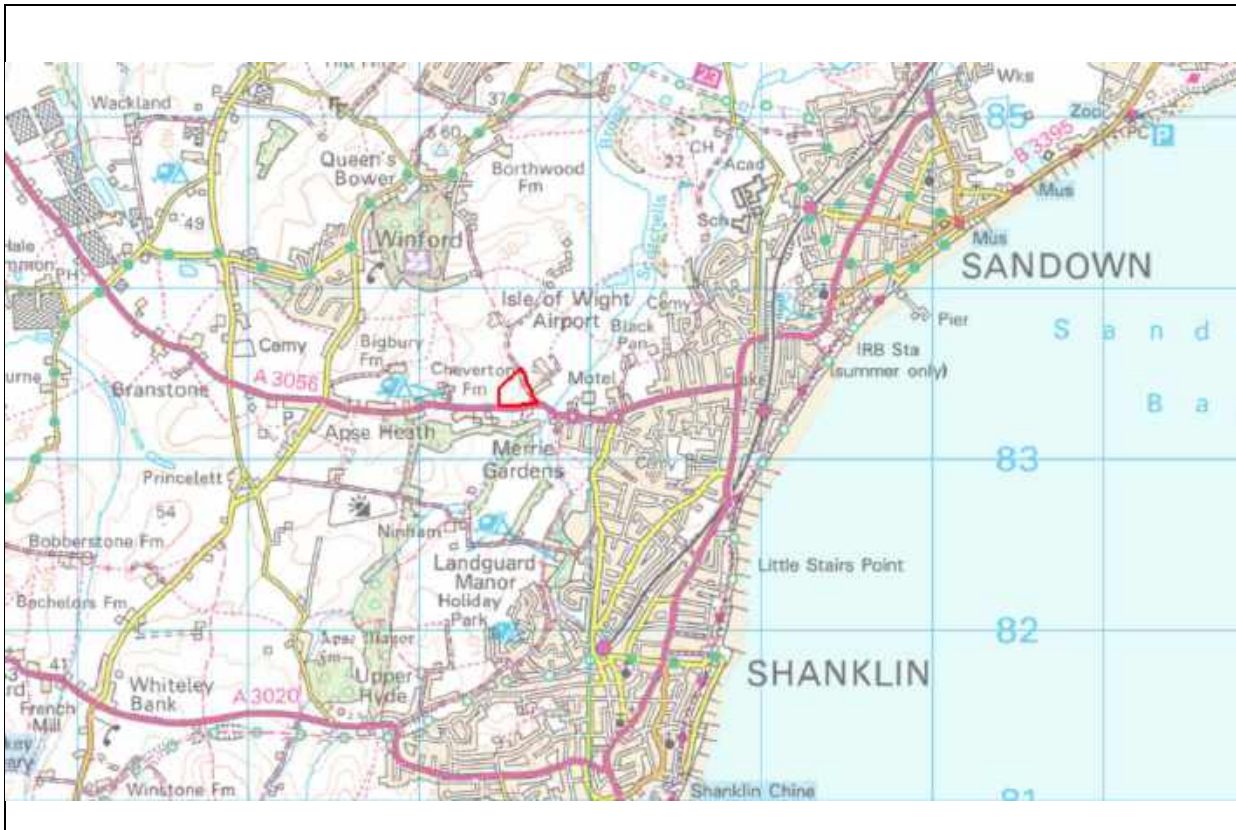
ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
opportunities for everyone to acquire the skills they need to find and remain in work.	opportunities for enhancement?		change of use to non educational			
		?	All other sites			
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A	N/A	
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	0		Site is located within Ryde Primary Settlement Area.	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?					
	Does it support the continued operation of the rail network?	-	Development in rural area with little infrastructure			
		?	All other developments			

