

**Isle of Wight Council  
Local Plan  
Integrated Sustainability Appraisal  
(ISA)**

**Environmental Report**

**June 2024**



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# Non-Technical Summary

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## Introduction

This Non-Technical Summary provides an overview of the findings of the Integrated Sustainability Appraisal undertaken for the Isle of Wight Island Planning Strategy (IPS). The document is referred to herein as the Environmental Report and the process for preparing this report the Integrated Sustainability Appraisal (ISA).

## What is the IPS

The Isle of Wight Council is currently in the process of developing the Island Planning Strategy (IPS) to replace the Core Strategy (the IPS includes strategy and development policies). The IPS will form part of the 'Isle of Wight Development Plan'. The Isle of Wight Development Plan is a collection of plans and policies made up of the IPS, The Gypsy, Traveller and Travelling Showpeople Plan (emerging), Minerals and Waste Plan (emerging). All planning applications will be determined in accordance with the Development Plan unless material considerations indicate otherwise. This ISA considers the impacts of the IPS only.

The IPS contains a number of strategic island-wide policies and approaches but also includes policy-based approaches based upon a spatial strategy. In effect the IPS policies have been developed and set out in six groups, along with the allocated sites. The IPS is set out as follows:

| <b>IPS Section</b>                                   | <b>Policies</b> |
|--|-----------------|
| Section 1: Introduction                              |                 |
| Section 2: The island and the issues we face         |                 |
| Section 3: How the IPS reflects corporate priorities | CC1, AFF1, INF1 |
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## What is an ISA

The ISA combines several assessment processes, primarily the Strategic Environment Assessment (SEA) and the Sustainability Appraisal (SA) with input from the Habitats Regulations Assessment (HRA) and the Strategic Flood Risk Assessment (SFRA). The ISA identifies, describes and evaluates the significant environmental effects of implementing the IPS and;

- Identifies actions to prevent, reduce or as fully as possible offset any adverse effects;
- Allows the environmental effects of alternative approaches and mitigation measures to be considered;
- Provides an early and effective opportunity to engage in preparation of the IPS through consultation; and
- Monitors the preparation of the IPS to identify any unforeseen environmental effects and take remedial action where necessary.

This Environmental Report describes how the Vision, Objectives, Policies and sites have been identified and appraised and presents the findings of the ISA. It also documents how the outcomes of the ISA, HRA and SFRA have been taken into account in the preparation of the final version of the plan prior to submission for examination.

### **ISA Methodology and Appraisal Process**

SA/SEA is a staged process, which ensures that the potential environmental effects of a policy or plan are identified during the development of the plan. It provides a framework through which to consult upon the proposed environmental effects and to update or improve upon the plan, before it is adopted. The stages can be summarised as follows:

- Stage A: Setting the context, establishing the baseline and deciding on the scope of the assessment. A Scoping Report is produced at this stage;
- Stage B: Developing and refining options assessing effects;
- Stage C: Preparing the Environmental Report;
- Stage D: Consulting on the plan; and
- Stage E: Monitoring significant effects of implementing the plan.

The first stage of the ISA (Stage A) involved preparation and circulation of a Scoping Report for consultation. The Scoping Report identified key plans, policies and programmes of relevance to the IPS. It also set out the baseline environment, any existing sustainability issues, and the future baseline scenario without the Plan. The Scoping exercise identified some key themes across the Plan area that needed to be assessed in the ISA and scoped out issues where significant effects were not anticipated.

Following the Scoping exercise, a process of developing and refining the options (taking into account Consultee comments) commenced (Stage B). The Interim ISA Report was prepared as part of 'Stage B and C'.

Public comments were invited over a 9 week consultation period which ran between Friday 30 July 2021 until 5pm Friday 1 October 2021. The documents consulted on are detailed in the IPS Regulation 18 Consultation Summary Statement but included the draft IPS and draft ISA Environmental Report. Every comment made was logged and reviewed in the formulation of the Regulation 19 submission version of the IPS.

Following the IPS consultation further evidence was commissioned to inform the next stage of the Plan and to explore some of the issues raised (Regulation 19 Pre Submission). The comments submitted during the consultation have been considered along with the further evidence and updates to the policy context and have helped to inform the pre submission Regulation 19 version

of the Plan and this Environmental Report, completing Stage C and in preparation of the consultation associated with Stage D.

### ISA Framework

The ISA framework is made up of a number of ISA Objectives which are used to test the objectives, policies and options of the IPS against. The ISA Objectives have been developed based on the review of plans, programmes and the baseline information, and are as follows:

| Topic                          | Objective   | Assessment Criteria   |
|--------------------------------|---|---|
| <b>ENVIRONMENTAL</b>           |   |   |
| 1. Air Quality                 | To maintain and improve air quality   | Does the Plan seek to reduce the amount of congestion?  |
|                                |   | Does the Plan seek to decrease reliance on private vehicles?  |
|                                |   | Does the Plan seek to improve air quality particularly in areas with sensitive receptors (i.e. schools, care homes and hospitals)?  |
| 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? |
|                                |   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  |
|                                |   | Does the Plan seek to accommodate predicted increases in flooding?  |
|                                |   | Does the Plan seek to ensure it does not contribute to increase flooding?   |
| 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)?                                 |
|                                |   | Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?   |
|                                |   | Does the Plan support an environmentally sustainable water supply/ support the reduction in water usage for new development?  |
|                                |   | Does the Plan support the use of infrastructure unlikely to impact nitrate sensitive areas?   |
| 4. Landscape (including Noise) | To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light                          | Does the Plan seek to protect and enhance the AONB and coastal designations?  |
|                                |   | Does the Plan protect tranquil areas on the island from unwanted noise?   |
|                                |   | Does the Plan seek to conserve and enhance the fabric and setting of landscape character?   |
|                                |   | Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?   |

| Topic                              | Objective  | Assessment Criteria   |
|------------------------------------|--|---|
|                                    | and noise pollution  |   |
| 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)?          |
| 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?                             |
|                                    |  | Does the Plan support net gain?   |
|                                    |  | Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?   |
|                                    |  | Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12% by 2060)?                         |
| 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?                            |
|                                    |  | Does the Plan encourage the remediation and re-use of 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)? |
|                                    |  | Does the Plan support the waste hierarchy?  |
|                                    |  | 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?                     |
|                                    |  | Does the Plan support reduction in private vehicle numbers?   |
|                                    |  | Does the Plan support electric vehicles, alternative fuels or alternative modes of transport?   |
|                                    |  | Does the Plan support internet connectivity?  |
| 9. Climate Change Resilience       | To anticipate and take steps to cope and   | Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?                        |



| Topic   | Objective  | Assessment Criteria  |
|---|--|--|
|   | respond to the consequences related to climate change.   | <p>Does the plan provide any mitigation through green infrastructure?</p> <p>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?</p> |
| <b>SOCIAL</b>   |  |  |
| 10. Culture   | To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.   | <p>Does the Plan support increase in the local identity of individual settlements?</p> <p>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.  | Does the Plan seek to reduce incidents of antisocial behaviour and reported incidents?   |
| 12. Health and Population:<br>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>Does the Plan provide an adequate distribution of affordable housing across the Island?</p> <p>Does the Plan support an aging population?</p> <p>Does the Plan help to achieve a balanced population structure on the Island?</p>   |
| 13. Social Inclusion and Equality   | Areas of deprivation on the Island,  | Provision for a range of flexible accommodation focussed on main areas of deprivation. Does the Plan   |

| Topic  | Objective  | Assessment Criteria  |
|--|--|--|
| To reduce the level and distribution of poverty and social exclusion across the Island | unfit housing, single pensioner households, and homelessness.  | seek to reduce the disparities in poverty and social deprivation?  |
|  | Relatively high house price to income ratio.   | Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met    |
|  | Assess any requirement for Gypsy and Traveller sites.  | Meet any identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches). |
| 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 improvement?            |
| 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? |
|  |  | Does the Plan provide additional opportunity for access to green infrastructure?   |
|  |  | Does the Plan support access to water access-based employment uses?  |
| <b>ECONOMIC</b>  |  |  |
| 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?                   |
|  |  | Does it support a Solent crossing network?   |
|  |  | Does it support the continued operation and improvement of the rail network?   |

| Topic                      | Objective  | Assessment Criteria  |
|----------------------------|--|--|
| 17. Employment and Economy | Facilitate high and stable levels of employment so everyone benefits from economic growth. | Does the Plan improve competitiveness, productivity and investment for local businesses? |
|                            |  | Does the Plan support tourism?   |
|                            |  | Does the Plan facilitate economic development?   |
|                            |  | Does the Plan support and encourage full-time employment opportunities?                  |
|                            |  | Does the Plan seek to reduce disparities in poverty and social deprivation?              |

The appraisal involved systematically assessing the following parts of the:

- Alternatives to the IPS;
- Spatial Strategies;
- All the policies;
- All 148 potential housing sites (including those not proposed for allocation); and
- Employment and health sites.

The objective of this ISA Environmental Report is to assess the impacts of the IPS in terms of its environmental, social and economic effects, and to inform and influence the Plan as it develops. It also considers ‘cumulative effects’ which for the purpose of this assessment is defined as ‘those that result from additive (cumulative) impacts which are reasonably foreseeable actions together with the plan (inter plan effects) and synergistic (in combination effects) which arise from the interaction between impacts of a plan on different aspect of the environment. The appraisal process aims to concentrate on identifying ‘significant effects’ only, as defined by the SEA Directive.

The assessment of environmental effects was qualitative and informed by professional judgement and experience with other ISA, as well as an assessment of national, regional and local trends.

Geographic Information Systems (GIS) mapping has been used to determine the site’s distance from features such as environmental designations. With respect to the assessment of sites, performance categories have been developed which are linked to each objective, in order to provide a robust appraisal of the sites. Colour coding has been used to ensure the impacts are visually apparent at a glance, as shown below:

| Symbol | Explanation of the Effect  |
|--------|--|
| +      | Positive/ Neutral: will result in either a neutral or positive impact on the objective         |
| 0      | Negligible: Negligible or no effect on the objective   |
| -      | Negative: Option will result in a negative impact on the objective                             |
| ?      | Unknown: The relationship is unknown, or there is not enough information to make an assessment |

## Findings

The draft interim ISA Environmental Report stated in its findings that the suggested amendments (Tables 1-6, Appendix 1) be made to the draft policies to ensure outstanding aspects were appropriately incorporated into the plan to facilitate required change.

A series of workshops (March 2022) between the council and the ISA lead (Hampshire County Council) were carried out to consider all recommendations made by the ISA on the consultation draft IPS. Where determined appropriate, changes to the IPS were made as a result of the ISA (see Appendix 5 *ISA Island Planning Strategy Workshop March 2022 Outputs* that includes changes made and reasons why).

The Environmental Report has documented the work in relation to ISA that has occurred since the draft Environmental Report was consulted on. It incorporates the findings of the HRA, SFRA, and details the outcomes of the workshops in effect documenting the evolution of the plan. This final ISA Report will support the Regulation 19 version of the IPS and be subject to public consultation.

The final report sets out how;

- the recommendations from the draft ISA Environmental Report have been taken into account in the IPS;
- amendments proposed as a result of the outputs from the Regulation 18 consultation responses have been screened for significance in terms of sustainability appraisal;
- new policy developed as a consequence of the Regulation 18 consultation response has been both screened and where necessary, assessed through the ISA;
- HRA outcomes have been considered in preparing the Regulation 19 version of the plan; and how,
- the SFRA has informed and been informed by the ISA.

## Next steps

Following Regulation 19 consultation the council will need to determine if any proposed changes to the plan require further assessment through the ISA process.

Once the IPS is adopted the council should refer to the monitoring suggestions set out in section 5 of this report to ensure all viable and relevant metrics have been considered. Although it should be noted that these monitoring suggestions are neither exclusive, nor exhaustive.

# 1 Introduction and Purpose

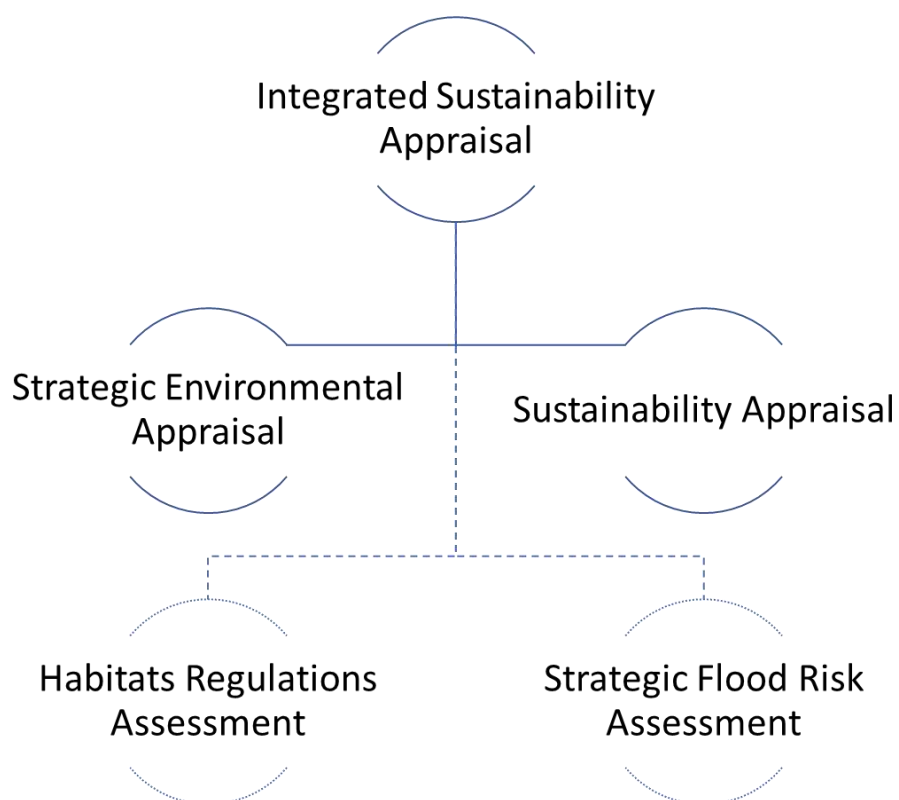
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## 1.1 Background

1.1.1 While Hampshire Services (a trading part of Hampshire County Council) prepared the draft Interim Integrated Sustainability Appraisal (ISA) that was consulted on alongside the draft (Regulation 18) Island Planning Strategy (IPS), the Isle of Wight Council (IWC) have prepared this final Environmental Report to accompany the Regulation 19 stage consultation of the IPS.

1.1.2 This ISA has been undertaken to ensure that sustainability aspects are incorporated into the IPS. The ISA combines several assessment processes (refer Figure 1.1).

**Figure 1.1: The ISA Process**



## 1.2 The ISA:

- Identifies, describes and evaluates the significant environmental effects of implementing the IPS;
- Identifies actions to prevent, reduce or as fully as possible offset any adverse effects;
- Allows the environmental effects of alternative approaches and mitigation measures to be considered;
- Provides an early and effective opportunity to engage in preparation of the Island Plan through consultation; and

- Monitors the preparation of the IPS to identify any unforeseen environmental effects and take remedial action where necessary.

1.2.1 This Environmental Report describes how the Vision, Objectives, Policies and sites have been identified and appraised and presents the findings of the ISA.

1.2.2 The ISA meets all the requirements of the Strategic Environmental Assessment Directive. These are signposted throughout the document.

### 1.3 SEA Explained

1.3.1 When preparing an ISA, it is a statutory requirement to conduct an environmental assessment<sup>1</sup> in accordance with the Strategic Environmental Assessment Directive (Directive 2001/42/EC)<sup>2</sup> and the Environmental Assessment of Plans and Programmes Regulations 2004. Article 3 (2) of the Directive makes Strategic Environmental Assessment mandatory for plans and programs:

- A. which are preferred for agriculture, forestry, energy, industry, transport, waste management, water management, telecommunications, tourism, **town and country planning** or land use and which sets the framework for future development consent for projects listed in Annex I and II of the Environmental Impacts Assessment Directive (85/337/EEC); and
- B. which in view of the likely effects on sites, have been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive (92/43/EEC).

1.3.2 The SEA and SA assessments depicted in Figure 1.1. have been combined into a 'Integrated Sustainability Appraisal Report incorporating Strategic Environmental Assessment' (ISA).

1.3.3 SEA is an integrated, systematic appraisal of the potential environmental impacts of policies, plans, strategies, and programmes during the development of the Plan before they are approved. It ensures that the implications for the environment are fully and transparently considered before those final decisions are taken.

1.3.4 The approach for undertaking this ISA has been based on 'A Practical Guide to the Strategic Environmental Assessment Directive, 2005', 'Practice Advice Note on Strategic Environmental Assessment (2018)' and guidance provided by the National Practice Guidance on Strategic Environmental Assessment and Sustainability Appraisal<sup>3</sup>.

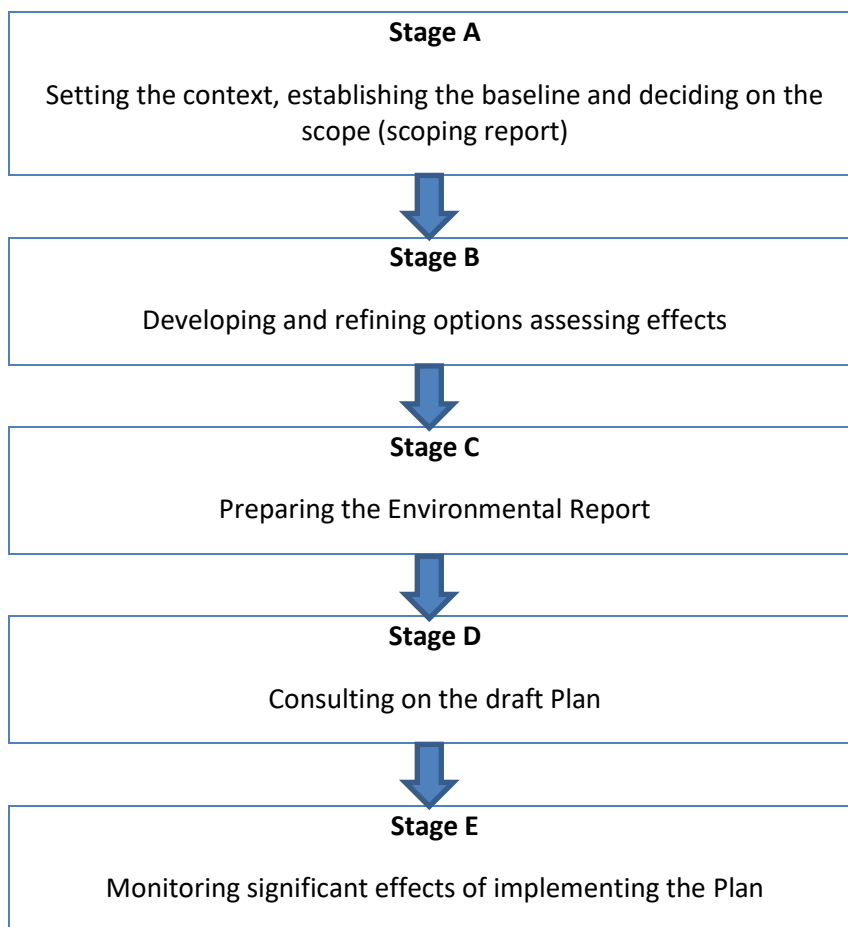
1.3.5 The stages of the SEA process are set out in Figure 1.2.

1 Commonly referred to as Strategic Environmental Assessment

2 Known as the SEA Directive

3 Planning Practice Guidance: [www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal](http://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal)

**Figure 1.2: SEA Stages**



- 1.3.6 in March 2021, the document was entitled ‘Hampshire County Council IoW Council Local Integrated Sustainability Appraisal, Scoping Report, February 2021’ (scoping report).
- 1.3.7 The Interim Environment Report had been prepared following consultation on the Scoping Report, to meet the requirements of Stages B and C as shown in Figure 1.2. This Environment Report updates the interim report in light of the consultation and has been prepared to meet Stages C and D.
- 1.3.8 Table 1.1 sets out the tasks involved in each of the stages outlined in Figure 1.2 and how they relate to the preparation of the IPS.

**Table 1.1: SEA and the ISA Process**

| SEA Stages and Tasks <sup>4</sup>  | Deliverable   |
|--|---|
| <i>IPS Pre-production</i>  |   |
| <p><u>Stage A: Setting the context, establishing the baseline and deciding on the scope</u></p> <p>A1: identifying other relevant policies, plans and programmes, and sustainability objectives</p> <p>A2: collecting baseline information</p> <p>A3: identifying sustainability issues and problems</p> <p>A4: developing the SA/SEA Framework</p> <p>A5: consulting on the scope of the SA/SEA</p>   | <p>Scoping Report, including the baseline (February 2021)</p> |
| <i>IPS Production</i>  |   |
| <p><u>Stage B: Developing and refining options assessing effects</u></p> <p>B1: testing the Plan’s objectives of the SA/SEA framework</p> <p>B2: developing and refining the option</p> <p>B3: predicting the effects</p> <p>B4: evaluating the effects</p> <p>B5: considering ways of mitigating adverse effects and maximising beneficial effects</p> <p>B6: proposing measures to monitor the significant effects of implementing the IPS</p> | <p>Draft Interim ISA Environmental Report (July 2021)</p>     |
| <p><u>Stage C: Preparing the Environmental Report</u></p> <p>C1: preparing the Interim ISA Report</p> <p>C2: preparing the Final ISA Environmental Report</p>  | <p>Draft Interim ISA Environmental Report (July 2021)</p>     |
| <p><u>Stage D: Consulting on the Draft Plan</u></p> <p>D1: consultation on the Draft Plan and accompany Interim SA/SEA Report</p> <p>D2: consultation on Proposed Submission Plan and accompanying Environmental Report</p>  | <p>ISA Environmental Report (June 2024, this report)</p>      |
| <i>IPS Examination</i>   |   |

<sup>4</sup> Tasks as Defined in 'A Practical Guide to the Strategic Environmental Assessment Directive, September 2005'.



| SEA Stages and Tasks <sup>4</sup>   | Deliverable                    |
|---|--------------------------------|
| D3: appraising significant changes resulting from representations   | Final ISA Environmental Report |
| <i>IPS Adoption</i>   |                                |
| <u>Stage E: Monitoring significant effects of implementing the Plan</u><br>E1: Finalising aims and methods of monitoring<br>E2: responding to adverse effects | ISA Monitoring Reports         |

## 1.4 Meeting the requirements of the SEA Directive

1.4.1 The Strategic Environmental Assessment (SEA) Directive sets out certain requirements for the Environmental Report (Stage C) which must be followed. This Environmental Report includes all the information that must be included as per the Directive. A SEA roadmap is provided as Table 1.2, demonstrating how this report complies with the Directive, and the specific requirements of the Directive are also highlighted at the beginning of each chapter.