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+		Site is put forward for employment use.	N/A	
	Does the Plan support tourism?					Site is put forward for, economic, employment or tourism use
	Does the Plan facilitate economic development?	-				The site is for housing in existing employment opportunity area or an employment allocation area
	Does the Plan support and encourage full-time employment opportunities?	?				Other types of development
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment for Employment Use Allocation: Sandown Airport, Newport Road, Apse Heath, Isle of Wight, PO36 9PJ



Site Name: Sandown Airport, Newport Road, Apse Heath, Isle of Wight, PO36 9PJ

Details: The site is an area of field adjacent to the existing Isle of Wight Airport. The Site is part of a larger greenfield area at Cheverton Farm, Newport Road runs along the southern boundary. The site has been put forward for employment use. Supports Policy SGOE1.

Site ID: -

Grid Reference: SZ 57521 83420

Size (m²): 29,951

Regeneration Area: The Bay

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality:	Does the IPS seek to reduce the amount of congestion?	+		Site is located close to towns of Shanklin and Sandown. There are	Location of PROW Cycleways

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
To maintain and improve air quality			(within 100m), train and/or Solent Crossing (within 500 m)		bus stops available along Newport Road immediately to the south. Some public footpaths in the wider area.	Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)			
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.			
		?	All other sites			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management.	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure		The Site does not lie within Flood Zone 2 or 3 however Scotchells Brook lies in close proximity to eastern boundary of the site. The Site is not within a groundwater source protection zone and within an area of low groundwater vulnerability.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.			

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone		
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites		
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?				
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A	?	Not in Dark Sky reserve Not within AONB Not within tranquility area Not within/adjacent to NIA
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A		
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies		
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites		
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity		There are no Listed Buildings or cultural heritage assets within 250 m of the Site.
					Location of cultural heritage Assets

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Ninham/Barton Withybeds: Ninham Withybed SINC and is 115 m south of the site. America Wood SSSI is 700 m southwest of the Site. No other designations in close proximity.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade 3 (Greenfield land) Within mineral safeguarding area (SP9 and DM20)	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this)

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<p>the best agricultural land. Protect greenfield and seek to remediate contaminated land.</p> <p>Achieve the sustainable management of waste.</p>	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area		OS mapping to identify brownfield land
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area		
	Does the Plan support the waste hierarchy?	?	All other sites		
	Does the Plan support the protection of RIGGS?				
<p>8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.</p>	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A	N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
<p>9. Climate Change Resilience: To anticipate and take steps to cope and respond to the</p>	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A	N/A

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy	Does the Plan provide an adequate distribution of affordable housing across the Island?	+	Site is specifically for affordable housing or elderly care facilities or health care facilities	?	Site is put forward for employment use.
	Does the Plan support an aging population?	?	All other sites		

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan help to achieve a balanced population structure on the Island?					
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	?	?	Indices of Multiple deprivation rank 14314 / 32,844 and IMD Decile 5/10 (1 is most deprived). Site does not provide housing but will provide employment opportunity. No information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	-			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	Site is not used for educational purposes and is not put forward for educational use.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially	N/A		N/A	
	Does the Plan provide additional opportunity for access to green infrastructure?					
	Does the Plan support access to water based employment uses?					
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+ 0		Site is located w	PROW Cycle network Rail network Bus network	
	Does it support Solent crossing network?	-				All other developments
	Does it support the continued operation of the rail network?					
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+		Site is put forward for employment use.	N/A	
	Does the Plan support tourism?					

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation area			
	Does the Plan support and encourage full-time employment opportunities?	?				Other types of development
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment for Employment Use Allocation: Somerton Farm, Mariners Way, Cowes, Isle of Wight, PO31 8PD



Site Name: Somerton Farm, Mariners Way, Cowes, Isle of Wight, PO31 8PD

Details: The site is an area of field adjacent to the existing Somerton Industrial Park and Northwood Business Park. The Site is lined with hedgerows. The site has been put forward for employment use. Supports Policy SG0E1.

Site ID: -

Grid Reference: SZ 49259 94477

Size (m²): 19,732

Regeneration Area: West Medina

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		Site is located adjacent to Newport Road in Cowes. Somerton Park and Ride, and bus stops available nearby (over 100m). East Cowes Chain Ferry provides a crossing point to East Cowes and wider Solent Crossings to Southampton. Cowes to Newport Cycle route to the east of the Site.
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)		
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
		?	All other sites		
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites		
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site does not lie within Flood Zones 2 or 3. The Site is not within a groundwater source protection zone and within an area of low groundwater vulnerability.

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone		
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites		
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?				
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A	?	Not in Dark Sky reserve Not within AONB Not within tranquility area Small NIA 180 m south.
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A		
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies		
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites		
					Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity		Northwood Cemetery Grade II Listed Building is 160 m north of the Site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement	?	Cowes Cemetery and Woods: Northwood Cemetery SINC is adjacent to the Site on the eastern boundary. Solent and Dorset Coast SPA, and Solent Maritime SAC are located 300 m to the west. The Medina Estuary SSSI, Solent and Southampton Water SPA and Ramsar are located 810 m southeast.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Urban Not within a mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A
12. Health and Population:	Does the Plan provide an adequate distribution of	+	Site is specifically for affordable housing or	?	Site is put forward for employment use.

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	affordable housing across the Island?		elderly care facilities or health care facilities		
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites		
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+ ?	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD decile data.	?	Indices of Multiple deprivation rank 22561 / 32,844 and IMD Decile 7/10 (1 is most deprived). Site does not provide housing but will provide employment opportunity. No information on traveller sites.
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met				
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site		
		?	All other sites		
14. Education and training: To raise educational achievement levels across the Island and develop	Does the Plan support adequate access to education and training facilities and provide	+	Site is for educational purposes	?	Site is not used for educational purposes and is not put forward for educational use.
		-	Site is on an existing education site / and		
					N/A

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
opportunities for everyone to acquire the skills they need to find and remain in work.	opportunities for enhancement?		change of use to non educational		
		?	All other sites		
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially	N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?				
	Does the Plan support access to water based employment uses?				
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	0	Site is located within	PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?				
	Does it support the continued operation of the rail network?	-	All other developments		

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	Site is put forward for employment use.	N/A	
	Does the Plan support tourism?					
	Does the Plan facilitate economic development?	-				The site is for housing in existing employment opportunity area or an employment allocation area
	Does the Plan support and encourage full-time employment opportunities?	?				Other types of development
	Does the Plan seek to reduce disparities in poverty and social deprivation?					

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment for Health Hub Allocation: Central Locality Health Hub, Pyle St, Newport, Isle of Wight, PO30 1JW

Shapefile not available – general area provided here.



Site Name: Central Locality Health Hub, Pyle St, Newport, Isle of Wight, PO30 1JW
Details: A locality hub brings together health and wellbeing services in fit-for-purpose buildings, bringing services closer to local communities. They significantly improve the patient/ customer experience and maintain a good service provision both in quality (retaining NHS community services) and capacity (increasing the size of the GP practice to accommodate the demand and size of the current patients' list). Land has been allocated at Pyle Street Community Hub, Newport which is proposed to incorporate a range of leisure, public health and wellbeing support services alongside some housing provision. Providing safe and legible access to both pedestrians, cyclists and all forms of vehicles will be important to the success of this site. Supports Policy CSSHC 7.
Site ID: -
Grid Reference: SZ 50203 89119
Size (m2): -
Regeneration Area: Newport

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Yellow	The nearest bus stop is along High Street to the north, numerous bus routes available. A cycle route network is in close proximity. Site is not located in proximity to a rail route.	Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0			