**Table 1.2: SEA Roadmap**

| Task  | Where covered   |
|---|---|
| (a) An outline of the contents; and main objectives of the plan or program; and the relationship with other relevant plans and programmes.  | Contents page<br>Section 1<br>Section 3.1 and the Scoping Report 2021 |
| b) the relevant aspects of the current state of the environment and likely evolution thereafter without implementation of the plan or program.  | Section 3.3 and the Scoping Report 2021<br>Scoping Report             |
| c) the environmental characteristics of areas likely to be significantly affected.  | Section 3 and the Scoping Report 2021                                 |
| d) any existing environmental problems which are relevant to the plan or program including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (The Birds Directive) and 92/43/EEC (the Habitats Directive). | Section 3.3 and the Scoping Report 2021                               |
| (e) the environmental protection objectives, established at international community or member state level which are relevant to the plan or program and the way those objectives and any environmental considerations have been taken into account during its preparation.                                | Scoping Report 2021   |

|  |   |
|--|---|
| <p>(f) the likely significant effects on the environment, including on issues such as:<br/><br/>Biodiversity; population; human health; fauna, flora; soil; water; air; climate factors; material assets; cultural heritage including architectural and archaeological heritage; landscape; and the interrelationship between the above factors.</p> | <p>Section 4 Table 4.3-4.8 and Table 1-6, Appendix 1.</p> |
| <p>(g) the measures envisaged to prevent, reduce, and as fully as possible offset any significant adverse effects on the environment of implementing the plan or program.</p>  | <p>Section 4 Table 4.3-4.8 and Table 1-6, Appendix 1.</p> |
| <p>(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) encountered in complying the required information.</p>  | <p>Section 4.2</p>  |
| <p>(i) A description of the measures envisaged concerning monitoring in accordance with Article 10.</p>  | <p>Section 6</p>  |
| <p>(j) a non-technical summary of the information provided under the above headings.</p>   | <p>Non-technical summary at the front of this report</p>  |

## 1.5 Sustainability Appraisal (SA)

- 1.5.1 The Planning and Compulsory Purchase Act 2004<sup>5</sup> requires Sustainability Assessment (SA) be undertaken for Development Plan Documents (DPD), and Supplementary Planning Documents.
- 1.5.2 SAs are an effective way to ensure that sustainable development principles are considered during the plan making process. By assessing plan policies against a broad range of SA objectives, the appraisal process exposes strengths and weaknesses of a policy, which can help to develop recommendations for its improvement. As well as helping to enhance the policy, the appraisal process also provides a basis for discussion between stakeholders around a shared set of objectives.

<sup>5</sup> The Planning and Compulsory Purchase Act 2004

## 1.6 Habitats Regulations Assessment (HRA)

1.6.1 Under Article 6 (3) of the EU Habitats Directive as transposed into the UK law by the Habitats Regulations<sup>6</sup>, an assessment (referred to as a Habitats Regulations Assessment or HRA) needs to be undertaken in respect of any plan or project which:

- Either alone or in combination with other plans or projects would be likely to have a significant effect on a site designated within the Natura 2000 network – these are Special Areas of Conservation (SACs), candidate SACs (cSACs), and Special Protection Areas (SPAs). In addition, Ramsar sites (wetlands of international importance), potential SPAs (pSPA) and in England possible SACs (pSACs), are considered in this process as a matter of law or Government policy. [These sites are collectively termed ‘European sites’ in Habitats Regulations Assessment (HRA)]; and
- Is not directly connected with, or necessary to, the management of the site.

1.6.2 Guidance on the Habitats Directive sets out four distinct stages for assessment under the Directive:

- Stage 1: Screening: the process which initially identifies the likely impacts upon a Natura 2000 site of a plan or project, either alone or in combination with other plans or projects, and considers whether these impacts are likely to be significant;
- Stage 2: Appropriate Assessment: the detailed consideration of the impact on the integrity of the Natura 2000 sites of the plan or project, either alone or in combination with other plans or projects, with respect to the site’s conservation objectives and its structure and function. This is to determine whether there will be adverse effects on the integrity of the site;
- Stage 3: Assessment of alternative solutions: the process which examines alternative ways of achieving the objectives of the plans or projects that avoid adverse impacts on the integrity of the Natura 2000 site; and
- Stage 4: Assessment where no alternative solutions exist and where adverse impacts remain: an assessment of whether the development is necessary for imperative reasons of overriding public interest (IROPI) and, if so, of the compensatory measures needed to maintain the overall coherence of the Natura 2000 network.

○

1.6.3 The HRA enables the likely significant effects on European sites to be established as a result of the IPS. The latest iteration of the HRA (May 2024) assesses the impacts of the Regulation 19 IPS. The outcomes of the HRA have been included in this updated ISA assessment (refer Section 8). The assessment of the sites herein includes consideration of the site’s potential impacts on designated sites (refer Appendix 3).

<sup>6</sup> The Conservation of Habitats and Species Regulations 2017. Available from: <http://www.legislation.gov.uk/uksi/2017/1012/contents/made>

## 1.7 Strategic Flood Risk Assessment (SFRA)

- 1.7.1 The National Planning Policy Framework (NPPF) requires local planning authorities (LPAs) to assess the risk of flooding in their areas through undertaking a Strategic Flood Risk Assessment (SFRA)
- 1.7.2 The SFRA has informed the development of policies related to flood risk management and the allocation of land for future development. This has been achieved through a thorough analysis of flood risk on the Island, enabling an informed response to development proposals and planning, and helping to identify strategic solutions to flood risk.
- 1.7.3 Changes and additions to legislation, planning policy and strategy since the SFRA of 2010 are accounted for within the SFRA, such as the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG). The SFRA takes account of newly available data including updates to the Environment Agency’s (EA’s) Risk of Flooding from Surface Water (RoFSW) and updates to the Environment Agency flood zone mapping. The SFRA provides an updated review of the flood risk on the Island.
- 1.7.4 The SFRA of the IPS has included the following:
- The assimilation of up-to-date flood risk information and the latest national flood risk policy guidance and sustainable drainage recommendations;
  - A SFRA Level 1 Assessment of potential development sites, screened against the latest fluvial, tidal and surface water flood zones; and,
  - An accompanying Level 2 SFRA which focuses on the 5 sites identified using the information in this SFRA as being potentially suitable for residential development.

The outcomes of the SFRA have been included in this updated ISA assessment (refer to Section 8).

- 1.7.5 A decision was made at the [Extraordinary Meeting of Full Council on Wednesday 1 May 2024](#) to agree to publish the Regulation 19 submission version of the IPS for a period of public representation. This 6 week period is due to start Monday 8 July 2024 and all relevant documents will be published at that time together with details on how to comment.
- 1.7.6 After the 6 week period has finished the council will submit:
- the IPS
  - the evidence base
  - all comments received by the Secretary of State for the public examination

The Secretary of State will then appoint an independent Planning Inspector to carry out the public examination of the plan, evidence base including this document, and comments made.

## 2 Island Planning Strategy Background and Overview

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### 2.1 Background

- 2.1.1 The Isle of Wight Council adopted the Isle of Wight Core Strategy (including Waste and Minerals) and Development Management Development Plan Document in March 2012, following examination by an independent Planning Inspector.
- 2.1.2 The council has developed the Island Planning Strategy (IPS) to replace the Core Strategy (the IPS includes strategy and development policies)<sup>7</sup>.
- 2.1.3 A significant amount of assessment work has already been carried out to support the preparation of development plans for the Island (some of which have been through examination). This includes:
- Core Strategy: October 2010 – A Sustainability Appraisal (SA) commenced during the pre-production and evidence gathering stage, and a revised SA Scoping Report was published in October 2010.
  - Draft IPS: August 2018 – Scoping Report, outlining the scope and framework for the SA.
  - Draft IPS Regulation 18 Consultation: November 2018 - Isle of Wight Sustainability Appraisal Report, presents the findings of the Sustainability Appraisal carried out on spatial strategy aspects of the Island Planning Strategy as it was in 2018. Included the assessment of objectives, policies, spatial strategies, and allocations. A decision was taken not to progress with the plan in its current form owing to the issues around housing numbers (refer to section 2.5 for further details).
  - Draft IPS: February 2021 Revised Scoping and Baseline – New scoping and up to date baseline information presenting the baseline and setting out the frameworks of the assessment of the IPS. This was subject to statutory consultation in spring 2021.
  - Draft IPS Regulation 18 Consultation: Public consultation closed 1<sup>st</sup> October 2021 Revised Interim ISA Report presenting the results from developing and refining the options, using a number of ISA Objectives which were used to test the objectives, policies and options of the IPS against.
  - IPS Regulation 19 submission version: June/July 2024 revised in light of Regulation 18 comments and (this) ISA. All amendments have been screened to determine if they are likely to give rise to significant effects (see Appendix 6).

<sup>7</sup> strategic policies are provided in Appendix 4 of the IPS

2.1.4 The IPS will form part of the ‘IOW Development Plan’. The Isle of Wight Development Plan is a collection of plans and policies made up of the following documents (refer Table 2.1). All planning applications will be determined in accordance with the Development Plan unless material considerations indicate otherwise.

**Table 2.1: IOW Development Plan**

| Plan / Policy   | Summary  |
|---|--|
| The Island Planning Strategy (IPS)                              | Sets the overall strategic direction for the Local Plan and includes strategic policies, allocations for a range of land uses and development management policies.   |
| Gypsy, Traveller and Travelling Showpeople Plan (emerging)      | In line with national policy this will allocate specific sites to meet the evidenced requirements of the gypsy, traveller and travelling showpeople communities.   |
| The Island Planning Strategy Waste and Minerals Plan (emerging) | Will deal with waste and minerals issues on the Island. Following the adoption of the Island Planning Strategy, the Island Plan Core Strategy policies relating to Waste and Minerals will be saved until they are replaced by the Island Planning Strategy Waste and Minerals document. |

2.1.5 This ISA considers the impacts of the IPS only. The other documents which will make up the Development Plan will be subject to individual ISA and on this basis have not been considered herein.

## 2.2 Overview of Island Planning Strategy (IPS)

2.2.1 The IPS along with the neighbourhood plans will form the Isle of Wight Local Plan. The requirement to produce such a plan is set out in national policy<sup>8</sup> and is a key tool in determining planning decisions. As such, the IPS is fundamental to delivering sustainable development that reflects the vision and aspirations of the Island community.

2.2.2 The development of the IPS provides the key mechanism for expressing how the Isle of Wight will realise its vision and strategic priorities. This new IPS will provide a framework for future planning on the Island for the period 2022-2037.

2.2.3 The IPS contains a number of strategic island-wide policies and approaches but also includes policy-based approaches based upon a spatial strategy. The IPS policies have been developed and set out in six groups, along with the allocated sites. The IPS is set out as follows:

<sup>8</sup> National Planning Policy Framework, Paragraphs 15 to 37, Plan Making

- Environment (policies EV1 – EV19);
- Community (C1-C15);
- Growth (G1 – G5);
- Housing (H1 – H11);
- Economy (E1 – E12);
- Transport (T1 – T6); and
- The Allocated Sites (H2 and Appendices 1 & 2).

2.2.4 The previous three Draft Area Action Plans<sup>9</sup> have been used to inform the IPS but do not form part of the Local Plan<sup>10</sup>.

2.2.5 In addition, the plan sets out a spatial strategy within which development will be considered (refer section 4.5).

## 2.3 Plan Area

2.3.1 The study area for the IPS is the area within the administrative boundary of the Isle of Wight Council (refer Figure 2.1 which depicts the administrative areas of the council that are covered by the IPS).

2.3.2 Understanding the needs of these distinct areas is particularly important for deciding on planning policy. When considering the Isle of Wight, its existing population distribution and the specific geography and character six key regeneration areas identify themselves:

- Ryde: and its wider immediate area including villages such as Bembridge, St. Helens, Seaview and Brading
- The Bay: Sandown, Shanklin and Lake but also the smaller settlement of Ventnor and adjacent villages
- West Wight: Mainly rural but with Yarmouth and Freshwater as hub settlements
- West Medina: Cowes, Gurnard and Northwood and settlements in and to the West of Newport
- East Medina: East Cowes and settlements in and to the East of Newport

<sup>9</sup> Medina Valley Plan Draft, Ryde Plan Draft, The Bay Plan Draft (all 2015)

<sup>10</sup> The Area Action Plans have not been adopted but were subject to SA.

- Newport: The role of Newport as the Island’s commercial, business and civic hub and the range of development opportunities in and around the county town afford it specific attention as a distinct area overlaying the southern ends of both East and West Medina.

2.3.3 These regeneration areas which are referenced throughout the IPS are set out in Figure 2.2. and reflect the six key areas identified in the councils Regeneration Strategy (2019 – 2030)<sup>11</sup>.

<sup>11</sup> Inspiration Island Isle of Wight Regeneration Strategy, Issue 1, June 2019



Figure 2.1: Administrative Boundaries of IOW (Plan Area12)

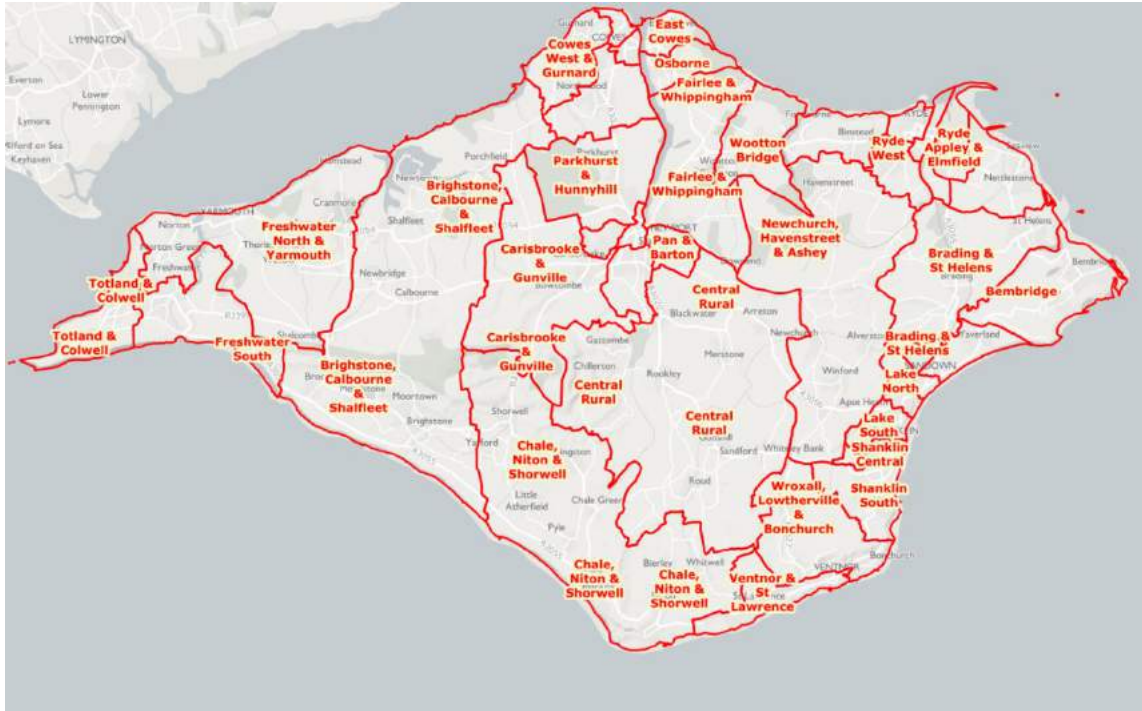
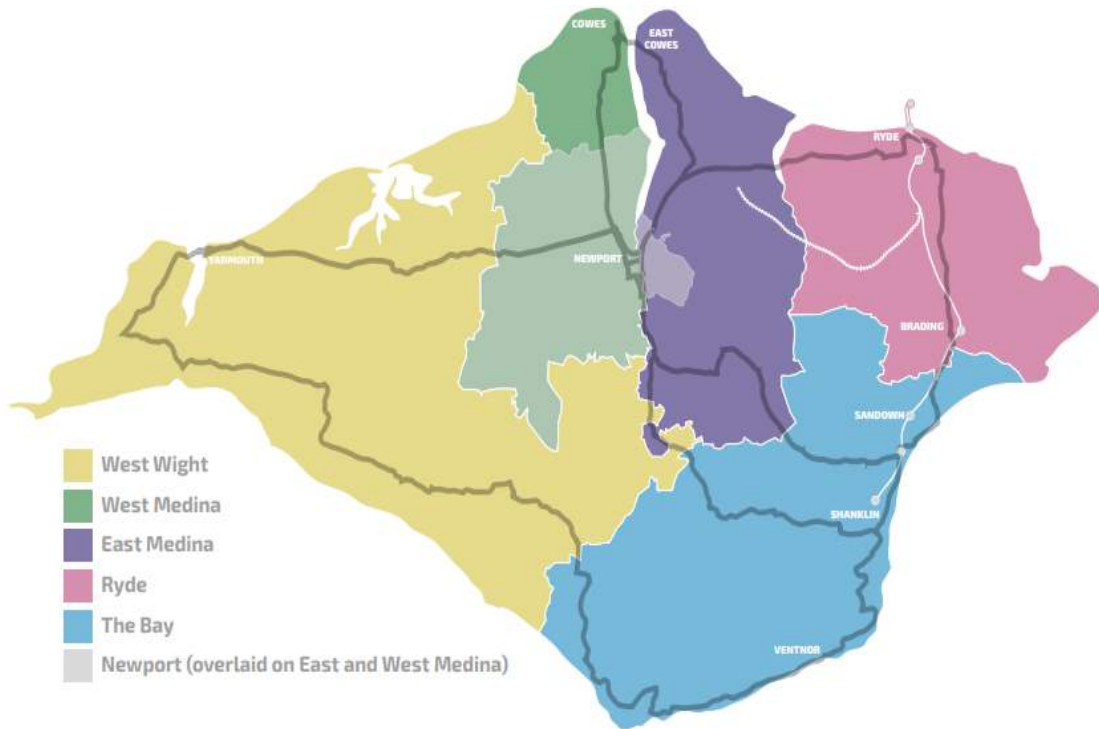


Figure 2.2: Regeneration Areas



12 As of May 2021

## 2.4 IPS Vision and Objectives

2.4.1 The Isle of Wight Council published a Corporate Plan [Viewing Document: Corporate Plan 2021-2025 \(iow.gov.uk\)](https://www.iow.gov.uk) in late 2021 that sets out strategic priorities and direction for the Isle of Wight Council as a whole. These strategic priorities are set against the clear aim of working together openly and with communities to support and sustain the island economy, environment and people.

2.4.2 The Corporate Plan outlines that as a result of the actions of the Council:

‘We want the Isle of Wight to be a place where everyone:

1. can develop their skills and fulfil their potential;
2. is part of the community and enjoys good health;
3. enjoys the benefits of a green and thriving economy;
4. understands the work of the council and the challenges it faces.’

2.4.3 To ensure consistency throughout the council's key plans and strategies, this corporate vision will underpin all Council documents, including the Island Planning Strategy. The Corporate Plan also sets out three key areas of action, together with fifty-one specific aspirations spread across all eight portfolio areas. The three key areas of action are:

- Provision of affordable housing for Island residents;
- Responding to climate change and enhancing the biosphere;
- Economic recovery

2.4.4 Some of the relevant aspirations are reproduced below and in combination with the key areas of action these will help inform a set of strategic policy priorities for the Island Planning Strategy.

- Embed both the biosphere and the climate change strategy into policy, including the Island plan;
- Support and enhance our biosphere and AONB areas. Support the active management and development of biosphere status and secure dark sky status;
- Commit to develop sustainable transport options with a focus on infrastructure to encourage active travel;
- Promote the building of affordable supported social retirement housing to ensure residents maintain their independence for as long as possible;
- Housing that is created must be housing fit for purpose. We will prioritise truly affordable housing for Island residents, meaning housing that is not just affordable to rent or buy but affordable to live in and maintain;
- Wherever possible bring appropriate empty and derelict buildings back into use for affordable housing;

- Use the recent brownfield site data to identify housing opportunities;
- Only develop greenfield sites when absolutely necessary (in respect of greenfield sites not already allocated in the IPS);
- Complete key regeneration projects to drive employment, skills and inward investment;
- Use available powers to deal with long term empty or derelict buildings that mar our seafront and town centre areas;
- Focus on regenerating our High Street and visitor economy to assist post COVID-19 recovery and growth;
- Promote people-oriented place planning for town centres

2.4.5 As a result, three overarching strategic policies have been included in the Island Planning Strategy that reflect the corporate aspirations and also many of the comments received during the two public consultation exercises carried out on draft versions of the IPS in 2018 and 2021. These policies cover **Climate Change (CC1)**, **Affordable Housing (AFF1)** and **Infrastructure (INF1)** and all development coming forward during the plan period will be expected to align with these overarching strategic policies.

2.4.6 These overarching strategic policies have been screened as part of the (ISA) assessment process to determine if any of the amendments made to the plan following the last Regulation 18 consultation require further appraisal (see section 8).

## 2.5 Spatial Strategy

2.5.1 The first draft of the IPS was published for consultation in December 2018 and included the designation of housing allocations to enable the Government’s standard methodology housing number for the Island to be met. To meet these numbers, the Draft IPS included proposals for two new garden settlements. The response from local stakeholders and the community was overwhelming in opposition and evidence from the Authority Monitoring Reports (AMRs) highlighted some key concerns.

2.5.2 Six different spatial strategies were proposed in the draft IPS in 2018. These spatial strategies included the following:

- 1(a) Use existing settlement hierarchy (a) Increase density/site yield;
- 1(b) Use existing settlement hierarchy (b) extending settlement boundaries;
- Creating new communities;
- 3(a) Growth in locations not previously considered (a) New tier(s) in settlement hierarchy with settlement boundaries;
- 3(b) Growth in locations not previously considered (b) New tier(s) in settlement hierarchy with allocated sites (no settlement boundary); and

- 3(c) Growth in locations not previously considered (c) New tier(s) in settlement hierarchy with settlement boundaries and allocated sites.

2.5.3 These options have been assessed in accordance with the framework of the SA undertaken in 2018, and it is worth noting that these 6 spatial options were assessed against a different (higher) level of development.

2.5.4 Using the outcomes of the assessment work undertaken in 2018 and the new level of growth (lower housing numbers), these spatial strategies were consolidated into four simplified spatial strategies which were further considered and assessed through an updated SA framework in 2021 (refer to Table 4.2 for all the options).

## 3 Stage A Scoping Appraisal Findings

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### 3.1 Introduction

3.1.1 Tasks A1-A4 of the SEA process involved gathering evidence to help set the context and objectives, establish the environmental baseline and decide on the scope of the ISA.

3.1.2 The evidence was used to develop a set of suitable objectives against which the sustainability effects of the IPS can be assessed. Full details of the policy context, the relevant aspects of the current state of the environment and any existing environmental problems as required in the Strategic Environmental Assessment (SEA) Directive can be found in the Scoping Report<sup>13</sup>.

3.1.3 The SEA Directive requirement for Task A1 is as follows:

Under the SEA Directive the Environmental Report should include: An outline of the contents; and main objectives of the plan or program; and the relationship with other relevant plans and programmes (Annex 1a).

‘the environmental protection objectives, established at international, community or member states level, which are relevant to the plan or program and the way those objectives and any environmental considerations have been taken into account during its preparation’ (Annex 1e).

3.1.4 A review was undertaken of relevant international, national, regional and local principles, plans, programmes and strategies to identify their implications for the IPS which was produced in February 2021. There is a large volume of regulations, plans, policies, and guidance relevant to the IPS. Full details regarding their relevance and implications to the ISA are provided in Appendix A, Tables A1-A4 of the Scoping Report.

3.1.5 The review identified several key messages which need to be considered whilst developing the IPS and undertaking the ISA. These can broadly be considered in the following categories:

- Environmental Protection – including the natural environment and biodiversity, water and coasts. The Island presents a unique environmental setting that requires protection and enhancement to ensure the continued sustainable growth of the Island. Ensuring the integrity of internationally designated sites that surround the Island are a priority.
- Climate Change – a key issue for all UK plans, with relevance to the IOW due to the threat of coastal and fluvial flooding. Plans need to support the Island in achieving the commitments made with respect to carbon reduction on the Island including greater use of renewable sources. Development and regeneration

<sup>13</sup> IOW ISA Scoping Report, February 2021.

projects must be designed to ensure resilience to climate change with respect to increased flooding, increases in temperature and extreme weather events. Climate change will directly influence flood risk management and defence measures for the Island and water supply.

- Transport and Infrastructure – including Island regeneration, green infrastructure, connectivity and accessibility, coastal development. Key areas include improving highway condition, walking, and cycling access and road safety to support economic growth whilst protecting the local environment. Transport development should reduce inequalities and barriers and encouraging active travel<sup>14</sup>, increasing and maintaining connectivity with the mainland, whilst maintaining a safe and attractive public realm. Infrastructure development to support the Island’s economic development goals (particularly renewable energy and advanced marine manufacturing). Transport development must meet any identified regeneration plans to ensure connectivity and accessibility around the Island.
- Housing – provide the housing needs of the current and projected Island population, offering housing that is suitable to the demographic needs and ensuring a balance between affordable, market and specialist housing. Addressing housing opportunities for young people, families and the issues of rough sleeping and homelessness are identified priorities.
- Healthcare and Education – including mental health service improvements. Effective health care on the IOW is essential when considering the relative isolation to wider healthcare services. Key areas include investing in community services, reducing health inequalities, improving mental health and acute hospital services, and integrating health and social care into the operation of the Island. Improving the Island’s overall health and wellbeing is a central aim of the plan.
- Education and Employment Skills – improve school and education delivery on the island to provide a cohesive system. Ensuring the growth of the IOW economy through skill development in strategic sectors (advanced marine manufacturing, renewable energy, and tourism).

3.1.6 Cultural Heritage and Landscape Character – the development of the Island must be achieved whilst preserving the Island’s heritage, cultural assets, and landscape character. Including the impacts of land-use changes to facilitate development.

## **3.2 Task A2: Environmental Context (Establishing the Baseline and Future Baseline Environment)**

3.2.1 The collection of the baseline information on the environment within the Plan area is a

<sup>14</sup> Active travel simply means making journeys by physically active means - like walking, cycling, or scooting

key component of the ISA process and a legal requirement under the SEA Directive. The baseline information provides a basis for predicting and monitoring effects and identifying sustainability problems.

3.2.2 The SEA Directive's requirement for Task A2 is outlined below.

In accordance with SEA Directive the Environmental Report should include: the relevant aspects of the current state of the environment and likely evolution thereafter without implementation of the plan or program (Annex 1b); and the environmental characteristics of areas likely to be significantly affected (Annex 1c).

3.2.3 Baseline information was compiled for the Scoping Report<sup>15</sup>. Information was collected from a number of sources, notably Geographical Information Systems (GIS), Ordnance Survey, Environment Agency and Natural England. Current information was used where possible.

3.2.4 Information was collected on the following topics:

- Population and human health;
- Biodiversity, flora and fauna;
- Soil;
- Water;
- Air;
- Climatic factors;
- Material assets;
- Cultural, architectural and archaeological heritage;
- Landscape; and the
- Inter-relationship between the above factors.

3.2.5 Because this is an ISA it also incorporated noise, economy, equality, well-being and other relevant disciplines.

3.2.6 The baseline was completed in January 2021 and is provided in the Scoping Report.

### **3.3 Task A3 Sustainability Issues**

3.3.1 Task A3 draws evidence gathered in Tasks A1 & 2 to identify environmental issues which

<sup>15</sup> IOW ISA Scoping Report, February 2021.

will form the basis for a robust ISA. The SEA Directive Requirement for Task A3 is as follows:

The SEA Directive States the Environmental Report should include: any existing environmental problems which are relevant to the plan or program including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (The Birds Directive) and 92/43/EEC (the Habitats Directive) (Annex 1d).

- 3.3.2 A summary of the key sustainability issues of relevance to the Island is provided in Table 3.1. Further details are provided in the Scoping Report. The outcomes of establishing these keys issues were utilised to develop the ISA objectives. Climate change is integral to many of the baseline topics and its impact is far reaching. To ensure its importance was appropriately highlighted and that the impact of climate change on all aspects of the environment, economy and society are thoroughly incorporated throughout - climate change has been included and considered within all the topics.

**Table 3.1: Summary Key Sustainability Issues**

**Air Quality**

Air quality on the IOW is greatly influenced by human activities, notably road traffic emissions. Traffic pollution has been identified as the largest source of air pollution. The large industrial presence on the island (ports and shipping) are also considered to contribute negatively to the local air quality.

Under current environmental legislation, the national air quality objectives are achieved on the IOW and therefore no Air Quality Management Areas (AQMA) have been declared. There are 12 nitrogen dioxide (NO<sub>x</sub>) non-automatic (passive) monitoring tubes located around the IOW and 2018 results showed that there were no areas where any exceedances of the hourly or annual mean occurred. There are no automatic (continuous) monitoring sites on the IOW. Nitrogen dioxide concentrations are the most likely pollutant to breach the annual mean objective of 40 µg/m<sup>3</sup> mean annual concentration or 200 µg/m<sup>3</sup> 1-hour mean concentration.

Monitoring of particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) is not undertaken on the IOW as no areas have been identified as exceeding national air quality objectives.

It is recognised that opportunities to encourage a modal shift to more sustainable forms of transport on the island may not be recognised due to limited financial mobility (required to purchase electric vehicles). In addition, the IOW is in an area of major international shipping gateways (Southampton and Portsmouth), within the English Channel Sulphur Emissions Controlled Area. This means that vessels transiting this area are required to either use low-sulphur fuel or be fitted with an exhaust cleaning system. Given the predicted growth at these Ports, shipping is anticipated to make significant contributions to emissions of nitrogen NO<sub>x</sub>, SO<sub>2</sub>, PM<sub>2.5</sub> and PM<sub>10</sub> including black carbon and carbon dioxide.



The impact of climate change on local air quality is important to consider; the IOW is considered to be most susceptible to hotter and drier conditions in the future which is associated with a decline in air quality.

### **Noise**

Noise pollution on the IOW is dominated by road traffic centred around the urban hubs on the north and northeast of the island. Noise levels along some routes exceed 75 dB. As a result, there are 12 Noise Important Areas (NIA) on the IOW which are closely associated with the urban areas experiencing high road traffic volumes (Newport, East Cowes, Shanklin and Ryde). There are no NIAs for railway noise. Areas of tranquillity are centred in the 'rural' southwest of the IOW.

Despite the relatively large areas of relative tranquillity when compared to neighbouring cities on the mainland, it has been estimated that 60% of the IOW is disturbed by noise and visual intrusion. For comparison, 100% of the cities of Southampton and Portsmouth are considered to be disturbed.

### **Biodiversity**

The IOW hosts a large number of internationally, nationally and locally designated sites - these sites are estimated to cover 70% of the IOW, with a strong relationship with the surrounding coastal and marine environment. 50% of the IOW also falls within the IOW Area of Outstanding Natural Beauty (AONB).

Internationally designated sites include:

- Solent and Dorset SPA
- Solent and Southampton Water SPA and Ramsar
- Isle of Wight Downs SAC
- South Wight Maritime SAC
- Solent Maritime SAC
- Briddlesford Copse SAC
- Solent and Isle of Wight Lagoons SAC

The integrity and health of these sites is currently threatened and pressured as a result of the proximity of human populations, industry and the effects of climate change.

There are 41 nationally designated SSSI covering an area of approximately 4,254 ha; 26 are designated for biological interest, four for geological interest and 11 for both. No new SSSI designations have been made since 2003. In addition, there are three nationally designated Marine Conservation Zones. There are eight Local Nature Reserves and 395 Sites of Importance for Nature Conservation.

The key priorities for the IOW biodiversity are to protect and enhance the sites listed above to avoid net loss and damage and fragmentation and to achieve or maintain a favourable conservation status. Achieving biodiversity net gain is recognised as a key component of this protection. The impact of climate change on local biodiversity is also considered; changes to weather and temperature patterns and water availability will directly impact local wildlife. Protecting and enhancing the local ecosystems can also

provide crucial protection from the effects of climate change, for example by increasing resilience to flooding.

### **Water Quality and Resources**

The IOW has four main rivers: Yar, Newtown, Medina and Eastern Yar. A significant proportion of the IOW is susceptible to flooding. The Island is particularly vulnerable to coastal / tidal flooding, this is likely to increase with sea level rises associated with climate change. However, local flooding can also be caused by surface water (pluvial), tidal, groundwater and river (fluvial) sources. The Flood Risk throughout the IOW ranges between Flood Risk 2 and Flood Risk 3.

The IOW is underlain by a number of bedrock aquifers, the majority of which is covered by a Secondary A aquifer. The south of the island is underlain by a primary aquifer<sup>16</sup>. Groundwater Source Protection Zones<sup>17</sup> are located to the centre and south of the island. The latest WFD assessment identified ten Transitional and Coastal waterbodies on the IOW, eight have been identified as having moderate potential and two as having good potential. Three of the major groundwater units: Central Downs Chalk, Southern Downs Chalk and Lower Greensand supply water for agriculture and industry and are heavily abstracted for public water supply. All three sites are of poor status. There is one Drinking Water Protected Area on the IOW, and there are no Surface Water Safeguard Zones.

Of the 14 sites where bathing water quality is monitored, all sites reached excellent status in 2019. The majority of the IOW is covered by a Nitrate Vulnerability Zone (NVZ, approximately 29,000 ha). 95% of the 70,225 homes and 89% of the 4,060 businesses are connected to the sewerage system.

Coastal erosion is a key issue for the IOW; average rates of coastal erosion for the southern unprotected shores ranges from 0.2-0.5 m per year. Sections of the coastline which comprise chalk cliff lines erode at a rate of between 0.1-0.2 m per year. As a result, 36% of the IOW coast has built coastal defences, mostly in the form of seawalls. By 2100 with the inclusion of climate change, it is projected that between 58-75% of existing saltmarsh around the IOW will be lost.

Saltwater intrusion into freshwater rivers is identified as a likely outcome of climate change over the next 100 years as sea levels and tidal floods extend further upstream. Climate change has the potential to further affect water quality via the release of nutrients from catchment soils, the transport of nutrients to water courses which indirectly results in oxygen depletion within the water environment, increased storm surges and subsequent sewer flooding and through lower water levels due to prolonged

<sup>16</sup> Principal aquifers are layers of rock or drift deposits that have high intergranular and/or fracture permeability- meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.

<sup>17</sup> These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. The maps show three main zones (inner, outer and total catchment).

periods of drought during hotter and drier summers. These hotter conditions could also result in the deterioration of semi-natural wetland habitats.

Water for public supply, agriculture and industry is abstracted from the island’s rivers and groundwater but demand outstrips supply so at least half the island’s water is now imported by pipe from Hampshire. The main climate change consequences related to water resources are increases in temperature, shifts in precipitation patterns, and a likely increase in the frequency and severity of flooding and droughts. Climate change may also markedly change the seasonal variation in river-flow. It also has a direct effect on water security.

Population growth, water consumption, climate change, emerging chemicals, plastic pollution and nanoparticles all present potential future threats to water quality in the IOW.

**Economy**

The IOW accounts for 10% of the Solent Gross Value Added (GVA). IOW job density in 2018 was 0.78, compared to the South East density of 0.88. The proportion of the population of working age is small when compared to the Hampshire region and qualification levels are also low – this has implications for occupational mix and earnings. These factors combine to give the IOW low levels of GVA per head. In 2019 the employment rate on the IOW was 73.6%. The economically active proportion of the population was estimated to be 77.1%, and the proportion of unemployed was estimated to be 3.9%. There is a large seasonal labour force on the IOW, with 30.5% in part-time employment. This is particularly evident in the southwest of the island which has a part-time employment rate of 40%.

The occupational structure on the IOW mirrors the demographics and industrial structure. More than four out of five businesses on the IOW are located in the predominantly Urban East. The largest sector within the Urban East is wholesale and retail, whereas the largest sector within the Rural West is primary and utilities, mostly agriculture and land-based sectors. Newport is the main administrative and shopping centre on the IOW. The marine manufacturing economy is an important sector for the Solent area.

Climate change has the potential to indirectly effect the economy in many ways including damaging property and infrastructure, impacting health and productivity and changes to food production. It also offers opportunities with respect to potential employment in the renewables sector.

**Material Assets**

There is one main hospital on the Island, St Mary’s Hospital. There are 44 primary schools, 12 secondary schools, 11 colleges and three specialist schools on the IOW. Southern Water are responsible for the island’s water supply.

The island has approximately 820 km of road network, including roads, cycle paths and pavement. The road network on the island is formed mostly by a connection of A-Class roads that form a ‘circular around the island loop’.

Public transport around the island is limited. The train service connects Ryde to Shanklin.

Bus services on the IOW are operated by Southern Vectis. There are three ferry services that connect the IOW with mainland England: Wightlink, Red Funnel and Hovertravel. These services carry passengers and vehicles across the Solent.

There are two airports on the island at Bembridge and Sandown however these only cater for light aircraft.

The waste management systems on the IOW include Lynbottom Household Waste Recycling Centre and Afton Marsh, which serve as the main recycling facilities for domestic waste and the new Energy from Waste Plant located at Forest Road. Lynbottom also accepts commercial waste and recycling.

In 2019, there were four active sand and gravel quarries, and soft sand resources are limited to two sites on the island. These quarry locations are associated with the Lower Greensand Group located in the centre of the IOW. Marine sand and gravel sales are now confidential as there are only two operational aggregate wharves on the IOW. The IOW relies on imports of crushed rock.

Mineral Safeguarding Areas have been identified on the IOW, these are predominantly for Sand and Gravel, although there are some chalk areas. A key issue for the IOW is the risk that Mineral Safeguarding Areas will continue to be eroded by development that is neither compatible with mineral development nor realises the potential minerals prior to development.

Predicted increases in population will put pressure on material assets including the road network, mineral resources, educational and health facilities.

### **Health, Wellbeing and Equality**

The IOW had an estimated population (in 2019) of 141,800. The working age population is estimated at 79,600 or 56% of the total population. The proportion of economically active residents on the IOW is lower than the national average and the south east region. Population density on the island is focused on the main towns, particularly in the east

The major towns of the island are Ryde, Newport, Cowes, East Cowes, Sandown, Shanklin and Ventnor (listed in population size order). Life expectancy on the IOW is similar to the England average; male life expectancy is 79.7 years, and for females is 83.5 years. However, there are clear health inequalities across the island. The majority of the IOW population identify themselves as White British (94.8%), and the non-white ethnic population represented only 2.7% of the population in 2011.

The violent crime rate on the island is 113% of the national crime rate. Antisocial behaviour associated with the evening economy has been reported, increasing in both number and seriousness particularly in Newport.

The IOW Community Safety Partnership priorities for 2020-2022 are:

- Violent Crime;
- Reduce Reoffending;

- Anti-social behaviour and community cohesion;
- Domestic Violence & Abuse and Serious Sexual Offences;
- Prevention; and
- Road Safety.

The separation of the IOW from the UK mainland is a key consideration when discussing human health, well-being, and equality. The Isle of Wight NHS Trust is the only integrated acute, community, mental health and ambulance health care provider on the IOW. St Mary's Hospital in Newport is the main acute care hospital and provides the majority of the island's healthcare services, with an A&E department, urgent care services, emergency medicine and surgery, intensive care, maternity, NICU and paediatric services.

Housing on the island will continue to present challenges, a lack of affordable housing has resulted in high levels of over-crowding and extended waiting lists.

Only 6% of the IOW has been classified as publicly accessible and there are 799 km of public rights of way.

#### **Land Use, Soil and Agriculture**

The IOW is geologically diverse; in the north of the island, soils are generally slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soil. The majority of the central and southern section is made up of freely draining slightly acid loamy soils.

According to the Agricultural Land Classification (ALC) system, there are no Grade 1 Soils on the IOW, and the majority of soils are Grades 3 and 4. Major developments, including renewable energy developments must avoid AONB and, for photovoltaics, areas of soils of ALC Grades 1-3a.

More agricultural land may be taken out of active farming use in the future to mitigate human activities. Increasingly, a greater land take is required to accommodate development and infrastructure needs and to provide mitigation for potential associated impacts that could arise e.g., to offset increased nutrient and phosphate pollution on protected habitats that would otherwise arise from residential development.

There has been a general decline in the farming of livestock towards more arable farming uses with a greater emphasis on cereal crops since 2000. The number of dairy farms halved between 2000-2009 and the number of grazing farms also reduced. Crop farms have shown a slight increase in number.

Soil health and climate change are intrinsically linked. Soils are one of the largest stores of terrestrial carbon on Earth. On the IOW, soil biodiversity and the many biological processes and functions that soils supports are thought to be under threat from climate change, population growth, urban development, waste disposal and pollution. Additional impacts to soils from climate change include erosion accelerated by extreme climate events and loss of moisture, loss of land via rising sea level and salt deposition and

changes in plant growing times yields and pests and diseases. Compaction, loss of organic carbon and contamination are serious threats to soil health in the UK. They affect agricultural production and our resilience to climate change.

### **Cultural Heritage**

The IOW has a rich historic environment. The island has numerous designated heritage features:

- 1,933 Listed Buildings;
- 128 Scheduled Monuments;
- 8 Registered Parks and Gardens; and
- 33 Conservation Areas.

In addition, there are 188 locally listed cultural heritage assets and there are no registered battlefields on the IOW. There are a wide range of settlements including medieval planned and post-medieval towns. Evidence of historic land use is reflected in Roman settlements such as Brading and medieval settlements such as Newtown. There is a wealth of visually prominent prehistoric burial mounds.

Important buildings include Carisbrooke Castle, Osborne House and an array of medieval churches. Due to the island setting, there is a rich history of boat building, particularly in Cowes. Facilities to support cultural experiences on the island that help to maintain the island identity and to broaden the cultural experiences of residents should be incorporated into development plans.

Growing populations will influence the cultural heritage of the IOW and requires careful management. As a result of climate change, changes in temperature, rainfall, extreme climatic events, soil conditions, groundwater and sea level are all likely to indirectly affect cultural heritage. As climate change increases, so too will flood damage to historic buildings.

### **Landscape and Townscape**

Almost 50% of the IOW falls within the IOW Area of Outstanding Natural Beauty (AONB), divided into five separate parcels. Around half of the coastline is recognised as Tennyson and Hamstead Heritage Coasts. The IOW is also listed as a National Character Area (NCA).

The IOW has a varied landscape as a consequence of its geological history. The Island exhibits, at a small scale, the key characteristics of much of lowland England, from farmed arable coastal plains to pastures and woodland, and from steep chalk downs to diverse estuarine seascapes and dramatic sea cliffs and stacks. The open character and maritime influence give an exposed, wind-blown feel, with the sea and sky dominating the character and many views on this varied Island.

The NCA also includes the statutory nature conservation designations (Ramsar, SPA, SAC, NNR and SSSI) discussed within the Biodiversity section. There is 803 ha of ancient woodland on the IOW, which account for 2% of the NCA.

Increasing recreational pressure on protected landscapes may affect fragile landscape types due to overuse unless suitable alternative and additional greenspaces are available. While the landscapes surrounding urban settlements, unless additional recreational areas are provided, may suffer degradation through uncontrolled and unauthorised use.

Climate change has the potential to impact the landscape as a result of pressure from large scale tree planting, use of the land for renewable energy generation, increase in pathogens and increases in drought, fires and flooding events and sea level rise all have the potentially significantly impact the landscape.