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	- Site not near existing public transport. Site is located adjacent to school, hospital, care home.	Yellow		
		? All other sites			
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	- Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.	Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	? All other sites			
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve sustainable water resources management.	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+ Site is for or includes water infrastructure	Red	The Site lies within Flood Zone 3 and is adjacent to the River Medina. Not located within a Source Protection Zone and is within an area of low groundwater vulnerability.	Flood zones Groundwater Protection Zones Detailed River Network/Main River
	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0 Is the site adjacent to or within 100m of water body including coast.			
	Does the Plan seek to ensure it does not contribute to increase flooding?	- The site is in or partly within flood zone 3 or a groundwater source protection zone			

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites			
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?					
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A	?	Not in Dark Sky reserve Not within AONB Not within tranquility area Not within/adjacent to NIA	Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A			
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies			
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites			
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity		Numerous listed buildings within the vicinity of the site along Pyle Street and High Street. All Grade II.	Location of cultural heritage Assets

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
		0	A cultural heritage site is within 250m of the site boundary.		
		?	All other sites		
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Brownfield Site. Solent and Dorset Coast SPA located 440 m north.
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.		
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.		
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites		
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade Urban Not within mineral safeguarding area
					Location of designations (local, national, international) Aerial photography woodlands and trees
					Location of RIGGS Location of agri land grading Contaminated land register (we don't have this)

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
<p>the best agricultural land. Protect greenfield and seek to remediate contaminated land.</p> <p>Achieve the sustainable management of waste.</p>	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area		OS mapping to identify brownfield land
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area		
	Does the Plan support the waste hierarchy?	?	All other sites		
	Does the Plan support the protection of RIGGS?				
<p>8. Climate Change Emissions:</p> <p>Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.</p>	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A	N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?				
	Does the Plan support internet connectivity?				
<p>9. Climate Change Resilience:</p> <p>To anticipate and take steps to cope and respond to the</p>	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially		N/A	N/A

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
consequences related to climate change.	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A
12. Health and Population: To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy	Does the Plan provide an adequate distribution of affordable housing across the Island?	+		Site is put forward predominantly for health use however there are some elements of housing allocated for this site.	
	Does the Plan support an aging population?	?			

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
To develop and maintain a balanced and sustainable population structure on the Island	Does the Plan help to achieve a balanced population structure on the Island?					
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+	?		Indices of Multiple deprivation rank 6991 / 32,844 and IMD Decile 3/10 (1 is most deprived). No information on traveller sites.	Location of existing traveller sites Location of areas of derivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	Does the Plan support adequate access to education and training facilities and provide opportunities for enhancement?	+	Site is for educational purposes	?	Site is not used for educational purposes and is not put forward for educational use.	N/A
		-	Site is on an existing education site / and change of use to non educational			
		?	All other sites			

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially	N/A		N/A
	Does the Plan provide additional opportunity for access to green infrastructure?				
	Does the Plan support access to water based employment uses?				
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is located within Newport Primary Settlement Area. PROW Cycle network Rail network Bus network
	Does it support Solent crossing network?	0	All other developments		
	Does it support the continued operation of the rail network?	-	All other developments		
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	Site is not within an existing employment area and is put forward for health use.
	Does the Plan support tourism?				
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation area		