### **3.4 Limitations to the Baseline**

- 3.4.1 The information presented in this report is the result of a desk-based review of publicly available data and no formal requests for records, data or information have been made. Hampshire Services cannot be held liable for third party information. The cut-off date for when relevant baseline information could be included in the baseline assessment was January 2021.
- 3.4.2 It is worth noting that the full impacts of pandemic on the environment are not known at this time, wherever information was available it has been included.

### **3.5 Task A4: Developing the ISA Framework**

- 3.5.1 The Framework is made up of 17 ISA objectives which are used to test the IPS, against. The ISA objectives have been derived from the outcome of the review of plans, programmes and the baseline information and sustainability issues and problems identified.
- 3.5.2 Table 3.2 sets out the ISA Objectives, the assessment criteria used to determine significant effects and possible indicators identified for the Plan Area. These objectives have been subject to consultation as part of the scoping process.

**Table 3.2: Environmental Assessment Framework**

| Topic                          | Objective   | Assessment Criteria  |
|--------------------------------|---|--|
| <b>ENVIRONMENTAL</b>           |   |  |
| 1. Air Quality                 | To maintain and improve air quality   | <p>Does the IPS seek to reduce the amount of congestion?</p> <p>Does the Plan seek to decrease reliance on private vehicles?</p> <p>Does the Plan seek to improve air quality particular in areas with sensitive receptors (i.e. schools, care homes and hospitals)?</p>   |
| 2. Coasts                      | To protect the Island’s coastline and minimise the risk to people and property from coastal erosion and flooding.                               | <p>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?</p> <p>Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?</p> <p>Does the Plan seek to accommodate predicted increases in flooding?</p> <p>Does the Plan seek to ensure it does no contribute to increase flooding?</p>   |
| 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. | <p>Does the Plan seek to protect water resources including potable reserves and source protection zones (surface and groundwater, quantity and quality)?</p> <p>Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?</p> <p>Does the Plan support an environmentally sustainable water supply/ support the reduction in water usage for new development?</p> <p>Does the Plan provide support the use of infrastructure unlikely to impact nitrate sensitive areas?</p> |
| 4. Landscape (including Noise) |   | Does the Plan seek to protect and enhance the AONB and coastal designations?   |



| Topic                              | Objective  | Assessment Criteria  |
|------------------------------------|--|--|
|                                    | To protect and enhance the Islands diversity and distinctiveness of landscape and townscape character and reduce light and noise pollution   | Does the Plan protect tranquil areas on the island from unwanted noise?<br>Does the Plan seek to conserve and enhance the fabric and setting of landscape character?<br>Does the plan reduce/ minimise light spill in sensitive areas and protect dark skies?  |
| 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)?   |
| 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?<br>Does the Plan support net gain?<br>Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?<br>Does the Plan protect from tree, hedge and vegetation loss and support an increase in tree cover (12%by 2060)?  |
| 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?<br>Does the Plan encourage the remediation and re-use of contaminated and brownfield land?<br>Does the Plan take into consideration soil function, type and classification (safeguarding Best and Most Versatile Grades 1, 2 and 3a)?<br>Does the Plan support the waste hierarchy?<br>Does the Plan support the protection of RIGGS? |

| Topic                        | Objective  | Assessment Criteria   |
|------------------------------|--|---|
| 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?   |
|                              |  | Does the Plan support reduction in private vehicle numbers?   |
|                              |  | Does the Plan support electric vehicles, alternative fuels or 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?  |
|                              |  | 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? |
| <b>SOCIAL</b>                |  |   |
| 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 identity of individual settlements?   |
|                              |  | 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?  |
| 12. Health and Population:   |  | Does the Plan provide an adequate distribution of affordable housing across the Island?   |

| <b>Topic</b>  | <b>Objective</b>  | <b>Assessment Criteria</b>   |
|---|---|--|
| 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.<br>To develop and maintain a balanced and sustainable population structure on the Island | Does the Plan support an aging population?<br><br>Does the Plan help to achieve a balanced population structure on the Island?   |
| 13. Social Inclusion and Equality<br>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.   | 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? |
|   | Relatively high house price to income ratio.  | Level and the distribution of affordable housing across the Island to ensure that sub housing market area needs are being met  |
|   | Assess any requirement for Gypsy and Traveller sites.   | Meet the any identified need of the Gypsy, Traveller and Travelling Showpeople communities by allocating sufficient sites (pitches).                                   |
| 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 improvement?  |
| 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?                                       |
|   |   | Does the Plan provide additional opportunity for access to green infrastructure?   |
|   |   | Does the Plan support access to water access-based employment uses?  |
| <b>ECONOMIC</b>   |   |  |
| 16. Material Assets   | To ensure the provision of adequate infrastructure for transport, utilities, housing  | Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?   |

| Topic                      | Objective  | Assessment Criteria  |
|----------------------------|--|--|
|                            | and public facilities to meet the needs of residents and visitors.                         | Does it support a Solent crossing network?   |
|                            |  | Does it support the continued operation and improvement of the rail network?             |
| 17. Employment and Economy | Facilitate high and stable levels of employment so everyone benefits from economic growth. | Does the Plan improve competitiveness, productivity and investment for local businesses? |
|                            |  | Does the Plan support tourism?   |
|                            |  | Does the Plan facilitate economic development?   |
|                            |  | Does the Plan support and encourage full-time employment opportunities?                  |
|                            |  | Does the Plan seek to reduce disparities in poverty and social deprivation?              |

- 3.5.3 The objective of this ISA is to assess the impacts of the IPS, to inform and influence the plan and facilitate discussions regarding alternative approaches which were evaluated in light of their potential impacts including cumulative, synergistic and indirect environmental effects on the different topics.
- 3.5.4 The assessment of these environmental, social and economic effects was qualitative and informed by professional judgement and experience with other ISA and SEAs, as well as an assessment of national, regional and local trends.
- 3.5.5 The assessment included how the environment would be affected, positively or negatively, from the implementation of the IPS in relation to the objectives and indicators that comprise the environmental baseline. The IPS vision, principles and policies were assessed based on their likely impact.
- 3.5.6 Table 3.3 provides a summary of the colour coding criteria.

**Table 3.3: ISA Objective Effects Color Coding System**

| Symbol | Explanation of the Effect  |
|--------|--|
| +      | Positive/ Neutral: will result in either a neutral or positive impact on the objective         |
| 0      | Negligible: Negligible or no 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 |

- 3.5.7 A proforma was used for the assessment of policies which includes commentary as to the reasoning for the effect; this consists of information on the significance, uncertainty, duration, magnitude and reversibility of the effect. The proforma also provides possible mitigation or negative effects and where applicable enhancement of positive effects (refer Table 3.4). For each policy the strengths, weakness and suggested improvements / mitigations have been provided (Tables 1-6 Appendix 1).

**Table 3.4: Proforma for Assessment of Objectives and Policies**

| IPS Objective/<br>Policy | ISA Objectives* |          |         |  |  |      | Comments/ Effect and Potential Improvements                                  |
|--------------------------|-----------------|----------|---------|--|--|------|--|
|                          | 1 Air           | 2 Coasts | 3 Water |  |  | .... |  |
|                          |                 |          |         |  |  |      | <b>Strengths:</b><br><b>Weakness:</b><br><b>Suggestions for Improvement:</b> |

\*refer Table 3.2 for full objectives

- 3.5.8 Cumulative impacts were assessed to ensure the full impact of the IPS is understood. Table 3.5 was used to document the intra cumulative effects.

**Table 3.5: Proforma for Assessment of Compatibility and Total/ Cumulative Effects**

| IPS Objective/ Policy | 1                    | 2 | 3 | 4                                   | 5 | 6 | 7 | 8 | 9                   | 10 | 11 | 12 |
|-----------------------|----------------------|---|---|-------------------------------------|---|---|---|---|---------------------|----|----|----|
| 1                     |                      |   |   |                                     |   |   |   |   |                     |    |    |    |
| 2                     |                      |   |   |                                     |   |   |   |   |                     |    |    |    |
| ....                  |                      |   |   |                                     |   |   |   |   |                     |    |    |    |
| Key:<br>Y=compatible  | N=potential conflict |   |   | ?= unknown / not enough information |   |   |   |   | N/A= Not applicable |    |    |    |

3.5.9 The sites were assessed using the colour coding presented in Table 3.2, but the proforma presented as Table 3.6 was used for the assessment. GIS and other available data sources and mapping have been used for the spatial assessment. Where applicable, distances have been measured as the crow flies.

**Table 3.6: Proforma for Assessment of Sites**

| ISA Objective*                         | Site Specific Assessment Criteria  | Effect (colour coding)* | Commentary |
|--|--|-------------------------|------------|
| <b>1. Air Quality:</b>                 | + Site well linked to existing public transport or for public transport (train, solent crossing) (500 m)                   |                         |            |
|  | 0 Near to active transport bus, PROW, cycleways (100m)   |                         |            |
|  | ? Site not near existing public transport. Site is located adjacent to school, hospital, care home.                        |                         |            |
| <b>2. Coasts:</b>                      | - Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?                     |                         |            |
|  | ? All other sites  |                         |            |
| <b>3. Water Quality and Resources</b>  | + Site is for or includes water infrastructure   |                         |            |
|  | 0 Is the site adjacent to or within 100m of water body including coast.  |                         |            |
|  | - The site is in or partly within flood zone 3 or a groundwater source protection zone                                     |                         |            |
|  | ? All other sites  |                         |            |
| <b>4. Landscape (including Noise):</b> | + N/A  |                         |            |
|  | 0 N/A  |                         |            |
|  | - The site is in or in vicinity of tranquil area, AONB or other landscape designation, or noise important area, dark skies |                         |            |
|  | ? All other sites  |                         |            |

|  |   |  |     |  |
|--|---|--|-----|--|
| <b>5. Cultural Heritage:</b>               | - | A cultural heritage site asset is on site or immediate vicinity/adjacent to site boundary.   |     |  |
|  | 0 | A cultural heritage site is within 250m of the site boundary.  |     |  |
|  | ? | All other sites  |     |  |
| <b>6. Biodiversity:</b>                    | + | The site use is specifically for the purpose biodiversity improvement  |     |  |
|  | 0 | National or International designation between 250-1000m. The Site is within a SINC.  |     |  |
|  | - | 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. |     |  |
|  | ? | All other sites  |     |  |
| <b>7. Land use, soils and agriculture:</b> | + | Site in Urban or developed area/ brownfield  |     |  |
|  | 0 | The site is in a rural area  |     |  |
|  | - | The site is on grade 1,2 or 3 agri. The site is in a RIGGS, the site is in mineral safeguarding area   |     |  |
|  | ? | All other sites  |     |  |
| <b>8. Climate Change Emissions:</b>        |   | Cannot be assessed spatially   | N/A |  |
| <b>9. Climate Change Resilience:</b>       |   | Cannot be assessed spatially   | N/A |  |
| <b>10. Culture:</b>                        |   | Cannot be assessed spatially   | N/A |  |
| <b>11. Crime and safety:</b>               |   | Cannot be assessed spatially   | N/A |  |
| <b>12. Health and Population:</b>          | + | Site is specifically for affordable housing or elderly care facilities or health care facilities   |     |  |
|  | ? | All other sites  |     |  |
| <b>13. Social Inclusion and Equality:</b>  | + | Site includes traveller allocation or is within the top 3 most deprived areas based on IMD Decile ranking.                                     |     |  |
|  | - | Site is for another use and is on an existing affordable housing or traveller site   |     |  |
|  | ? | All other sites  |     |  |

|                                    |   |   |  |  |
|------------------------------------|---|---|--|--|
| <b>14. Education and training:</b> | + | Site is for educational purposes  |  |  |
|                                    | - | Site is on an existing education site / and change of use to non educational                                    |  |  |
|                                    | ? | All other sites   |  |  |
| <b>15. Accessibility:</b>          |   | Cannot be assessed spatially  |  |  |
| <b>16. Material Assets:</b>        | + | Site is located within Primary or Secondary settlement boundary. Assumed access to key services and facilities. |  |  |
|                                    | - | All other developments  |  |  |
| <b>17. Employment and Economy:</b> | + | Site is put forward for economic, employment or tourism use   |  |  |
|                                    | - | The site is for housing in existing employment opportunity area or an employment allocation.                    |  |  |
|                                    | ? | Other types of development  |  |  |

\*refer Table 3.2 for full objectives

### 3.6 Task A5 Consulting on the ISA

- 3.6.1 The Scoping Report was provided to Statutory Consultees<sup>18</sup> and other interested parties including neighbouring councils to allow them to express their views on the scope of ISA for the emerging IPS. The consultation period ran from 19<sup>th</sup> January 2021 to 1<sup>st</sup> March 2021.
- 3.6.2 Following the scoping consultation period, responses received were considered and a Revised Scoping Report was completed.
- 3.6.3 A summary of the relevant consultee responses along with how these have been considered are provided in Table 3.7.

**Table 3.7: How Consultee Responses Have Been Addressed**

18 Natural England, Environment Agency, Historic England (no response received to date) and Marine Management organisation



| Statutory Consultee | Comment   | How and where addressed in the ISA   |
|---------------------|---|--|
| Environment Agency  | <p>The EA provided a bespoke consultation response on 27/04/21, which included the following comments.</p> <p>The document is clear and well-structured, and the EA agree with the policy context presented. Key comments relate to the Assessment Framework (Table 6.1).</p> <p>The EA raised the interconnected nature of certain environmental topics (coasts, water quality and resources, climate change resilience), however feel that these topics are very muddled at present.</p> <p>The objective stated for ‘coasts’ rightly includes flooding as an issue however there is no assessment criteria in relation to this issue. The assessment criteria for this seems to be under the ‘water quality and resources’ topic but there is no mention of flooding in the objective for this topic. An Assessment criterion for flood risk is also included in the ‘climate change resilience’ topic too. Whilst we do not have an issue with and are in fact are supportive of the objectives and assessment criteria proposed, we think that it should be better organised so that the assessment criteria actually reflect the objective that you are trying to achieve in each topic area.</p> <p>Under the ‘water quality and resources’ topic area we would also request the addition of an assessment criteria around reduction in water usage for new development. The importance of this has been highlighted through the baseline data in this report. We see this as another way to help meet the objective of sustainable water resources management and would hopefully support/necessitate the inclusion</p> | <p>These comments have been addressed within the relevant assessment criteria (Table 3.2). Flooding has been removed from the water quality objective. The criteria for flood risk have been amended within the Coasts and Climate Change Resilience sections to better reflect the aims of these topic areas. In addition, the criteria for Water Quality and Resources have been updated to include an assessment against a reduction in water usage for new development. Acknowledge the support for the criteria in relation to biodiversity enhancement and biodiversity net gain and remediation of contaminated land.</p> |

| <b>Statutory Consultee</b>                  | <b>Comment</b>  | <b>How and where addressed in the ISA</b>   |
|---|---|---|
|   | <p>of a policy in the Island Plan requiring the higher optional water efficiency target.</p> <p>In topic area 6 (biodiversity) we support the objective looking at enhancement of biodiversity and a criterion for biodiversity net gain. We also specifically support the criteria in relation to remediation of contaminated land in topic 7 (land use, soils, and agriculture).</p>  |   |
| <p>Marine Management Organisation (MMO)</p> | <p>The MMO did not provide a bespoke consultation response and so the standard response received on 23/04/21 was taken as the formal consultation response. The MMO advised to take note of any relevant policies within the South Marine Plan in regard to areas within the plan that may impact the marine environment. Reference was made to the South Inshore and Offshore marine plans. We advise that all marine plan objectives and policies are taken into consideration by local planning authorities when plan-making. It is important to note that marine plan policies do not work in isolation, and decision-makers should consider a whole-plan approach.</p> | <p>Reference to the coastal environment has been made throughout this document, where relevant. A summary of the baseline (marine) environment is provided in Table 3.1 as part of Tasks A2 and A3, supported by the baseline information provided in the Scoping report.</p> |
| <p>Natural England</p>                      | <p>No consultation response received.</p>   | <p>Biodiversity is addressed throughout the document. A summary of the Baseline environment is provided in Table 3.1 as part of Tasks A2 and A3, supported by the baseline information</p>  |

| <b>Statutory<br/>Consultee</b> | <b>Comment</b> | <b>How and where<br/>addressed in the ISA</b> |
|--------------------------------|----------------|---|
|                                |                | provided in the Scoping report.               |

## 4 Stage B: Developing and Refining Options and Assessing Effects

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### 4.1 Introduction

- 4.1.1 This chapter sets out the findings of the appraisal including: the policies and sites of the draft IPS. The plan's vision, objectives and spatial strategies were assessed in full in 2018, for further details please refer to the 2018 SA<sup>19</sup>.
- 4.1.2 The appraisal seeks to identify the likely significant effects of the policies and sites as defined in the SEA Directive. Including short, medium, and long-term effects, permanent and temporary effects, and secondary and cumulative effects.

The SEA Directive requires 'the likely significant effects on the environment, including on issues such as: biodiversity; population; human health; fauna, flora; soil; water; air; climate factors; material assets; cultural heritage including architectural and archaeological heritage; landscape; and the interrelationship between the above factors' (Annex 1f).

- 4.1.3 It also sets out mitigation measures as defined in the SEA Directive. Mitigation measures identified are in the form of general recommendations, amendments, or points for consideration, rather than measures designed to counter specific effects.

### 4.2 B2: Developing Strategic Alternatives

In accordance with the SEA Directive the Environmental Report should include an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) encountered in compiling the required information (Annex 1h).

- 4.2.1 This section considers reasonable alternatives with respect to the Plan in its entirety, alternative policies, different spatial strategies, and different sites.
- 4.2.2 With respect to the consideration of alternatives to the IPS in its entirety, potential scenarios are described as 'no plan', 'business as usual' i.e., continuing with the existing Core Strategy, moving forwards with Draft IPS or a new/ revised plan. The decision making behind the selection of what is considered reasonable is provided in Table 4.1.

<sup>19</sup> IPS SA Report FINAL VERSION NOVEMBER 2018 (1) (iow.gov.uk)

**Table 4.1: Assessment of Reasonable Options**

| <b>Alternative to Plan</b> | <b>Commentary</b>   | <b>Reasonable / Not reasonable</b>  |
|----------------------------|---|---|
| No Plan                    | Local plans must be positively prepared, justified, effective and consistent with national policy in accordance with section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and the National Planning Policy Framework on this basis the scenario of ‘no plan’ was not considered a reasonable option and was eliminated as it would not comply with national policy.   | Not reasonable  |
| Business as usual          | The government is clear that local authorities are expected to have up-to-date plans in place to guide development within their area. Not having a plan means that the growth will still happen, but there is less control over where it happens on this basis the core strategy (2012) is not up to date and does not allocate any sites therefore on this basis ‘business as usual’ option is not considered a reasonable alternative.  | Not reasonable  |
| Draft IPS Plan (2018)      | <p>The first Draft IPS was published for consultation in December 2018 and included the designation of housing allocations to enable the Government’s standard methodology housing number for the island to be met, including proposals for two new garden settlements. The response from local stakeholders and the community was overwhelming in opposition to the number of houses to be built, with a primary focus on the lack of capacity of the island to firstly deliver and then support this level of development. The impact on the character of the island and subsequent impact on the tourism industry were also raised as key concerns.</p> <p>The evidence from the Authority Monitoring Reports (AMRs) had also highlighted some major issues, including low levels of housing completions against planning permissions granted and severe shortages in the delivery of affordable housing. This apparent failure in the market to provide affordable housing and indeed sufficient market housing suggested that further evidence was needed to investigate the reasons why this was emerging and what possible solutions might be.</p> | <p>Not reasonable in current format.</p> <p>Although the entire IPS is not considered reasonable in its entirety, the draft IPS contained policies all of which were subject to SA assessment and may be considered a reasonable alternative on an individual policy basis.</p> |

|                         |                  |            |
|-------------------------|------------------|------------|
| New/<br>revised<br>plan | Preferred option | Reasonable |
|-------------------------|------------------|------------|

4.2.3 With respect to the spatial strategy, six options were assessed in the 2018 SA (refer section 2.5) at which time no specific option was selected as the preferred option and the conclusion was that a hybrid model should be considered. Further, these options were assessed against a different level of development. Using the assessment work undertaken in 2018 and the new housing number four new spatial strategies were considered, and these included a no spatial strategy option. The options are presented in Table 4.2. These spatial options have been assessed herein and may further be considered alternatives to the preferred spatial strategy. Refer to Section 4.5 and Appendix 2 for the full assessment of these spatial options.

**Table 4.2: Assessment of Reasonable Options**

| <b>Spatial Optional Considered</b>   |
|--|
| 1. Use existing settlement hierarchy and allow for growth outside but immediately adjacent to existing settlement boundaries (existing adopted plan approach)                  |
| 2. Use existing settlement hierarchy (a) Increase density/site yield, focus on infill and brownfield, do not allow development beyond settlement boundaries (preferred option) |
| 3. Growth in existing settlements, outside of settlement boundaries and in locations not previously considered (effectively no spatial strategy)                               |
| 4. Creating new communities (new garden settlements)   |

4.2.4 With respect to considering alternative sites, a long list was developed from the SHLAA<sup>20</sup>, this list comprised all sites that may be suitable for housing. Sites were removed from the list on the basis of the basic criteria of size<sup>21</sup>. The remaining sites form a shortlist (total 148 sites). Consideration was given to further removing sites that fell outside of the preferred spatial strategy, however there was some concern that if the most suitable sites (from a SA perspective) were not within the preferred strategy area they would not be captured, on this basis a decision was made not to remove the sites from SA assessment based on spatial distribution. All shortlisted sites were therefore subject to full assessment. Not all of the sites assessed have been selected for allocation, those assessed but not allocated may be considered alternative sites to those selected for allocation (refer to section 4.6 and Appendix 3 for the assessment of shortlisted sites).

4.2.5 There are 6 employment sites. The selection of the employment sites has been informed

<sup>20</sup> Strategic Housing Land Availability Assessment (SHLAA)

<sup>21</sup> All sites less than 10 units excluded from assessment, but to fall in windfall numbers.

by the Employment Land Study<sup>22</sup>. This work identified the most suitable sites to meet demand for employment space. Section 6 of the Employment Land Study ‘Site Assessments’ sets out both the methodology and a series of recommendations which have been used to select the allocated employment sites.

4.2.6 There are three health sites (locality hubs) have come from the IOW Local Care Plan (2017-2021) and are based upon NHS demand information. No alternatives are provided.

### **4.3 B1-B5: Testing the Plans Policies against the ISA Objectives**

4.3.1 In this section of the Report, the policies themselves are explored to ensure the principles of sustainability are fully integrated into the IPS.

4.3.2 The policies are the key instrument in how development will be guided on the IOW during the plan period. As discussed in section 2.2, there are more than 60 policies that are grouped by theme. These groups are as follows:

- Growth (G1-G5);
- Housing (H1-H11);
- Economy (E1-E11);
- Transport (policies T1-TC6);
- Community (C1-C15); and
- Environment (EV1-19).

4.3.3 To ensure each policy is assessed both on its individual merits and as part of the group, each policy has been assessed individually using the methodology and framework outlined in the Scoping Report and section 3.5 (including Tables 3.2 and 3.3) of this document. However, to ensure the group is assessed as a whole, the commentary has been provided for the ‘group’ of policies in their entirety (please refer to Appendix 1, Tables 1-6, and Section 4.4).

### **4.4 Findings of the Assessment of the Policies**

4.4.1 The full assessment of the policies is provided as Tables 1-6, Appendix 1 with summaries provided as Tables 4.3-4.8 within this section. Given the number of policies (over 60) and length of the policies contained within the Island Plan it has not been deemed practical to include the full details of all the policies. However, it is recommended that the assessment provided herein is considered alongside a full copy of the policies in order to fully understand the comments made. The following section provides a summary of these

<sup>22</sup> Employment Land Study Isle of Wight Council Final Report March 2015 Prepared by GL Hearn Limited

findings<sup>23</sup>.

**Growth (G1- G5);**

4.4.2 Table 4.3 provides a snapshot visual summary of the sustainable development and growth group of five policies relating to sustainable development.

**Table 4.3: Summary of sustainable development and growth assessment**

| IPS | ISA Objectives* |           |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           |
|-----|-----------------|-----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|
|     | 1 Air           | 2. Coasts | 3 Water | 4 Landscape and Noise | 5 cultural heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |
| G1  | ?/ -            | 0         | 0       | 0                     | 0                   | ?/-            | +          | 0                          | 0                           | 0          | 0                   | ?                        | ?           | ?                         | ?                | ?                  | ?                         |
| G2  | *               | *         | *       | *                     | *                   | *              | *          | *                          | *                           | *          | *                   | *                        | *           | *                         | *                | *                  | *                         |
| G3  | /-              | 0         | ?       | ?                     | 0                   | ?/+            | 0          | 0                          | 0                           | ?          | 0                   | ?                        | ?           | ?                         | ?                | ?                  | 0                         |
| G4  | ?               | ?         | ?       | ?                     | ?                   | ?              | ?          | ?                          | ?                           | ?          | ?                   | ?                        | -           | ?                         | ?                | ?                  | ?                         |
| G5  | 0               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |

4.4.3 This group of policies are designed to ensure development meets the needs of the present without comprising the ability for future generations to meet their own needs. It is an important set of policies encouraging growth, whilst ensuring the environment is protected and where possible enhanced. Full details of the assessment are provided in Appendix 1, Table 1.

4.4.4 The principle of these policies is that the impacts should be negligible or positive and that no negative effects should occur. However, the assessment results indicate that three of the policies do have the potential to cause negative impact to the ISA objective 1 (air quality), 6 (biodiversity) and 13 (equality). It is also noted that reference is made in these policies to specific schemes which have not been assessed herein.

4.4.5 To ensure these negative effects do not occur and the potential positive impacts are captured improvements and mitigation measures are required to be made to the policies.

<sup>23</sup> It is noted that the order in which the policies are presented herein reflected the order of the presentation of the policies within the IPS as of the middle of June 2021. It is noted that the order of the policies within the IPS was amended at the end of June 2021 however there was not sufficient change for these changes in the order of policies to be reflected in the ISA. This is no way affects the assessment.



Suggestions for improvements / mitigation are as follows:

- **G1 Our Approach Towards Sustainable Development and Growth:**
  - Revisit and clarify the overall objective of this policy as there are a lot of overarching ideas including transport, health, open space, and the high street, but there are no robust methods of how these ideas will be delivered or applied and no targets.
  - Consider removing reference to specific sites and schemes as this may prejudice the Local Transport Plan.
  - Revisit the aim regarding transport and determine whether the aim could be more ambitious for example ‘to reduce the requirement for travel, with a focus of local active travel’.
  - This policy needs to provide details of how all the aspects will be supported and be delivered and how these things will be achieved. For example, where in the plan is health and well-being supported and how does it support people to live long healthy active lifestyles? There is no evidence within these group of policies to support this. Provide detail on preferred locations i.e., large settlements over rural, focusing on deprived areas for example, providing general areas where education and healthcare etc will be located. Where is public open space and public realm encouraged? With respect to the natural environment, there could be a much more ambitious target to enhance and improve and one way this can be realised is via net gain. References to the high street only focus on retail and do not capture the huge opportunities for evolution of the high street and the potential benefits it could have too many of the ISA objectives over the plan period.
- **G2 Priority Locations for Development and Growth:** Consider including that non allocated (windfall) sites must be shown to not have a detrimental effect on the environment. The policy should also contain more detail for non-housing related developments such as commercial areas.
- **G3 Developer Contributions:** Consider using stronger wording than ‘seeks’. It could be stated that development that does not provide sufficient developer contributions will not be supported, this prevents contributions being optional/ challenged and ensure the policy is robust. Consider removing the term ‘infrastructure’ when referring to stakeholders and replace with terminology that encompasses other bodies such as Natural England, Historic England, Environment Agency and Sports England to ensure the full range of environmental benefits can be considered. Consider how evidence of the dialogue with stakeholder should be provided i.e., include full list of consultations with dates and names, along with specific outcomes and mitigations in the form of a consultation statement to ensure transparency and consistency.
- **G3 Developer Contributions:** With respect to ecology aspects, net gain should be separated out from developer contributions. Net gain should be required or expected for all developments. This is critical to ensure ISA objective 6 (biodiversity) obtains a positive score and the opportunities during the plan period are captured and delivered. Net gain is also included in policy G2 consider simply referring to this policy rather than repetition. The ecology line item should be written to ensure it captures non designated sites, connectivity, species and tree planting etc.

- G4 Managing Viability:** Consider including a specific statement that these unviable sites will only be considered only in exceptional circumstances and explain when these circumstances will be considered otherwise. If this change is not made this policy provides an avenue for developers to bring unviable sites to the authority as the norm. Consider including a statement that requires that mitigation must be included in the viability assessment.

**Housing (H1-H11)**

4.4.6 Table 4.4 provides a snapshot visual summary of this group of policies relating to housing delivery.

**Table 4.4: Summary of Delivering the housing we need assessment**

| Delivering the housing we need | ISA Objectives* |           |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           |
|--------------------------------|-----------------|-----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|
|                                | 1 Air           | 2. Coasts | 3 Water | 4 Landscape and Noise | 5 cultural heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |
| H1                             | ?               | ?         | ?       | ?                     | ?                   | ?              | ?          | ?                          | ?                           | ?          | ?                   | ?                        | ?           | ?                         | ?                | +                  | ?                         |
| H2                             | ?               | ?         | ?       | ?                     | ?                   | ?              | ?          | ?                          | ?                           | ?          | ?                   | ?                        | ?           | ?                         | ?                | +                  | ?                         |
| H3                             | ?               | ?         | ?       | ?                     | ?                   | +              | ?          | ?                          | ?                           | ?          | ?                   | ?                        | ?           | ?                         | +                | +                  | ?                         |
| H4                             | 0               | 0         | 0       | +                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| H5                             | 0               | 0         | 0       | -                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | +                        | +           | 0                         | 0                | 0                  | 0                         |
| H6                             | 0               | 0         | 0       | +                     | +                   | ?              | +          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| H7                             | 0               | 0         | 0       | -                     | 0                   | ?              | -          | 0                          | 0                           | 0          | 0                   | 0                        | +           | 0                         | 0                | +                  | 0                         |
| H8                             | 0               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | +           | 0                         | 0                | 0                  | 0                         |
| H9                             | 0               | 0         | 0       | ?                     | 0                   | ?              | +          | 0                          | 0                           | 0          | 0                   | ?                        | 0           | 0                         | 0                | 0                  | 0                         |
| H10                            | 0               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| H11                            | 0               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | ?           | 0                         | 0                | 0                  | 0                         |

4.4.7 This is a key group of policies that are designed to support the delivery of housing required to provide certainty to residents and the development sector. Full details of the assessment are provided in Appendix 1, Table 2.

4.4.8 It is noted that this group of policies has the potential to generate significant positive effects on ISA objectives 13 (equality), 15 (accessibility), and 16 (material assets). The

assessment results indicate that a number of the policies have the potential to cause negative impact.

4.4.9 These policies are directly linked to the site assessments (refer section 4.6 and Appendix 2) and they work alongside the spatial strategy providing the flexibility for exception sites. It is imperative that there is no conflict and that they are clear and robust to ensure they are not subject to interpretation or challenge. The assessment indicated that there were a number of direct conflicts particularly relating to the Areas Outstanding Natural Beauty (AONB) which require clarification.

4.4.10 Improvements and mitigation measures are required to ensure the positive impacts are captured and the negative impacts do not occur. Suggestions for improvements / mitigation are as follows:

- **H3 General Requirements:** It is important that the principles of net gain are clear and concise and not combined with other items such as buffers and open space. Future proofing of the plan period is particularly important in this area, which is quickly evolving, and although the Environment Bill currently requires 10% net gain flexibility is required to ensure the policy can evolve with government guidance. It is recommended that a statement be included regarding government guidance or similar.
- **H3 General Requirements:** The policy would benefit from directly referring to appropriate standards for items like vehicle and pedestrian safety to ensure its robust. It should also define and explain what improved access to public transport might look like.
- **H3 General Requirements:** Requires more specific detail around tree loss and what developers need to show in this regard. Consider the requirement for arboriculture statement where the applicant must demonstrate how trees and hedgerows have been protected, retained, or mitigated for.
- **H3 General Requirements:** Clearly define what ‘sustainable’, ‘high quality’, ‘appropriate’, ‘taking account of setting’, ‘appropriate buffers’, ‘improved access to public transport’ would look like, how it will be achieved and remove ambiguity.
- **H3 General Requirements:** With respect to the Suitable Alternative Natural Greenspace (SANG), it states that developments will be ‘expected to provide’ which leaves it open to interpretation, consider replacing ‘expected’ with ‘required’.
- **H3 General Requirements:** Consider whether this policy be the main location to capture environmental aspects consider the inclusion of climate change resilience, health, education etc. Currently it focuses on biodiversity and trees rather than the full range of topics.
- **H4 Infilling outside settlements:** Consider stating that infilling outside settlements will only be considered as an exception. Consider including details of exactly what is required to be demonstrated to ensure the policy is robust and defensible and provide a definition for what is an ‘important open space’ as this is open to challenge.
- **H5 Affordable Housing:** There is need to clarify the size of development allowed in the AONB. Policy H6 states very specific development will be allowed in the AONB, however this seems to contradict the policy by talking about sites of 9 dwellings. Clarification

over what is allowed in the AONB is imperative. This policy could also consider whether there could be any potential opportunities to encourage development and regeneration in deprived areas.

- **H6 Housing in the Countryside:** Please refer to comment above re AONB clarification and consider including specific reference to minimising light, noise to protect dark skies and tranquillity to ensure these are adequately considered.
- **H7 Rural and First Homes:** Clarify if rural exception sites are allowed in AONB, recommend stating ‘rural exception sites and first homes sites will not be allowed in any designated areas including the AONB’. Consider defining ‘adjacent’ to minimise challenges and the potential for sprawl. Consider including details that applications will need to include the assessment of environmental impacts and will need to assess and show there are no significant impacts that cannot be mitigated.
- **H8 Ensuring the Right Mix:** Recommend changing the word ‘should’ to ‘must’ to ensure the policy is robust.
- **H9 New Housing on Developed Land:** Consider tangible ways to support brownfield development, for example allowing exception to other policies (i.e., affordable housing). Consider other ways these sites can be brought forward for example not requiring gardens but other amenity value. Consider other uses from housing which may be more suitable for Part 1 sites for example commercial or SANGs. Reference should be made to the need for applications to be supported by a conceptual model and where applicable remedial action plans. If practical, consider other benefits such as pre application consultations with the Contaminated Land Officer regarding conceptual models and /and remedial action plans.
- **H11 Gypsy and Traveller:** Provide further details on what and where the council will be providing gypsy, traveller sites to ensure needs can be meet as there are no allocated sites for this purpose. However, it is noted that a Gypsy, Traveller and Travelling Showpeople Plan proposed (emerging) which would include additional details in this regard.

#### **Economy (E1-11);**

4.4.11 Table 4.5 provides a snapshot visual summary of this group of policies relating to the economy.

**Table 4.5: Summary of Supporting and growing our economy\_assessment**

| IPS | ISA Objectives* |           |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           |
|-----|-----------------|-----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|
|     | 1 Air           | 2. Coasts | 3 Water | 4 Landscape and Noise | 5 cultural heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |
| E1  | ?               | ?         | ?       | ?                     | ?                   | ?              | ?          | ?                          | ?                           | ?          | ?                   | ?                        | ?           | ?                         | ?                | ?                  | ?                         |
| E2  | 0               | 0         | 0       | 0                     | 0                   | ?              | ?          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | +                         |
| E3  | 0               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | +                         | 0                | 0                  | 0                         |
| E4  | 0               | 0         | 0       | -                     | 0                   | -              | -          | 0                          | 0                           | 0          | 0                   | +                        | +           | 0                         | 0                | 0                  | +                         |
| E5  | 0               | ?         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | +                | 0                  | 0                         |
| E6  | 0               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | +                  | 0                         |
| E7  | 0               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | +          | 0                   | 0                        | 0           | 0                         | 0                | +                  | +                         |
| E8  | 0               | 0         | 0       | -/?                   | 0                   | 0              | 0          | 0                          | 0                           | 0          | +                   | 0                        | 0           | 0                         | 0                | +                  | +                         |
| E9  | 0               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | +                         |
| E10 | 0               | +         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | +                         |
| E11 | 0               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | +                         |

4.4.12 This is a key group of policies that are designed to support economic growth. Full details of the assessment are provided in Appendix 1, Table 3.

4.4.13 It is expected that all of these policies would generate a positive effect on ISA objective 17 (economy), however the assessment recorded only seven policies scored positively for ISA objective 17. The policies also scored positively once across the group of policies for ISA objective 12 (health), 13 (equality) and 16 (material assets).

4.4.14 Given the nature of the policies economic growth is often seen to be in conflict with protecting and enhancing the environment so has the potential to have a negative effect on for the natural environmental ISAs and this is reflected in the E group of policies scoring three negative effects for ISA objective 4, 6 and 7 respectively. It is important that all policies within this group include consideration of the impacts to the natural environment.

4.4.15 These policies are directly linked and have the potential to conflict with the spatial strategy and the H group of policies.

4.4.16 This group of policies includes specific employments allocations which have been assessed in section 4.6.

4.4.17 Improvements and mitigation measures are required to ensure the positive impacts are captured and the negative impacts do not occur. Suggestions for improvements / mitigation are as follows:

- **E1 Supporting a growing economy:** Consider including a statement regarding general principles of employment, explaining if employment will be allowed outside of these allocations.
- **E2 Sustainable economic development:** Include a statement regarding the need for applicants to show the application has no detrimental effects to the natural environment.
- **E3 Upskilling the island:** Consider including an additional line stating applications must be in line with other policies that protect the environment or similar.
- **E4 Supporting the rural economy:** It is essential the policy goes further to explicitly state both what is allowed and what is not allowed with regards to development in rural areas. Further details are required to ensure that such development does not have negative impacts on other aspects of the environment.
- **E5 Maintaining employment sites with water access:** Consider including a statement regarding support of all employment sites with water access.
- **E6 Digital Infrastructure:** Change wording from ‘expect’ to ‘require’. Clarify what type of development is allowed, i.e., is this just commercial, if so what size/ type, does it apply to housing.
- **E7 Supporting and Improving our Town Centres:** Town centres are evolving, and the policy does not reflect this as it does not include other uses for town centres and open spaces, social spaces. Consider amending the policy to provide a clear vision for the town centre which can evolve during the plan period.
- **E9, 10 and 11 Tourism, the Bay and Ryde:** Consider combining the policies relating tourism.

#### **Transport (policies T1-T 6)**

4.4.18 Table 4.6 provides a snapshot, visual summary of this group of policies relating to transportation.

**Table 4.6: Summary of Better Connected Island ISA Assessment**

| IPS Policy<br>Better<br>connected<br>Island | ISA Objectives* |           |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           |
|---|-----------------|-----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|
|   | 1 Air           | 2. Coasts | 3 Water | 4 Landscape and Noise | 5 cultural heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |
| T 1   | -               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| T 2   | +               | 0         | 0       | 0                     | 0                   | 0              | 0          | ?                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | +                | 0                  | 0                         |
| T 3   | ?               | 0         | 0       | 0                     | 0                   | 0              | 0          | ?                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | +                  | 0                         |
| T 4   | ?               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | +                | 0                  | 0                         |
| T 5   | +               | 0         | 0       | 0                     | 0                   | 0              | 0          | +                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| T 6   | -<br>/?         | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |

4.4.19 This group of policies looks at connectivity and transportation within the IOW and with the mainland, encompassing the Solent Crossing, the airport, the rail network, buses, active transport, and private vehicle use. Full details of the assessment are provided in Appendix 1, Table 4).

4.4.20 It is noted that this group of policies has the potential to generate significant positive and negative effects on ISA objective 1 (air quality), 8 (climate change emission) and 15 (accessibility). Although as a group they did achieve two positive scores for ISA objective 1 (air quality) and for 15 (accessibility) and one for 8 (climate change) there is the potential for this group to score much more positively and create significant positive change which is not currently captured. The assessment results indicate that individually and as a group these policies may not be, robust, or ambitious enough to facilitate the required changed.

4.4.21 These policies have direct crossover with the emerging Local Transport Plan (LTP) and T 1 contains specific transport schemes, which may prejudice the emerging LTP and potentially may result in the IOW having conflicting plans. Further, it is noted that the schemes that are outlined would require full assessment to consider their impacts (which has not been undertaken herein).

4.4.22 This group of policies has the potential to have negative impacts on the ISA objectives 4 (landscape and noise) and 5 (biodiversity). Transport schemes including sustainable and active transport schemes can result in the widening of existing road networks which can result in loss of habitats and species. They can also have significant visual and noise implications if the emphasis is towards reducing emissions and not enough consideration is given to wide environmental impacts. These impacts are often of minor significance at a local level but cumulatively across the island could be significant.

4.4.23 It is noted that there is conflict between the policies with respect to ISA objectives 1 and 8, although T 2 is in general favour of sustainable transport, T 6 supports private parking provision encouraging private vehicle use and T 1 supports the airport both of which could have significant negative effect on ISA objectives 1 (air quality) and 8 (emissions). Furthermore, T 1 has direct conflict within the policy with respect to supporting air quality reduction and airport use and viability.

4.4.24 Improvements and mitigation measures are required to ensure the positive impacts are captured and the negative impacts do not occur. Suggestions for improvements / mitigation are as follows:

- **T1 Better Connected Island:** Overall this policy requires clear robust direction for the overall group of policies, for example supporting existing transport links, supporting sustainable active transport schemes, and reducing air emissions to a set target. Conflict regarding air quality should be addressed.
- **T2 Sustainable transport:** Consider widening the statement regarding ‘safer routes to school and other significant destination’ to include ‘sensitive locations’. To ensure that the policy does not result in potential negative environmental impacts consider including statement ensuring schemes will only be supported where negative impacts to the environment does not occur.
- **T4 Supporting Rail network:** Consider removing reference to specific schemes to avoid conflict with the emerging LTP. Consider inserting a statement which ensures further rail related schemes would be supported where it can be proven not have negative impact on the environment or where positive out way the negatives.
- **T5 Electric charging vehicles:** Could be strengthened by defining words like ‘major’ which leaves it open to challenge, consider making it a requirement for all developments to provide certainty around future provision. Consider including specifics regarding types / speed and consider other forms of electric transport including scooters, buses etc.
- **T6 Parking Provision:** May indirectly encourage private car ownership and usage within existing settlements and potentially already congested areas. This policy should encourage developers to consider parking provision for all development and provide evidence as to why parking is required as opposed to alternatives. This directly links to the spatial strategy and needs to be strong to prevent negative impact in this key area (refer section 4.5). Other options such as park and ride or car share schemes could be



considered as these would positively impact ISA objectives and support the other policies within this group. It is important to note that this policy has strong linkages with the emerging LTP and must not to conflict with emerging LTP re private vehicle use. Reconsider the use of ambiguous words such as 'well designed' and 'adequate' which can be challenged.

**Community (C1-15);**

4.4.25 This group of policies relates to creating sustainable, strong and healthy communities. It also includes public realm and health and well-being. In order to enable people to stay as independent as possible for as long as possible, there are policies covering 'Facilitating Independent Living' and 'Providing Annexe Accommodation'. And policies supporting provision of public services: 'Delivering Locality Hubs' and 'Facilitating a Blue Light Hub'. These policies also set out the council's commitment to renewable energy and lowering carbon emissions in new development (refer Table 4.7).