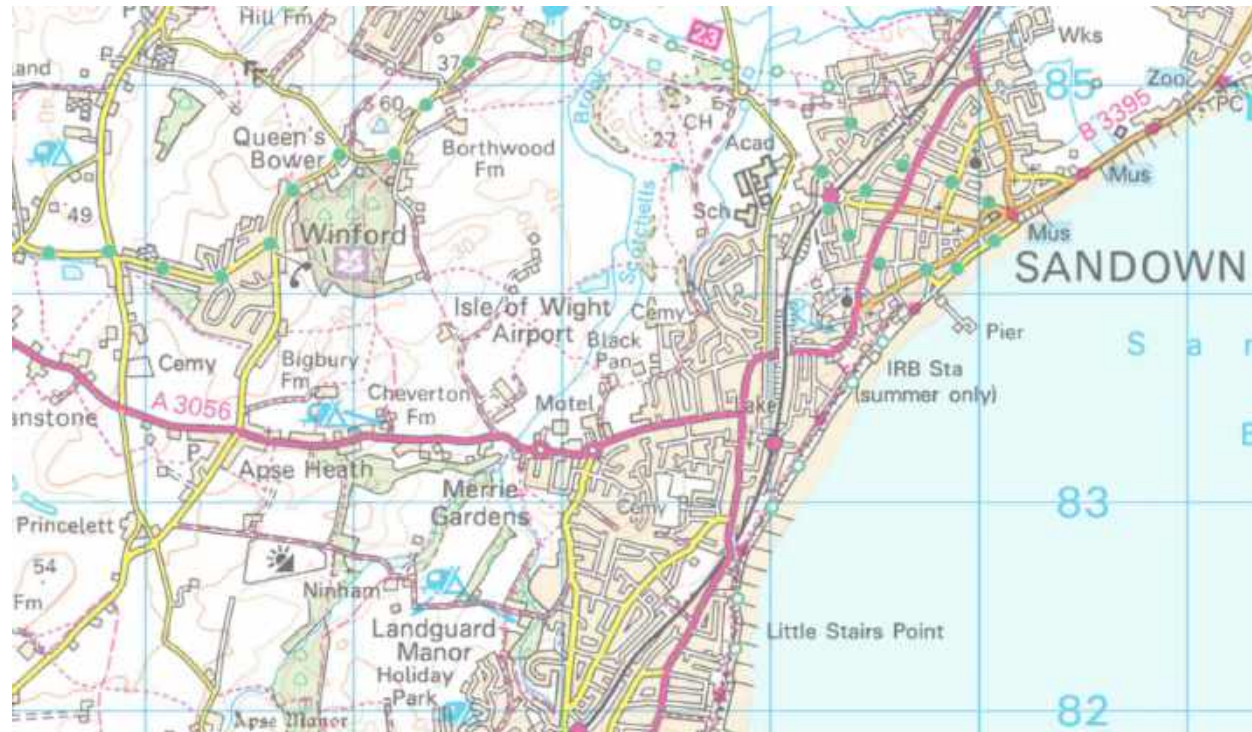
ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan support and encourage full-time employment opportunities? Does the Plan seek to reduce disparities in poverty and social deprivation?	?	Other types of development			

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment

Site Specific ISA Assessment for Health Hub Allocation: Bay Locality Health Hub, Sandown Civic Centre Building, Barrack Block, Sandown, Isle of Wight, PO36 9EA

Shapefile not available – general area provided here.



Site Name: Sandown Civic Centre Building, Barrack Block, Sandown, Isle of Wight, PO36 9EA
Details: A locality hub brings together health and wellbeing services in fit-for-purpose buildings, bringing services closer to local communities. They significantly improve the patient/ customer experience and maintain a good service provision both in quality (retaining NHS community services) and capacity (increasing the size of the GP practice to accommodate the demand and size of the current patients' list). Land has been allocated at The Heights/Barracks Community Hub, Sandown which is proposed to incorporate a range of leisure, public health and wellbeing support services. Providing safe and legible access to both pedestrians, cyclists and all forms of vehicles will be important to the success of this site. Supports Policy CSSHC 7.
Site ID: -
Grid Reference: SZ 59294 83853
Size (m²): -
Regeneration Area: The Bay

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
1. Air Quality: To maintain and improve air quality	Does the IPS seek to reduce the amount of congestion?	+	Site well linked to existing public transport (within 100m), train and/or Solent Crossing (within 500 m)		The nearest bus stop is along Broadway/Lake Hill A3055. Site is located in close proximity to a rail route. Location of PROW Cycleways Bus routes Railways
	Does the Plan seek to decrease reliance on private vehicles?	0	Near to bus route or active transport PROW, cycleways (100m)		
	Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?	-	Site not near existing public transport. Site is located adjacent to school, hospital, care home.		
		?	All other sites		
2. Coasts: To protect the Island's coastline and minimise the risk to people and property from coastal erosion and flooding.	Does the Plan reduce the risk to infrastructure, property and people from erosion and instability and avoid damage to the coastline of loss of amenity as a result of human activity?	-	Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?	?	The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability. Location of at risk areas Distance from coastline?
	Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?	?	All other sites		
3. Water Quality and Resources: To maintain and improve the water quality of the Islands, groundwater, rivers and coasts and to achieve	Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?	+	Site is for or includes water infrastructure	?	The Site is not located within Flood Zones 2 or 3 and is not adjacent to a water body. Not located within a Source Protection Zone and is within an area of high groundwater vulnerability. Flood zones Groundwater Protection Zones Detailed River Network/Main River

¹ Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
sustainable water resources management.	Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?	0	Is the site adjacent to or within 100m of water body including coast.		
	Does the Plan seek to ensure it does not contribute to increase flooding?	-	The site is in or partly within flood zone 3 or a groundwater source protection zone		
	Does the Plan seek to accommodate predicted increases in flooding?	?	All other sites		
	Does the Plan support an environmentally sustainable water supply and waste infrastructure?				
4. Landscape (including Noise): To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution	Does the Plan seek to protect and enhance the AONB and coastal designations?	+	N/A	?	Not in Dark Sky reserve Not within AONB Not within tranquility area Not within/adjacent to NIA
	Does the Plan protect tranquil areas on the island from unwanted noise?	0	N/A		
	Does the Plan seek to conserve and enhance the fabric and setting of landscape character?	-	The site is in or in vicinity of tranquil area, ANOB or other landscape designation, or noise important area, dark skies		
	Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?	?	All other sites		
					Location of AONB Location of tranquility areas Location of NIA Location of Dark Skies

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
5. Cultural Heritage: Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.	Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?	-	A cultural heritage site asset is on site or immediate vicinity		SANDOWN BARRACK BATTERY Scheduled Monument is located adjacent to the site.	Location of cultural heritage Assets
		0	A cultural heritage site is within 250m of the site boundary.			
		?	All other sites			
6. Biodiversity: Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.	Does the Plan seek to protect and enhance international, national, or locally designated sites and species?	+	The site use is specifically for the purpose biodiversity improvement		Brownfield Site. South Wight Maritime SAC and Solent and Dorset Coast SPA are located 250 m southeast. Lake Allotments SSSI is located 670 m northwest.	Location of designations (local, national, international) Aerial photography woodlands and trees
	Does the Plan support net gain?	0	National or International designation between 250-1000m. The Site is within a SINC.			
	Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?	-	The site is within, partially within or adjacent to a SSSI, SAC, SAC, RAMSAR or is within or partially within woodland or heavily wooded area.			

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria		Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?	?	All other sites			
7. Land use, soils and agriculture: Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land. Achieve the sustainable management of waste.	Does the Plan protect areas which have value for their mineral resource potential and prevent sterilisation?	+	Site in Urban or developed area/ brownfield		Not in RIGGS ALC Grade Urban Not within mineral safeguarding area	Location of RIGGS Location of agri land grading Contaminated land register (we don't have this) OS mapping to identify brownfield land
	Does the Plan encourage the remediation and re-use of contaminated and brownfield land?	0	The site is in a rural area			
	Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?	-	The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area			
	Does the Plan support the waste hierarchy?	?	All other sites			
	Does the Plan support the protection of RIGGS?					
8. Climate Change Emissions: Minimise emissions of greenhouse gases and reduce IOWs contribution to climate change.	Does the Plan seek to reduce carbon emissions in line with meeting the government target of zero emissions by 2050?	Cannot be assessed spatially		N/A		N/A
	Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?					