**Table 4.7: Summary of Sustainable strong and healthy communities assessment**

| IPS Policy Sustainable Strong and Healthy Communities | ISA Objectives* |          |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           |
|---|-----------------|----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|
|   | 1 Air           | 2 Coasts | 3 Water | 4 Landscape and Noise | 5 Cultural Heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |
| C1  | 0               | 0        | 0       | +                     | 0/+                 | ?              | 0          | 0                          | 0                           | 0          | +                   | +                        | 0           | 0                         | +                | 0                  | 0                         |
| C 2   | 0               | 0        | 0       | 0                     | 0                   | ?              | 0          | 0/+                        | ?                           | 0          | 0                   | 0                        | 0           | 0                         | ?                | +                  | 0                         |
| C 3   | 0               | 0        | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | +                        | 0           | 0                         | +                | +                  | 0                         |
| C 4   | 0               | 0        | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | +                        | +           | 0                         | 0                | 0                  | 0                         |
| C 5   | 0               | 0        | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | +                        | 0           | 0                         | +                | 0                  | 0                         |
| C 6   | 0               | 0        | 0       | ?                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| C 7   | ?               | ?        | ?       | ?                     | ?                   | ?              | ?          | ?                          | ?                           | ?          | ?                   | ?                        | ?           | ?                         | ?                | ?                  | ?                         |
| C 8   | 0               | 0        | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | ?                        | 0           | 0                         | 0                | 0                  | 0                         |
| C 9   | 0               | 0        | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | +                         | 0                | 0                  | 0                         |
| C 10  | +               | -        | 0       | -                     | ?                   | ?              | ?          | +                          | +                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| C 11  | ?               | 0        | 0       | 0                     | 0                   | 0              | 0          | ?                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| C 12  | 0               | 0        | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| C 13  | ?               | ?        | +       | ?                     | 0                   | ?              | ?          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | +                  | 0                         |
| C 14  | 0               | 0        | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | +          | 0                   | 0                        | 0           | +                         | +                | +                  | 0                         |
| C 15  | 0               | 0        | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |

4.4.26 It is noted that this group of policies has the potential to generate significant positive effects on ISA objectives 1 (air quality), 4 (landscape), 8 (emissions), 12 (health), 14 (education) and 15 (accessibility). As a group, these objectives all received one or more positive scores with ISA objectives 12, 14 and 15 allocated more than one positive score.

4.4.27 Policies C 10 (supporting renewable energy) scored positively for ISA objectives 1 (air), 8 (emissions) and 9 (resilience). It also scored negatively for ISA objectives 2 (coasts) and 4 (landscape).

4.4.28 These policies contain specific schemes (health related), the effects of which are considered in the site allocation (section 5.6).

## 4.4.29 Key suggestions for improvements / mitigation are as follows:

- **C1 High Quality Design for New Development:** This policy has the potential to support biodiversity through enhancing the ecological value of new development, through wildlife corridors and hedgerows/trees. Remove wording of 'where possible' with regards to protecting and improving land, water quality to ensure its not optional.
- **C2 Improving our Public Realm:** The overarching aim of the policy is unclear. The policy would benefit from a definition of high-quality public spaces, with an inclusion of other aspects of these quality spaces i.e., preserve tranquillity/minimise light spill. Consider impacts to Local Character Areas and/or light spill should be mentioned (through the implementation of a lighting strategy). The policy could be strengthened by adding in commentary on conserving and enhancing the local landscape setting and local identity of settlements to support ISA5. The relationship between soft landscaping and biodiversity net gain could be emphasised to allow a positive score for ISA6, provided that adverse effects to designated sites are not caused through the development.
- **C10 Supporting Renewable Energy and Low Carbon Technologies:** Consider stating that development supporting green infrastructure will be supported rather than listing the types, as this does not future proof the plan or allow for innovative technology moving forwards in the plan period. It is recommended that changes be made that prevent development in the AONB and other sensitive areas as this may have significant negative effect. Consider the need for applications to be supported by full assessment of risks and details of mitigation measures.
- **C11 Lowering Carbon and Energy Consumption in New Development:** Remove the term 'wherever possible' as this suggests its optional and allows challenge. 'Major development' should be defined. The policy should set clear and ambitious targets for carbon emission targets, renewable energy, and recycling to assist with achieving zero emission by 2050. It should encourage innovation and other options. In summary, the policy should be more ambitious and include clear measurable targets.
- **C13 Maintaining Key Utility Infrastructure:** Consider the addition of a statement ensuring such applications would generally be supported in these areas but only where it can be demonstrated that there are no negative effects. For example, landscape or biodiversity impacts should be adequately considered and any potential impacts assessed and mitigated.
- **C14 Providing Social and Community Infrastructure:** Consider whether economic reasons are an appropriate justification for loss of community infrastructure. Consider requiring that alternatives will always be required within the same community rather than 'where appropriate'. To strengthen protection of existing facilities and ensure on going provision for the Plan period.

**Environment (EV1-EV19)**

4.4.30 The group of policies are designed to ensure the historic and natural environment are addressed within the Plan. Full details of the assessment are provided in Appendix 1, Table 6).

4.4.31 This group of policies has the potential to have significant positive impacts on many of the ISA objectives 1-7. However, there is also the potential for these policies to overlap and conflict with other policies within the Plan and in this regard to ensure all potential conflicts were captured these policies were assessed last. Refer to Table 4.8 for the summary of the assessment of the EV policies.

**Table 4.8: Summary of High quality environment assessment**

| IPS  | ISA Objectives* |           |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           |
|------|-----------------|-----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|
|      | 1 Air           | 2. Coasts | 3 Water | 4 Landscape and Noise | 5 cultural heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |
| EV1  | 0               | 0         | 0       | 0                     | +                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| EV2  | 0               | 0         | 0       | 0                     | 0                   | +              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| EV3  | 0               | 0         | 0       | 0                     | 0                   | +              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | +                | 0                  | 0                         |
| EV4  | 0               | 0         | +       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| EV5  | 0               | 0         | 0       | 0                     | 0                   | +              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| EV6  | 0               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | +                | 0                  | 0                         |
| EV7  | 0               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | +                | 0                  | 0                         |
| EV8  | 0               | 0         | 0       | 0                     | 0                   | 0              | +          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| EV9  | 0               | 0         | 0       | +                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| EV10 | 0               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | +          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| EV11 | 0               | 0         | 0       | +                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| EV12 | 0               | 0         | 0       | -                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| EV13 | 0               | 0         | +       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| EV14 | 0               | 0         | +       | 0                     | 0                   | 0              | 0          | 0                          | +                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| EV15 | 0               | 0         | +       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| EV16 | 0               | +         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | ?                         |
| EV17 | 0               | +/?       | +/?     | 0                     | 0                   | 0              | 0          | 0                          | +                           | -          | 0                   | 0                        | ?           | 0                         | 0                | 0                  | 0                         |
| EV18 | 0               | +         | ?       | ?                     | 0                   | 0              | 0          | 0                          | +                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |
| EV19 | 0               | +         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         |

4.4.32 All policies scored positively for one at least one ISA objective and policies EV3, EV14, EV17 and EV18 scored positively for two ISA objectives. Four policies were allocated two positive scores. ISA objectives 2 (coast), 3 (water), 6 (biodiversity), 9 (climate change) and 15 (accessibility) were the best represented.

4.4.33 It is noted that three of the policies (EV11, 12 and 17) were assessed as potentially having a negative effect on ISA objectives 4 (landscape) and 10 (culture). These negative impacts related to potential determinantal effects to the AONB, dark skies (policies 12 and 11) and significantly to cultural identified associated policy EV17 which relates to relocation from coastal risk areas which is accepted that on occasion may be required to protect lives.

4.4.34 Key suggestions for improvements / mitigation are as follows:

- **EV1 Conserving and Enhancing the Historic Environment:** Demonstrate where they have been informed by sufficient evidence. Add a statement to ‘including where necessary through field work’. Amend statement ‘Loss of scheduled monuments’ to refer to ‘archaeological sites of demonstrable equivalence’.
- **EV2 Ecological Assets and Opportunities of Enhancement:** Amend term ‘located away from’, to ‘development must be shown not have an impact on designated site via HRA or similar’. Consider tightening the exceptions and whether permanent damage would be acceptable under any circumstances. On the three numbered points: 1) Consider adding that not providing ecological assessment must be fully justified i.e., the expectation is that all applications should include at least a Preliminary Ecological Assessment. Applicants should be pointed towards tool such as Biodiversity Checklists as a means of conducting due diligence prior to submission. May also wish to highlight the role of pre-application engagement. 2) Highlight that BNG is in addition to any required mitigation/enhancement measures already needed. The policy should include reference to the mitigation hierarchy – i.e., that the expectation is that development first avoids impacts and then only compensates as a last resort.
- **EV3 Recreation Impact on the Solent European Sites:** Consider amending the term ‘net gain’ which can be confused for ‘biodiversity net gain’. Consider whether this policy should relate to housing developments (above a certain size or dwelling number) or all development types. Consider mentioning that this is in addition to HRA.
- **EV4 Water Quality Impact on Solent European Sites (nitrates):** Recommend that the statement regarding the position statement be amended to say all applications should be made in strict accordance with the current position statement therefore ensuring future proofing of the plan.
- **EV5 Trees Woodland and Hedgerows:** To ensure the policy achieves its objective it is important that there is a requirement that applications must include details of trees and hedgerows on site arboriculture and hedgerow assessments in order to allow the council to make the assessment (either surveys or statements). The policy should provide measurable targets to ensure these items are protected but also increased to show how the IOW will meet the 2060 target. Consider including reference to biodiversity net gain.
- **EV6 Protecting and Providing Open Spaces:** Consider changing the term ‘expected’ to ‘are required’ or ‘must’. Consider combining EV6 and EV7 to avoid repetition.

- **EV7 Local Green Spaces:** Define special circumstances. Change wording consider to 'support' or 'encourage'. Consider combining EV6 and EV7 to avoid repetition.
- **EV8 Protecting High Grade Agricultural Soil:** Remove reference to large sites to avoid conflict and ensure it is in line with spatial strategy and exception policies. Include all developments not just agricultural and forestry.
- **EV9 Protecting our Landscapes and Seascapes:** Recommend clearly defining the aim of the policy to include the protection and enhancement of the landscape (including seascape), focusing on landscape, townscape, character, and visual aspects of the IOW. Consider removing references to biodiversity and climate change which are included in other policies. Consider moving RIGGS to policy EV8 which relates to soils and geology. Change the word 'expected' to 'required'. Include clear wording regarding how views and character areas will be protected. Are there any exceptions? and when and how exceptions will be made. Consider a statement which says any developments which have a negative impact on these aspects after mitigation has been applied will not be supported. Consider requirement for certain size of development to require landscape visual impact assessment. Consider how these aspects are addressed within the AONB in particular.
- **EV10 Preserving Settlement Identity:** Consider whether the policy is needed with the existing spatial strategy.
- **EV11 IOW AONB:** It is imperative that all references to the AONB within all policies are in full agreement with regards to what is allowed and what is not allowed, and the exceptions explicitly stated so no ambiguity remains. They should also be in line with the spatial strategy as the AONB is outside of the settlement boundaries. Provide clarity regarding whether this refers only to exception sites, or green infrastructure. Amendments are required across all groups of policies to ensure the AONB is sufficiently protected.
- **EV12 Dark Skies:** Clarify what development would be allowed in the dark skies and how this fits in with the spatial strategy. For example, does this only apply to exception sites or sites of certain size or type? Consider no outside lighting and / or mitigation measures.
- **EV13 Water Resources:** A number of policies manage water resources consider combining.
- **EV14 Managing Flood Risk:** Consider change of terminology regarding 'be safe from flooding'. Clarify whether this is applied to all sites regardless of size or just those over 1 hectare.
- **EV15: Monkmead:** A number of policies manage water resources consider combining.
- **EV16 Managing our Coasts:** Clarify what is meant by a sustainable and practical approach, is this in addition to a vulnerability assessment?
- **EV17 Facilitating Relocation from Coastal Change Management Areas:** Consider a requirement that applications must include consideration of exceptions to any aspect contrary to policy and include full assessment of impacts and mitigation measures.
- **EV18 Improving Resilience from Coastal Flood Risk:** Recommend removal of first paragraph as it is not a policy. Clarify when these requirements be applied and what definition will be applied (is this for all developments on the island, in 'hold the line' areas or on the coast)? Clarify whether development in 'hold the line' will need to 'provide' new coastal defences or just contribute to existing defences? Clarify when developer contributions will be required as opposed to the defence works themselves, what would be the scale? With respect to new coastal defences, it is noted that there will always be material environmental impact and, in this regard, has the council considered occasions

where positive impacts may out-weigh negatives and mitigation can be provided as this is not currently allowed in this policy. Pre apps are voluntary, consider re wording to state pre app are highly recommended to ensure applicants are fully aware of the requirements at the earliest stages.

- **EV19: Managing Ground Instability:** The policy could be combined with EV18 and EV16.

#### 4.5 B1-B5: Testing the Spatial Strategies against the ISA Objectives

- 4.5.1 Four spatial strategies were assessed against the ISA framework (refer Table 4.2). Of these, Strategies 3 and 4 (no spatial strategy and new communities respectively) were both found to have a larger number of negative effects against the ISA objectives (refer to Appendix 2 for full assessment details).
- 4.5.2 Strategies 1 and 2 are similar in nature so scored almost identically across the ISA objectives. However, there was an exception relating to ISA Objective 10 (culture) with Strategy 1 scoring a question mark (?) and Strategy 2 achieving a positive score. Strategy 2 achieved a positive score as it was considered to support the local identity of individual settlements by reducing encroachment and settlement coalescence by restricting development to within fixed boundaries leaving no room for challenges or interpretation.
- 4.5.3 Specific strengths of Strategy 2 are that it scores positively for ISA Objective 4 (landscape) because it seeks to protect the IOWs tranquillity, dark skies and the AONB. It also scores positively for ISA Objective 6 (Biodiversity) as it seeks to protect designated sites. It scores positively for ISA Objective 7 (land use) as it encourages brownfield regeneration and safeguards RIGGS and agricultural land.
- 4.5.4 Strategy 2 was not found to have a direct negative effect on any of the ISA objectives. However, it could potentially have an indirect negative impact on ISA Objective 1 (air quality) in so far as contributing to congestion. Although development would be focused within existing settlements with public transport infrastructure it does not preclude an increase in private vehicle ownership and use. On this basis ISA Objective 1 scored a ? as the impacts are uncertain.
- 4.5.5 Strategy 2 ‘Use existing settlement hierarchy (a) Increase density/site yield, focus on infill and brownfield, and not allow development beyond settlement boundaries’ is the preferred option and the ISA assessment concludes this is an appropriate strategy.**
- 4.5.6 For Strategy 2 to fulfil its purpose by facilitating the housing numbers required it is necessary to adjust existing settlement boundaries (the housing numbers required cannot be accommodated within existing settlement boundaries). These should be agreed, assessed and fixed for the period of the plan to ensure the impacts assessed herein are achieved. It is imperative that the spatial strategy be robustly supported by clear policies relating to sustainable transport, affordable housing and investment in deprived areas, education, and healthcare provision. This would support and encourage any additional opportunities and indirect positive impacts, and to prevent any potential negative impacts with respect to congestion and air quality that this strategy could cause.

## 4.6 B1-B5: Testing the Sites against the ISA Objectives

### Housing

- 4.6.1 All sites in the SHLAA have been assessed in accordance with the methodology outlined in section 3 and Table 3.6. This included the assessment of a total of 148 sites. Full details of the individual assessments of these sites may be found in Appendix 3.
- 4.6.2 IOW Council selected the allocated sites that it plans to take forward based primarily on the spatial strategy (refer section 4.5), but also on other criteria as outlined in the Draft Island Planning Strategy (IPS): Revisiting the site allocations approach, briefing paper. Out of the sites located within the settlement areas, a total of 41 housing sites have been selected to be taken forward for allocation (refer to section 6.5 for further details on the limitations associated with the housing allocation selection process).
- 4.6.3 For ease of discussion, the 41 allocated sites have been grouped into settlements. Sites not located within settlements have been assessed and full details are provided in Appendix 3. Site IDs have been used as references and full site details in relation to the IDs are provided in the front of Appendix 3.
- 4.6.4 A summary of the sites within each settlement area is provided in Table 4.9.

**Table 4.9: Site Allocations Summary**

| Settlement Area                 | ID* of allocated sites   | ID sites assessed                                      |
|---------------------------------|--|--|
| Bembridge Secondary settlement  | IPS183, IPS184   | N/A  |
| Brading Rural Service centre    | N/A  | IPS102, IPS145, IPS213, IPS319                         |
| Brighstone Rural Service Centre | N/A  | IPS306   |
| Cowes Primary Settlements       | IPS35, IPS42, IPS199, IPS317, IPS323, IPS394   | IPS204, IPS205, IPS367, IPS122, IPS122, IPS219, IPS304 |
| East Cowes Primary Settlement   | IPS414, IPS290   | N/A  |
| Godshill Rural Service Centre   | IPS237   | IPS43, IPS340  |
| Newport Primary Settlement      | IPS413, IPS200, IPS231, IPS233, IPS234, IPS342, IPS358, IPS371, IPS382, IPS386, IPS383, IPS406, IPS411 | IPS78, IPS126, IPS161, IPS307, IPS346, IPS357, IPS376, |



| Settlement Area                 | ID* of allocated sites                      | ID sites assessed   |
|---------------------------------|---|---|
| Niton Rural Service Centre      | N/A   | IPS196, IPS197, IPS198  |
| Rookley Rural Service Centre    | N/A   | IPS30, IPS41, IPS286, IPS349  |
| Ryde Primary settlement         | IPS415, IPS34, IPS150, IPS271, IPS412       | IPS21, IPS55, IPS80, IPS86, IPS105,                                     |
| St Helens Rural Service Centre  | N/A   | IPS331, IPS347  |
| The Bay Primary Settlement      | IPS25, IPS65, IPS74, IPS77, IPS81, IPS68    | IPS114, IPS117, IPS135, IPS160, IPS177, IPS217, IPS263, IPS373, IPS393, |
| Ventnor Secondary Settlement    |   | IPS67, IPS69, IPS368  |
| West Wight Secondary Settlement | IPS7, IPS71, IPS82a, IPS189, IPS403, IPS410 | IPS90   |
| Wootton Secondary Settlement    | IPS98, , IPS3                               | IPS157, IPS312  |
| Wroxall Rural Service Centre    |   | IPS19, IPS51, IPS73, IPS297   |

\*for site ID details refer to reference sheets at the front of Appendix 3.

4.6.5 With respect to the 41 allocated housing sites, the majority have been found to have one or more constraint which has resulted in a negative score in the assessment (refer Appendix 3 for full details of each site). A negative score does not mean that a negative impact will occur or that the site is unsuitable for housing, rather that the potential for a negative impact to occur exists. For example, if a site is in the proximity of a designated site, it has been found to have a negative score for ISA Objective 6 (biodiversity) as the development has the potential to negatively affect a designated site. This does not mean the site should not be allocated, but rather highlights that the site has a potential constraint which requires further consideration to ensure that impacts are identified and where applicable mitigated.

4.6.6 It is important to note that due to the plan making timetable, the IPS had not been updated at this stage to take on board and incorporate the findings of the Interim ISA with respect to the suggested improvements to the policies or to the potential effects of the allocated sites. This iteration is completed later in the assessment process as set out in Section 8.

**Health**

4.6.7 The three health sites have been assessed against the framework outlined in section 3.5 and 3.6. The full assessments are provided in Appendix 4. A summary of the site findings are as follows:

- The Bay Locality Health Hub was not found to have any potential negative impacts and scored positively for five of the ISA objectives.
- The Central Locality Newport Health Hub scored negatively for ISA Objective 3 (water) because the site lies within Flood Zone 3 and is adjacent to the River Medina. In this regard it is essential that plan policies relating to water resources and flood risk are adequately considered and any required mitigation be implemented to prevent negative impacts. The site scored positively for four ISA objectives.
- The St. Marys Hospital site scored negatively for ISA Objective 6 (biodiversity) and 7 (land use) because of the site's proximity to the Medina Estuary SSSI, Solent & Southampton Water Ramsar & SPA and Solent Maritime SAC which are located 170 m east. The site is also Grade 3 ALC. It is noted that policy EV8 seeks to protect agricultural soils from forestry or agricultural development but makes no reference to other development types. On this basis there is no policy to ensure mitigation is put in place to minimise the negative impact. Development on this site should be subject to Habitat Regulations Assessment.

**Employment**

4.6.8 The six allocated commercial sites have been assessed against the framework outlined in 3.5 and 3.6. The full assessments are provided in Appendix 4. A summary of the site findings are as follows:

- The Somerton Farm site was not found to have any negative impacts.
- The Lowtherville Road site was found to have three negative impacts on ISA objectives. ISA objective 1 (air) because there are no bus stops on Lowtherville Road, the nearest bus routes are along Newport Road, 140 m south. The site is not located in proximity to a rail route, a public footpath or cycle route network. ISA Objective 3 (water) could be impacted as the site lies within a Zone II (Outer) Source Protection Zone and is within an area of high groundwater vulnerability.
- The Kingston Marine Park site was found to have three negative impacts on ISA objectives. ISA Objective 3 (water) because the western side of the site lies within Flood Zone 3 and is adjacent to the River Medina, however it is noted that the site is a marine employment site required to be located adjacent to an estuary, so in this case its location adjacent to the river would not be considered a negative. ISA Objective 6 (biodiversity) as

the western boundary of the site is immediately adjacent to several internationally and nationally designated sites: Medina Estuary SSSI, Solent Maritime SAC, Solent & Southampton Ramsar and SPA. ISA Objective 7 (land use) as the southern half of the site is Grade 3 ALC. Development on this site should be subject to Habitat Regulations Assessment.

- The Land East of Pan Lane site was found to have one negative impact on ISA Objective (7) (land use) because it is located on Grade 3 ALC (greenfield land) and is within a mineral safeguarding area.
- The Nicholson Road site was found to have one negative impact on ISA Objective (7) (land use) because it is located on Grade 3 ALC (greenfield land) and is within a mineral safeguarding area.
- The Sandown Airport site was found to have one negative impact on ISA Objective (7) (land use) because it is located on Grade 3 ALC (greenfield land) and is within a mineral safeguarding area.

## 5 Monitoring

5.1.1 It is essential that monitoring suggestions are simple, effective, and measurable. For monitoring to generate useful data a baseline would be required on which to compare the data on an annual basis. It is noted that the majority of the policies within the IPS do not contain specific measurable indicators and targets are only provided for a small number of policies, this means that there is no way of directly measuring or monitoring the success of the Plan against the ISA objectives. Where possible available metrics have been included on which to monitor (refer Table 5.1). For the monitoring to be meaningful targets will need to set.

**Table 5.1 Suggested Monitoring**

| SA/SEA Objective                   | Monitoring Suggestions  |
|------------------------------------|---|
| 1. Air Quality                     | <ul style="list-style-type: none"> <li>• Assessment of local air quality monitoring data.</li> <li>• Number of new parking spaces approved/ total number of parking spaces.</li> </ul>  |
| 2. Coasts                          | <ul style="list-style-type: none"> <li>• Applications approved in Coastal Change Management Areas.</li> <li>• Granted Relocations.</li> <li>• Number of properties defended from flood.</li> <li>• Amount of Development Contributions.</li> </ul>  |
| 3. Water Quality and Resources     | <ul style="list-style-type: none"> <li>• Applications not linked to sewer network.</li> <li>• Application including water recycling.</li> </ul>   |
| 4. Landscape (including Noise)     | <ul style="list-style-type: none"> <li>• Status of Noise Important Areas</li> <li>• Applications granted in AONB</li> <li>• Applications granted in dark skies area</li> <li>• Applications granted in in tranquillity area</li> </ul>  |
| 5. Cultural Heritage               | <ul style="list-style-type: none"> <li>• Number of development applications granted for existing heritage assets.</li> </ul>  |
| 6. Biodiversity                    | <ul style="list-style-type: none"> <li>• Number of applications granted without 10% biodiversity net gain (i.e., as exceptions).</li> <li>• Total net gain achieved.</li> <li>• Number of applications granted which include net tree and hedgerow loss.</li> <li>• Number of site applications permitted within a designated site (international and local)</li> </ul> |
| 7. Land use, soils and agriculture | <ul style="list-style-type: none"> <li>• Amount of Grade 3 ALC land lost to development.</li> <li>• Amount of mineral sterilised.</li> <li>• Applications granted in RIGGS.</li> </ul>  |

| SA/SEA Objective  | Monitoring Suggestions   |
|---|--|
|   | <ul style="list-style-type: none"> <li>• Applications granted which included a remedial action a plan.</li> </ul>  |
| 8. Climate Change Emissions   | <ul style="list-style-type: none"> <li>• Number of new electric vehicle points.</li> <li>• Amount of renewable energy generated.</li> </ul>  |
| 9. Climate Change Resilience  | <ul style="list-style-type: none"> <li>• Amount of land granted for green infrastructure.</li> <li>• Amount of land developed in flood zone 3</li> </ul>   |
| 10. Culture   | <ul style="list-style-type: none"> <li>• Number of dwelling approved outside of primary and secondary settlements.</li> <li>• Number of dwellings granted in priority locations.</li> </ul>                    |
| 11. Crime and safety  | N/A  |
| 12. Health and Population:<br>To improve the health and wellbeing of the population and reduce inequalities in health       | <ul style="list-style-type: none"> <li>• Number applications granted for or including health care provision.</li> </ul>  |
| 13. Social Inclusion and Equality<br>To reduce the level and distribution of poverty and social exclusion across the Island | <ul style="list-style-type: none"> <li>• % affordable housing granted</li> <li>• Number gypsy traveller sites granted</li> <li>• Number of applications granted in area with deprivation index 1-3.</li> </ul> |
| 14. Education and training  | <ul style="list-style-type: none"> <li>• Number of applications for or including education facilities approved.</li> </ul>   |
| 15. Accessibility   | <ul style="list-style-type: none"> <li>• Number of applicants granted water-based access.</li> <li>• Number of new SANGs.</li> <li>• Total developer contributions.</li> <li>• New Rights of Way</li> </ul>    |
| 16. Material Assets   | <ul style="list-style-type: none"> <li>• Number of housing units granted per annum.</li> </ul>   |
| 17. Employment and Economy  | <ul style="list-style-type: none"> <li>• Floor space granted for retail/ employment granted per annum</li> </ul>   |

## 6 Cumulative, Indirect, Synergistic, Long Term Effects

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### 6.1 Cumulative Effects

6.1.1 The SEA Directive requires information to be provided on the likely cumulative and synergistic (i.e., in combination effects) on the environment. For this assessment cumulative effects are defined as ‘those that result from additive (cumulative) impacts which are reasonably foreseeable actions together with the plan’ (inter plan effects) and synergistic (intra plan effects) are defined as ‘those that arise from the interaction between effects within the same plan on different aspects of the environment’. The appraisal process aims to concentrate on identifying ‘significant effects’ only, as defined by the SEA Directive.

### 6.2 Summary of Intra Plan Effects (synergistic within the IPS)

6.2.1 The intra<sup>24</sup> plan (synergistic) effects of the Objectives of the IPS have been considered within the ‘at a glance summary’ Tables 4.3-4.8 section 4 and where applicable discussions around synergistic effects within each of group of policies are discussed in section 4.5.

6.2.2 Cumulatively the hospital sites will have a positive effect on ISA Objectives 12 (health and population), 13 (social) and 16 (material assets). No negative cumulative effects have been identified.

6.2.3 Cumulatively the employment sites may have a negative effect on ISA Objective 7 (land use) as several of the sites are Grade 3 ALC or mineral safeguarding areas. Cumulatively the employment sites are expected to have a positive effect on ISA Objective 16 (material assets) and ISA Objective 17 (economy). To ensure negative effects do not occur mitigation should be put in place to ensure area remain viable for mineral production and that loss of productive soils are minimised. Currently the proposed policies may not ensure adequate protection in these areas.

6.2.4 To assess the cumulative effects of the housing allocations, the sites have been grouped into settlements and assessed collectively. This has been done for those settlements with five or more housing allocations higher levels of growth. Those settlements with less than five allocations were not considered likely to have significant cumulative effects. Areas with five or more allocations include:

- Cowes (6 sites);
- West Wight (6 sites);
- Newport (13 sites); and
- Ryde (5 sites).

<sup>24</sup> Within the LTP

6.2.5 Tables 6.1-6.3 provide an ‘at a glance’ summary of the potential cumulative effects of the housing allocations within the settlement areas.

**Table 6.1: Cumulative Effects of Allocated Sites (Coves Primary Settlement)**

| IPS    | ISA Objectives* |           |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           |
|--------|-----------------|-----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|
|        | 1 Air           | 2. Coasts | 3 Water | 4 Landscape and Noise | 5 cultural heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |
| IPS035 | +               | ?         | -       | +                     | 0                   | -              | +          |                            |                             |            |                     | ?                        | ?           | ?                         |                  | +                  | ?                         |
| IPS042 | -               | ?         | 0       | +                     | 0                   | 0              | +          |                            |                             |            |                     | ?                        | ?           | ?                         |                  | +                  | -                         |
| IPS119 | -               | ?         | ?       | +                     | 0                   | 0              | -          |                            |                             |            |                     | ?                        | ?           | ?                         |                  | +                  | ?                         |
| IPS317 | 0               | ?         | ?       | +                     | 0                   | ?              | -          |                            |                             |            |                     | ?                        | ?           | ?                         |                  | +                  | ?                         |
| IPS323 | 0               | ?         | 0       | -                     | 0                   | -              | -          |                            |                             |            |                     | ?                        | ?           | ?                         |                  | +                  | -                         |
| IPS394 | +               | ?         | -       | +                     | 0                   | -              | +          |                            |                             |            |                     | ?                        | ?           | ?                         |                  | +                  | ?                         |

Grey = cannot be assessed spatially

6.2.6 Cumulatively the allocated sites within Coves have the potential to have a negative effect on ISA Objective 17 (employment) as two of the 6 sites are in an existing employment zone. To mitigate the effects, the applications should be required to show they will not result in loss of employment opportunities. Several of the sites are in Grade 3 ALC and mineral safeguarding areas which should be addressed during the planning application process to ensure mineral resources are not sterilised. Several of the sites have the potential to negatively impact ISA Objective 6 (biodiversity) owing to their location either in greenfield areas or in the vicinity of designated sites. Several have the potential to impact the ISA Objective 3 (water) owing to the site proximity to water bodies. An HRA will be required to ensure the sites can be brought forward without negatively impacting the designated sites. During the planning process further consideration should be given to those sites in proximity to waterbodies to ensure no negative impacts occur.

**Table 6.2: Cumulative Effects of Allocated Sites (West Wight Primary Settlement)**

| IPS     | ISA Objectives* |           |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           |
|---------|-----------------|-----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|
|         | 1 Air           | 2. Coasts | 3 Water | 4 Landscape and Noise | 5 cultural heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |
| IPS007  | 0               | ?         | ?       | -                     | -                   | -              | +          |                            |                             |            |                     | ?                        | ?           | ?                         |                  | +                  | ?                         |
| IPS071  | 0               | ?         | ?       | +                     | 0                   | 0              | -          |                            |                             |            |                     | ?                        | +           | ?                         |                  | +                  | ?                         |
| IPS082a | 0               | ?         | ?       | +                     | 0                   | -              | +          |                            |                             |            |                     | ?                        | ?           | -                         |                  | +                  | ?                         |
| IPS189  | 0               | ?         | ?       | -                     | 0                   | 0              | +          |                            |                             |            |                     | ?                        | ?           | ?                         |                  | +                  | -                         |
| IPS403  | 0               | -         | ?       | -                     | ?                   | -              | +          |                            |                             |            |                     | ?                        | ?           | ?                         |                  | +                  | ?                         |
| IPS410  | 0               | ?         | ?       | +                     | 0                   | 0              | 0          |                            |                             |            |                     | ?                        | +           | ?                         |                  | +                  | ?                         |

6.2.7 Within West Wight, the potential exists for cumulative effects to occur with respect to ISA Objective 4 (landscape) owing to the proximity of some of the sites to the AONB and to ISA Objective 6 (biodiversity) due to the proximity to designated sites. During the development process it is imperative that mitigation measures be put in place to ensure impacts do not occur.

**Table 6.3: Cumulative Effects of Allocated Sites (Newport Primary Settlement)**

| IPS    | ISA Objectives* |           |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           |
|--------|-----------------|-----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|
|        | 1 Air           | 2. Coasts | 3 Water | 4 Landscape and Noise | 5 cultural heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |
| IPS200 | 0               | ?         | 0       | -                     | -                   | 0              | -          |                            |                             |            |                     | ?                        | ?           | ?                         |                  | +                  | ?                         |
| IPS231 | 0               | ?         | 0       | +                     | ?                   | ?              | -          |                            |                             |            |                     | ?                        | ?           | ?                         |                  | +                  | ?                         |
| IPS233 | -               | ?         | 0       | +                     | ?                   | ?              | -          |                            |                             |            |                     | ?                        | ?           | ?                         |                  | +                  | ?                         |
| IPS234 | -               | ?         | ?       | +                     | ?                   | ?              | -          |                            |                             |            |                     | ?                        | ?           | ?                         |                  | +                  | ?                         |



|        |   |   |   |   |   |   |   |  |  |  |  |   |       |   |  |   |   |
|--------|---|---|---|---|---|---|---|--|--|--|--|---|-------|---|--|---|---|
| IPS342 | 0 | ? | - | ? | ? | ? | - |  |  |  |  | ? | +     | ? |  | + | ? |
| IPS358 | 0 | ? | 0 | - | 0 | 0 | - |  |  |  |  | ? | ?     | ? |  | + | ? |
| IPS371 | 0 | ? | ? | + | - | - | + |  |  |  |  | ? | ? / 0 | ? |  | + | ? |
| IPS382 | - | ? | ? | + | ? | ? | - |  |  |  |  | ? | ?     | ? |  | + | ? |
| IPS383 | - | ? | ? | - | - | - | + |  |  |  |  | ? | ?     | ? |  | + | ? |
| IPS386 | 0 | ? | 0 | + | 0 | ? | - |  |  |  |  | ? | +     | ? |  | + | ? |
| IPS406 | - | ? | 0 | - | 0 | - | - |  |  |  |  | ? | ?     | ? |  | + | ? |
| IPS413 | 0 | ? | ? | + | 0 | 0 | + |  |  |  |  | ? | ?     | ? |  | + | ? |
| IPS411 | 0 | ? | ? | + | 0 | 0 | + |  |  |  |  | ? | +     | ? |  | + | ? |

6.2.8 Within Newport the potential exists for negative cumulative effects on ISA Objective 7 (landscape) as many of the sites are located on Grade 3 ALC on the edge of the settlement. There are also potential impacts on ISA Objective 6 (biodiversity) as several of the sites are greenfield and / or have proximity to designated sites which require careful consideration on an individual site basis and cumulatively as the sites are brought forward to ensure appropriate mitigation is in place. Further, a number of the sites are located close to noise important areas (ISA Objective 4) and are not located close to existing transport links.

**Table 6.4: Cumulative Effects of Allocated Sites (Ryde)**

| IPS    | ISA Objectives* |           |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           |
|--------|-----------------|-----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|
|        | 1 Air           | 2. Coasts | 3 Water | 4 Landscape and Noise | 5 cultural heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |
| IPS034 | 0               | ?         | -       | -                     | ?                   | 0              | +          |                            |                             |            |                     | ?                        | ?           | ?                         |                  | +                  | ?                         |
| IPS150 | 0               | ?         | -       | 0                     | 0                   | 0              | -          |                            |                             |            |                     | ?                        | ?           | ?                         |                  | +                  | ?                         |
| IPS271 | +               | ?         | 0       | +                     | ?                   | ?              | +          |                            |                             |            |                     | ?                        | ?           | ?                         |                  | +                  | ?                         |
| IPS412 | +               | ?         | 0       | +                     | -                   | 0              | +          |                            |                             |            |                     | ?                        | +           | ?                         |                  | +                  | ?                         |
| IPS415 | 0               | ?         | 0       | +                     | -                   | -              | -          |                            |                             |            |                     | ?                        | ?           | ?                         |                  | +                  | ?                         |

6.2.9 Within Ryde the potential exists for potential cumulative effects on ISA Objectives 3 (water) as two sites lie within flood zones 2-3, and 7 (landuse) two of the sites are located on mineral safeguarding areas. Although two sites scored negative for ISA Objective 5 (cultural heritage) the effects relate to different cultural items so would not necessarily be considered cumulative. During the development process measures should be put in place to ensure negative effects to do occur.

### 6.3 Summary of Inter Plan Effects (additive and synergistic outside of the Plan)

6.3.1 To assess the cumulative effects of the IPS it is usual to assess the potential significant effects of the IPS with other reasonably foreseeable Plans or developments. However, given the Isle of Wight is geographically separate from the mainland it is considered unlikely that many plans would have significant effect on the IOW. All emerging IOW plans will need to consider how they support the plan in particular the emerging IOW LTP which is closely linked to the better-connected island policies and the gypsy and travelling show people emerging plan. Relevantly the South Marine Management Plan, aim is to *‘ensure that by 2037 the South Marine Plan area will have maintained its distinctive natural beauty and diversity while sustainable economic growth, protection of the natural and historic environment as well as the wellbeing of those who live, work and visit the south coast will have been enhanced through balanced and sustainable use of its resources’*. This has a direct relevance to the Local Plan and in particular those policies which cover coastal areas and flood defence. In general, the aims of the emerging IPS and the South Marine Management Plan are in line and no negative cumulative effects have been identified.

### 6.4 Mitigation

6.4.1 Tables 1-6, Appendix 1 provides details of how mitigation measures could be incorporated into the revised Plan. Changes made to the IPS and reasons why as a result of the ISA findings are set out in Appendix 5, while Appendix 6 provides ISA screening of post Regulation 18 consultation plan amendments.

### 6.5 Limitations and Difficulties Encountered

6.5.1 Given that this is a revised plan, some of the assessment of alternatives has been undertaken in previous assessment works in accordance with a slightly different ISA/SA framework. A decision was taken that these alternatives have gone through the entire SA process including assessment and consultation and in that regard, there was very limited benefit to re assessing the alternatives in accordance with the amended framework.

6.5.2 The cut-off date for when relevant information, with respect to new and emerging baseline information could be included was Spring 2021. Where possible emerging Plans have been considered.

6.5.3 The SFRA and HRA were not available at the time this report was issued and on this basis the findings have not be incorporated herein. The ISA will be updated to reflect the findings and mitigation in the SFRA and HRA (refer to Section 8).

6.5.4 IOW Council identified the draft housing allocations using an approach which is documented in the Draft Island Planning Strategy (IPS): Revisiting the site allocations approach. The briefing paper outlined five reasons for removal of sites from the previous version of the Draft IPS which includes size of site, whether the site was located within the settlement boundaries (both of which are criteria used in this ISA) but other criteria were also used (which has not been used herein) which included:

- In or adjacent to a Rural Service Centre or at a Sustainable Rural Settlement so can be a Rural or First Homes exception site;
- Operational commercial site, no certainty of delivery;
- Adjacent greenfield site not forming a logical extension to the settlement boundary / less certainty of delivery / site specific issues; and
- Professional judgement.

6.5.5 It is noted that all allocated sites, that meet the size threshold, and the spatial strategy (refer Table 4.9) will be re assessed considering the findings of this ISA (refer section 8 for further details) and comments received during the Regulation 18 consultation.

6.5.6 It was not possible to assess the sites spatially against all the ISA Objectives as the process was limited to those data sets which were available. This is particularly relevant for ISA Objective 8 (climate change emissions) and ISA Objective 9 (climate change resilience). This does affect the outcome of the findings of the site as some environmental topics are not considered thereby giving greater weight to those that can be assessed spatially.

6.5.7 It is also worth noting some data sets used for the assessment are very limited which impacted the output. This is particularly relevant for tranquillity mapping where only very high scale mapping is available.

6.5.8 With respect to the site allocations assessment, some aspects such as the impacts on crime cannot be assessed at all and some data sets are unavailable.

6.5.9 The selection of the employment sites has been informed by the Employment Land Study<sup>25</sup>. This work identified the most suitable sites to meet demand for employment space. Section 6 of the Employment Land Study 'Site Assessments' sets out both the methodology and a series of recommendations which have been used to select the allocated employment sites. However, the alternative employment sites have not been assessed against the current ISA framework.

6.5.10 Because many of the policies are not specific and measurable, developing ways of monitoring the success of the Plan is extremely difficult. If some of the recommended changes outlined in section 4 are implemented, then more meaningful monitoring suggestions may be developed.

6.5.11 It is noted that the ISA objectives are all given equal weighting and importance. However, it is noted that in plan making the IOW Council may give some items a higher priority than others. For example, the delivery of affordable housing and protecting the local environment is a key priority based on the findings of previous public consultation.

6.5.12 Difficulties were encountered when assessing the potential cumulative effects of the allocated housing sites. When all the allocated sites were assessed together the findings were not meaningful and the information became unmanageable. To overcome this, the potential effects were assessed separately for employment and health. Housing sites

<sup>25</sup> Employment Land Study Isle of Wight Council Final Report March 2015 Prepared by GL Hearn Limited

were assessed within groups. Initially regeneration areas were selected for the grouping. However, during discussions with the IOW, it became apparent that the most meaningful assessments would be based on settlement areas. For those areas with less than five allocations over the plan period, it was determined that the potential for cumulative effects to exist would be low. However, it is noted that the cumulative assessment does not take in to account the size / number of dwellings within each allocation. The revised Environmental report will include details of the number to ensure the cumulative effects are considered proportionally.

- 6.5.13 With respect to the cumulative effects of the allocated sites it was not deemed possible to assess the potential effects for the operational phases because the phasing of when the sites may be brought forward within the plan period is unknown. However, it is noted that potential impacts would need to be managed via the planning process. For example, a Construction Environmental Management Plan may to be required where potential impacts exist within a settlement area.
- 6.5.14 With respect to the potential impacts of allocated sites, it is important to recognise that the data presented is not a full impact assessment but merely an indication of potential constraints which may affect the sites. It is imperative that these are addressed during the planning process and an Environmental Impact Assessment, where applicable.

## 7 Conclusions and Recommendations

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- 7.1.1 This IPS shows many aspects of good planning and has been developed and informed by a sound evidence base and up to date baseline data. In general, the IPS is in line with other relevant international and local plans as outlined in the Scoping Report. However, consideration needs to be given to the outcome of the Habitats Regulations Assessment and Strategic Flood Risk Assessment.
- 7.1.2 This interim assessment makes the following general conclusions with respect to ensuring sustainability has been incorporated into the IPS by way of the ISA objectives:
- It is noted that several of the ISA Objectives were not represented within the plan, these included noise, crime and safety.
  - Several of the ISA Objectives were underrepresented these included the water environment, health and the aging population, education and training, access to sensitive receptors and the economy and employment particularly relating to tourism.
  - Notably ISA Objective 8 (climate change emissions) and ISA Objective 9 (climate change resilience) were not thoroughly integrated throughout the policies to the extent that they would provide confidence that the plan objectives in this regard could be achieved.
- 7.1.3 It is recommended that the amendments outlined herein and in Table 1-6, Appendix 1 be made to the existing policies to ensure these outstanding aspects are appropriately incorporated into the plan to facilitate the required change. A summary of the key recommended changes are as follows:
- 7.1.4 There are some policies which have been assessed as conflicting with each other and themselves. This is particularly notable in the Transport section policies with respect to ISA Objectives 1 (air quality) and ISA Objective 8 (climate). Although T 2 is in general favour of sustainable transport, T 6 supports private parking provision encouraging private vehicle use and T 1 supports the airport, both of which could have significant negative effect on ISA Objectives 1 (air quality) and 8 (emissions). Further, T 1 has direct conflict within the policy with respect to supporting air quality reduction, airport use and viability. Conflicts need to be addressed to ensure negative effects do not occur.
- 7.1.5 The Transport section policies have direct crossover with the emerging Local Transport Plan (LTP) and T 1 contains specific transport schemes (which have not been assessed herein), which may prejudice the emerging LTP. It is recommended that these specific references be removed.
- 7.1.6 Issues have been noted between the spatial strategy and several policies. This is particularly relevant with respect to the AONB and areas outside of the settlement boundaries. It is imperative that this lack of clarity is addressed to ensure the AONB is not vulnerable to negative impacts with respect to tranquillity, dark skies, and landscape.
- 7.1.7 The IPS could be strengthened by ‘future proofing’. The IPS has been developed to meet

and comply with the existing guidance / standards but many areas such as emissions and biodiversity net gain are fast moving. To ensure the plan is flexible enough to keep pace with developments in these areas, references should be made to the most up-to-date guidance rather than specifying current guidance. This will allow the plan to remain relevant during the plan period without the need for updates.