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan support internet connectivity?				
9. Climate Change Resilience: To anticipate and take steps to cope and respond to the consequences related to climate change.	Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?	Cannot be assessed spatially	N/A		N/A
	Does the plan provide any mitigation through green infrastructure?				
	Does the Plan support the sequential risk-based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property?				
10. Culture: To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	Does the Plan support the local identities of individual settlements?	Cannot be assessed spatially	N/A		N/A
	Does the Plan support new investment in the public realm and cultural facilities?				
11. Crime and safety: To reduce crime and the fear of crime and ensure safety in the public realm particularly associated with the evening economy.	Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?	Cannot be assessed spatially	N/A		N/A
12. Health and Population:	Does the Plan provide an adequate distribution of	+	Site is specifically for affordable housing or	Site is put forward for health use.	

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)	
To improve the health and wellbeing of the population and reduce inequalities in health. A range of health inequalities across the Island with those in the more deprived areas facing a shorter life expectancy To develop and maintain a balanced and sustainable population structure on the Island	affordable housing across the Island?		elderly care facilities or health care facilities			
	Does the Plan support an aging population? Does the Plan help to achieve a balanced population structure on the Island?	?	All other sites			
13. Social Inclusion and Equality: To reduce the level and distribution of poverty and social exclusion across the Island Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness. Relatively high house price to income ratio. Requirement for Gypsy and Traveller sites.	Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan seek to reduce the disparities in poverty and social deprivation?	+ ?	Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.		The site lies in between two areas which are ranked on the Indices of Multiple deprivation rank 9058 / 32,844 and IMD Decile 3/10 (1 is most deprived). No information on traveller sites.	Location of existing traveller sites Location of areas of deprivation
	Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met					
	Meet the identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).	-	Site is for another use and is on an existing affordable housing or traveller site			
		?	All other sites			
14. Education and training: To raise educational achievement levels across the Island and develop	Does the Plan support adequate access to education and training facilities and provide	+	Site is for educational purposes	?	Site is not used for educational purposes and is not put forward for educational use.	N/A
		-	Site is on an existing education site / and			

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
opportunities for everyone to acquire the skills they need to find and remain in work.	opportunities for enhancement?		change of use to non educational		
		?	All other sites		
15. Accessibility: Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.	Does the Plan seek to ensure improved accessibility to sensitive receptors such as residential dwellings, schools and hospitals?	Cannot be assessed spatially		N/A	N/A
	Does the Plan provide additional opportunity for access to green infrastructure?				
	Does the Plan support access to water based employment uses?				
16. Material Assets: To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?	+	Site is located within an existing Primary or Secondary Settlement Area		Site is located within The Bay Primary Settlement Area.
	Does it support Solent crossing network?	0	Site is located in or near a Rural Service Centre.		
	Does it support the continued operation of the rail network?	-	All other developments		
17. Employment and Economy: Facilitate high and stable levels of employment so everyone benefits from economic growth.	Does the Plan facilitate and support competitiveness, productivity and investment for local businesses?	+	Site is put forward for, economic, employment or tourism use	?	Site is not within an existing employment area and is put forward for health use.
	Does the Plan support tourism?				

ISA Objective ¹	Assessment Criteria	Site Specific Assessment Criteria	Effect (colour coding)*	Commentary	Information Sources Required (all require size, type and number of units)
	Does the Plan facilitate economic development?	-	The site is for housing in existing employment opportunity area or an employment allocation area		
	Does the Plan support and encourage full-time employment opportunities?	?	Other types of development		
	Does the Plan seek to reduce disparities in poverty and social deprivation?				

*Colour Coding Key

Symbol	Explanation of the Effect
+	Positive/ Neutral: will result in either a neutral or positive impact on the objective
0	Negligible: Negligible effect on the objective
-	Negative: Option will result on a negative impact on the objective
?	Unknown: The relationship is unknown, or there is not enough information to make an assessment