- 7.1.8 The IPS uses passive terminology for example the terms, ‘it is expected’, ‘where appropriate’, ‘should’. It also uses a number of undefined terms such as ‘adjacent’, ‘high quality’, ‘sustainable’. The use of these terms leaves the requirements as optional rather than required and it leaves the policies open to challenge and potentially negative effects to the ISA Objectives. It is recommended that these terms be replaced with strong language such as is ‘required’ and ‘must’ used alongside clear definitions.
- 7.1.9 Although it is acknowledged that for the plan to be flexible, exceptions are required. However, the assessment has identified that ‘for public benefit’, ‘exceptional circumstances’ should be clearly defined to ensure these do not result in negative impacts to the environment.
- 7.1.10 Most of the policies within the IPS are not measurable and targets are only provided for a small number of policies. This means that there is no assurance that the objectives of the IPS are achievable and importantly there is no way of measuring or monitoring the success of the Plan. It is recommended that where applicable targets be provided within the policies ensuring the IPS is robust.
- 7.1.11 In general, it is noted that there is room to be more ambitious within the policies to really drive change and capture the opportunities the IPS presents. This is particularly relevant to ISA Objective 1 (air quality), 4 (landscape) and 6 (biodiversity).
- 7.1.12 It is worth noting that the IPS has a large number of policies (60+) which will be impractical to implement, it increases the risk of conflict within the IPS and poses a risk that the key messages are lost, and the objectives are not met. Streamlining of the policies is recommended.
- 7.1.13 A total of three health sites, six employment sites, and 41 housing sites have been allocated. These are all within settlement boundaries in accordance with the spatial strategy.
- 7.1.14 Cumulatively the health sites will have a positive effect on ISA Objectives 12 (health and population), 13 (social) and 16 (material assets). No negative cumulative effects have been identified.
- 7.1.15 Cumulatively the employment sites may have a negative effect on ISA Objective 7 (land use) as a number of the sites are in Grade 3 ALC and mineral safeguarding areas. Cumulatively the employment sites are expected to have a positive effect on ISA Objective 16 (material assets) and ISA Objective 17 (economy). To ensure negative effects do not occur mitigation should be put in place to ensure mineral areas are not sterilised and that loss of productive soils are minimised.

- 7.1.16 In accordance with the spatial strategy, a total of 41 sites have been allocated for housing. The majority have been found to have one or more constraint which has resulted in a negative score on the assessment. A negative score does not mean that a negative impact will occur or that the site is unsuitable for housing, rather that the potential for a negative impact to occur exists which requires consideration during the planning process.
- 7.1.17 Cumulatively the allocated sites within Cowes have the potential to have a negative effect on ISA Objective 17 (employment) as two of the 6 sites are in an existing employment zone. Several of the sites are in Grade 3 ALC and mineral safeguarding areas. Several the sites have the potential to negative impact ISA Objective 6 (biodiversity) owing to their location either in greenfield areas or in the vicinity of designated sites. Several sites have the potential to impact the ISA Objective 3 (water) owing to their proximity to water bodies.
- 7.1.18 Within West Wight, the potential exists for cumulative effects to occur with respect to ISA Objective 4 (landscape) owing to the proximity of some of the sites to the AONB and to ISA Objective 6 (biodiversity) due to the proximity to designated sites.
- 7.1.19 Within Newport the potential exists for negative cumulative effects on ISA Objective 7 (landscape) as many of the sites are located on Grade 3 ALC on the edge of the settlement. There are also potential impacts on ISA Objective 6 (biodiversity) as several of the sites are greenfield and / or have proximity to designated sites. This will require careful consideration on an individual site basis and cumulatively as the sites are brought forward to ensure appropriate mitigation is in place. Further, a number of the sites are located close to noise important areas (ISA Objective 4) and owing to the location of sites, several are not located close to existing transport links.

## 8 Final Report Amendments

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8.1.1 This section of the ISA considers the following areas of work that have occurred subsequent to Regulation 18 consultation on the draft plan and ISA Environmental Report;

- ISA recommendations (& workshop outcomes)
- Consultation amendments
- New policy assessment
- HRA outcomes
- SFRA outcomes

### 8.2 ISA recommendations (& workshop outcomes) – changes made to the plan as a result of the ISA

8.2.1 A draft version of the IPS was consulted on from Friday 30 July 2021 until 5pm Friday 1 October 2021. While this included consultation on various supporting documents, including the draft interim ISA, HRA and SFRA, the version of the plan consulted on had not taken the outputs of the draft ISA into account.

8.2.2 The draft interim ISA Environmental Report stated in its findings (see section 7 Conclusions and Recommendations above) that the suggested amendments (Tables 1-6, Appendix 1) be made to the draft policies to ensure outstanding aspects were appropriately incorporated into the plan to facilitate required change.

8.2.3 A series of workshops (March 2022) between the council and the ISA lead (Hampshire County Council) were carried out to consider all recommendations made by the ISA on the consultation draft IPS. Where determined appropriate, changes to the IPS were made as a result of the ISA (see Appendix 5 *ISA Island Planning Strategy Workshop March 2022 Outputs* that includes changes made and reasons why).

### 8.3 Consultation amendments

8.3.1 Public comments were invited over a 9 week consultation period which ran between Friday 30 July 2021 until 5pm Friday 1 October 2021. The documents consulted on are detailed in the IPS Regulation 18 Consultation Summary Statement but included the draft IPS and draft ISA Environmental Report. Every comment made was logged and reviewed in the formulation of the Regulation 19 submission version of the IPS.

8.3.2 Following the IPS consultation further evidence was commissioned to inform the next stage of the Plan and to explore some of the issues raised (Regulation 19 Pre-Submission). The comments submitted during the consultation have been considered along with the further evidence and updates to the policy context and have helped to inform the pre submission Regulation 19 version of the Plan.



- 8.3.3 Guidance states (para. 021, NPPG) that *“The sustainability appraisal report will not necessarily have to be amended if the plan is modified following responses to consultations. Modifications to the sustainability appraisal should be considered only where appropriate and proportionate to the level of change being made to the plan. A change is likely to be significant if it substantially alters the plan and/ or is likely to give rise to significant effects.”* Furthermore, *“Changes to the plan that are not significant will not require further sustainability appraisal work.”*
- 8.3.4 The council undertook a screening exercise of all the proposed plan modifications. The screening asked 2 questions;
- Does the change substantially alter the plan?
  - Is the change likely to give rise to significant effects?
- 8.3.5 These questions were used to determine if proposed changes were likely to be significant and/or give rise to significant effects (criteria for determining the likely significance of effects on the environment are set out in [schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004](#)). The responses to these 2 filters then determined the final judgement on whether further assessment through the ISA was required. Appendix 6 sets out the screening assessment, based upon the structure of the plan.
- 8.3.6 The screening exercise didn’t identify any likely significant effects associated with proposed changes, however it was felt that the 5 new policies proposed do substantially alter the plan and these have been subject to ISA assessment as set out below.

## 8.4 New policy assessment

- 8.4.1 5 new policies have been generated as a result of work since the Regulation 18 consultation. This is important in understanding if there is any reasonable alternative for delivering the outcomes that each policy is seeking to achieve. The sustainability appraisal needs to consider and compare all reasonable alternatives as the plan evolves. Reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in the plan. They need to be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made.
- 8.4.2 Below is an explanation on how each new policy was developed, it’s purpose and the consideration of any alternatives.
- 8.4.3 **CC1** – Having reviewed consultation responses during both rounds of Regulation 18 public consultation, it was felt necessary to provide more clarity on the proactive role of planning in helping to tackle climate change, in line with paragraph 153 of the NPPF. The purpose of this new strategic policy is to set a clear direction and link between the Council’s Climate & Environment Strategy, Mission Zero commitment, planning policy and the island’s designation as a UNESCO Biosphere.

- 8.4.4 *Alternatives: No other alternatives were actively considered as policy CC1 sits as a strategic policy within the IPS that feeds a number of more detailed policies, primarily within the Environment section of the plan.*
- 8.4.5 **AFF1** – As part of the evidence base looking into the island housing market and the barriers to delivery that exist (UoP & Three Dragons reports), work was undertaken to appraise why levels of affordable housing delivery had been so low since 2015 and what some of the implications of this were on the island housing register. Public and stakeholder consultation responses during Regulation 18 periods also highlighted the severe lack of truly affordable housing for many island residents. The purpose of this new strategic policy is to set an island definition for affordable housing with regards to discounts from market value. The policy is necessary due to evidence supporting the IPS (2019 Affordability Assessment & 2022 update) that demonstrates ‘policy compliant’ affordable housing in line with the generic NPPF definition (up to 80% of market value) that has been secured in previous years does not meet island needs, where income and house prices suggest deeper discounts are required.
- 8.4.6 *Alternatives: The alternative is to not set an ‘island definition’ and continue to fail to meet the needs of island residents.*
- 8.4.7 **INF1** – How the IPS set out the requirements for development to provide supporting infrastructure was a key topic of the Regulation 18 consultation in the summer of 2021. The purpose of this strategic policy is to ensure that infrastructure provision is supported across the island and that development makes an appropriate contribution (which could be physical or financial, or both) to ensure that new infrastructure is provided or existing is upgraded. The policy also provides an explicit link to the Infrastructure Delivery Plan and the necessity for this ‘live’ document to inform development across the plan period.
- 8.4.8 *Alternatives: The alternative is to not include INF1 and rely solely on the original wording of policy C12 that did not make a distinction between strategic utility infrastructure and infrastructure to support development.*
- 8.4.9 **E9** – Evidence base work related to housing affordability has demonstrated that a significant proportion of the island’s rented sector has disappeared in the last 1-2 years (over 80%). Part of the reason for this is due to the attractiveness of short term let holiday accommodation and many landlords moving from traditional rental to holiday rental. The knock-on effect is to further restrict available properties on the market in a sector that has not met demand (i.e. new houses built) for over 10 years. The purpose of the policy is to provide clarity on the locations where the council would support any changes of use to short term holiday let accommodation, should they be necessary, and where support would not be offered to try and have a positive impact on the rented sector.

- 8.4.10 *Alternatives: A more stricter policy wording was considered that required a change of use to short term holiday let linked to days of use, however legal advice suggested this would not be possible due to current planning legislation (see supporting evidence paper). As such, a locational policy was included.*
- 8.4.11 **E12** – After being shortlisted by the Government in 2021, the Solent Freeport was officially launched in June 2022 with the Isle of Wight being located within the wider Freeport zone. At the time of the Regulation 18 consultations, there was insufficient certainty over the Solent Freeport to write policy. Whilst the benefits and advantages of the Freeport location for the island will start to emerge as the Solent Freeport evolves, given the now certain designation the purpose of the policy is to act as a both a place holder should any island specific sites form part of any of the tax and duty benefits associated with Freeport status, whilst also providing support for existing or new commercial operations on the island hoping to take advantage of any Freeport related opportunities.
- 8.4.12 *Alternatives: The alternative would be no specific Freeport policy and instead relying on a single sentence as originally drafted in policy E2.*
- 8.4.13 To ensure consistency with the assessment of policy within the ISA, the same proforma was used for the assessment of the new policies. The proforma also provides possible mitigation for negative effects and where applicable enhancement of positive effects (refer Table 3.4). Further details on the ISA assessment proforma and it's application can be found in section 3.5 Task A4: Developing the ISA Framework. Table 8.1 sets out the performance of the new policies when assessed against the ISA objectives and using the Assessment Criteria from Table 3.2 Environmental Assessment Framework.

Table 8.1 Assessment of new policies

| IPS                | ISA Objectives |           |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           | Commentary  |
|--------------------|----------------|-----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|---|
|                    | 1 Air          | 2. Coasts | 3 Water | 4 Landscape and Noise | 5 cultural heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |   |
| CC1 Climate Change | +              | +         | +       | +                     | +                   | +              | +          | +                          | +                           | +          | 0                   | 0                        | 0           | 0                         | +                | +                  | ?                         | <p><b>Strengths:</b> Sets the council as a leader in addressing climate change locally. The benefits of supporting a sustainable approach to development have the potential to be broad (from environment and cultural to</p> |

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|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | <p>economic such as tourism) and far reaching in terms of the long term (positive) implications for the Islands community and natural environment.</p> <p><b>Negatives:</b> Being strategic and all-encompassing in nature will make it difficult to measure in any meaningful way how successful this policy is.</p> <p><b>Improvements:</b> Some clarity on how and/or when this policy is expected to be used/referenced.</p> |
| <p><b>AFF1 Isle of Wight Affordable Housing</b></p> | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | + | + | 0 | + | + | 0 | <p><b>Strengths:</b> Sets the context for what is affordable housing on the</p>  |

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|  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | <p>Isle of Wight, supports local communities in carrying out their own housing needs surveys and in doing so will make a significant (positive) impact on a major social issue for the Island.</p> <p><b>Negatives:</b> None</p> <p><b>Suggested Improvements:</b> n/a</p> |
| <p><b>INF1</b><br/><b>Infrastructure</b></p> | + | + | + | 0 | 0 | + | + | + | + | + | 0 | 0 | + | + | + | + | 0 | <p><b>Strengths:</b></p> <p>Ensures that infrastructure provision is supported across the island and that development makes an appropriate contribution (which could be physical or financial, or both).</p>   |

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|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | <p>Is very broad in defining 'infrastructure' which should help to capture all the supporting needs of future development.</p> <p><b>Negatives:</b> No explicit reference to future technologies that might be involved in the provision of infrastructure (e.g. internet access and the rapidly evolving electrification of transport).</p> <p><b>Suggested Improvements:</b> A reference to future infrastructure in terms of technology (in addition to need and provision).</p> |
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| <p><b>E9 Short term let holiday accommodation</b></p> | + | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | + | + | <p><b>Strengths:</b><br/>Provides a framework for the evolving area of holiday let accommodation to minimise impacts on housing stock and Island communities.</p> <p><b>Negatives:</b> Policy wording is open i.e. <i>“Planning permission may be required ...”</i> and there is no requirement in the policy to take account of the potential impact on existing housing stock (for example by considering local housing needs and waiting lists) or the impact on local settlement</p> |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|



|                                   |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
|-----------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|--|
|                                   |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          | <p>identity and community.</p> <p><b>Suggested Improvements:</b></p> <p>Make reference in policy wording to no adverse impacts on local housing stock and supply, and settlement identity and community.</p> <p>Define what is meant by “<i>may</i>” i.e. the circumstances when the policy should be applied.</p> |
| <p><b>E12 Solent Freeport</b></p> | <p>0</p> | <p>-</p> | <p>-</p> | <p>-</p> | <p>0</p> | <p>-</p> | <p>+</p> | <p>+</p> | <p>0</p> | <p>+</p> | <p>0</p> | <p>0</p> | <p>0</p> | <p>+</p> | <p>+</p> | <p>+</p> | <p>+</p> | <p><b>Strengths:</b></p> <p>Provides a policy link to a sub-regional economic strategy that could provide significant economic benefits to the Island economy,</p>   |

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|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | <p>particularly marine related employment.</p> <p><b>Negatives:</b></p> <p>Through the support of site intensification and/or expansion of employment sites related to the Solent Freeport there is a high likelihood that this will include waterfront located sites. Where this is the case sites will be at increasing risk from climate change and generating impacts on the natural environment (both physical processes and biodiversity).</p> |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

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|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | <b>Suggested Improvements:</b><br>Define <i>“The Council will support sustainable development proposals ...”</i> e.g. where there are no other impacts or these can be mitigated. |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|

8.4.14 Following the assessment the suggested improvements set out in the *Commentary* column have been considered for iteration within the Regulation 19 version of the plan. Table 8.2 below summarises this iteration between plan and sustainability appraisal.

Table 8.2 ISA and IPS iteration on SA outcomes of the 5 new policies

| Policy                                  | ISA Improvements  | Reg. 19 Plan Iteration  |
|---|---|---|
| CC1 Climate Change                      | Some clarity on how and/or when this policy is expected to be used/referenced.  | Policy revised to provide greater clarity on how and when the policy is expected to be used.  |
| AFF1 Isle of Wight Affordable Housing   | n/a   | None required   |
| INF1 Infrastructure                     | A reference to future infrastructure in terms of technology (in addition to need and provision).  | Policy revised with reference to future technological infrastructure.   |
| E9 Short term let holiday accommodation | Make reference in policy wording to no adverse impacts on local housing stock and supply, and settlement identity and community. Define what is meant by “ <b>may</b> ” i.e. the circumstances when the policy should be applied. | Cannot make change as the ‘ <i>may</i> ’ is on a case by case basis given current planning legislation and use classes order.                     |
| E12 Solent Freeport                     | Define “ <i>The Council will support <b>sustainable development proposals</b> ...</i> ” e.g. where there are no other impacts or these can be mitigated.  | Policy revised, defining sustainable development proposals as being those where there are no other impacts, or these can be adequately mitigated. |

8.4.15 The intra plan (synergistic) effects and cumulative impacts of the new IPS policies have been considered below, building on the assessments made around synergistic effects within each group of policies set out previously in section 4.5. Where applicable discussions around synergistic effects within each group of policies are discussed.

8.4.16 Strategic Policies

- CC1 Climate Change
- AFF1 Isle of Wight Affordable Housing
- INF1 Infrastructure

8.4.17 The screening of the 3 new strategic policies (see Appendix 6 ISA Regulation 18 Amendment Screening) determined that none of the policies are likely to either substantially alter the plan, or give rise to significant effects in terms of ISA. Despite this the policies have been assessed against the ISA objectives (see Table 8.1 above) which

confirmed there are no significant negative impacts from the 3 new strategic policies when considered against the ISA Objectives. Given these findings no further assessment of effects has been carried out for the new strategic policies as such an assessment is not required to go into any more detail and is not necessary.

#### 8.4.18 Economy Policies

- E9 Short Term Let Holiday Accommodation
- E12 Solent Freeport

8.4.19 While the screening of the 2 new economy policies determined that neither policy is likely to either substantially alter the plan or give rise to significant effects in terms of ISA, both policies had significant potential negative effects identified when assessed against the individual ISA Objectives. The ISA Objectives against which potential negative effects were identified are;

- New policy E9 - Culture, Health and Population, Equality
- New policy E12 - Coasts, Water, Landscape and Noise, Biodiversity

8.4.20 With potential for negative impacts identified, further assessment work has been carried out to determine the potential for intra plan (synergistic) effects and cumulative impacts of the new IPS policies.

8.4.21 This is a group of policies that are designed to support economic growth. Both new policies generate a positive effect on ISA objective 17 (Employment and economy), strengthening the delivery of this section of the plan. It should be noted that since the previous Regulation 18 version of the plan, policy E9 has become E8 and E8 merged into E7.

#### **Synergistic and cumulative impacts of policy E9 Short term let holiday accommodation**

8.4.22 The potential negative effects identified with policy E9 are unique to it and therefore unlikely to go beyond the effects identified in the assessment of the policy or be amplified through an intra-policy relationship. Policy E9 does have some positive effects that no other policy within the Economy section of the plan has. While the positive effect identified with Air Quality (due to focussing tourism activity in existing urban areas) is unlikely to have further implications when considering the other economy policies, the positive effect of E9 on the ISA objective Landscape and Noise may help to provide a counter to the negative effect identified against this objective to economy policy E8 Supporting High Quality Tourism. Again, by focussing new tourism development to existing settlements, particularly existing areas of tourism, re. *“Core Tourist Accommodation Areas as defined on the Policies Map or identified through Neighbourhood Plans”* of policy E9.

Table 8.3 Assessment of the synergistic and cumulative impacts of the Economy policies

| IPS Policy | ISA Objectives* |           |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           |
|------------|-----------------|-----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|
|            | 1 Air           | 2. Coasts | 3 Water | 4 Landscape and Noise | 5 cultural heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |
| E1         | ?               | ?         | ?       | ?                     | ?                   | ?              | ?          | ?                          | ?                           | ?          | ?                   | ?                        | ?           | ?                         | ?                | ?                  | ?                         |
| E2         | 0               | 0         | 0       | 0                     | 0                   | ?              | ?          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | +                         |
| E3         | 0               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | +                         | 0                | 0                  | 0                         |
| E4         | 0               | 0         | 0       | -                     | 0                   | -              | -          | 0                          | 0                           | 0          | 0                   | +                        | +           | 0                         | 0                | 0                  | +                         |
| E5         | 0               | ?         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | +                | 0                  | 0                         |
| E6         | 0               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | +                  | 0                         |
| E7         | 0               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | +          | 0                   | 0                        | 0           | 0                         | 0                | +                  | +                         |
| E8         | 0               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | +                         |
| <b>E9</b>  | +               | 0         | 0       | +                     | 0                   | 0              | 0          | 0                          | 0                           | -          | 0                   | -                        | -           | 0                         | 0                | +                  | +                         |
| E10        | 0               | +         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | +                         |
| E11        | 0               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | +                         |
| <b>E12</b> | 0               | -         | -       | -                     | 0                   | -              | +          | +                          | 0                           | +          | 0                   | 0                        | 0           | +                         | +                | +                  | +                         |

**Synergistic and cumulative impacts of policy E12 Solent Freepport**

8.4.23 While policy E12 has a range of potential negative effects (Coasts, Water, Landscape and noise, and Biodiversity), only 2 of these are shared with another policy, being Landscape and noise and Biodiversity with policy E4 Supporting the Rural Economy.

8.4.24 The negative impacts identified with policy E12 were based on the potential of site intensification and/or expansion of employment sites that may include waterfront locations. Where this is the case sites will be at increasing risk from climate change and generating impacts on the natural environment (both physical processes and biodiversity). The negative impacts identified with policy E4 were with respect to development outside of development boundaries and specifically in rural and agricultural areas particularly with respect to dwellings. So while the potential impacts fall into the same ISA Objectives, they are unrelated (different physical process and habitats). It is

therefore reasonable to assume that there is unlikely to be any synergistic/in-combination or cumulative effects between these 2 policies.

- 8.4.25 As long as the mitigation identified above through the suggested improvements is implemented for E12, there should be no negative effects associated with the use of this policy, either alone or in combination. It is accepted that the suggested improvements to E9 in terms of defining what is meant by ‘*may*’ in the policy cannot be changed due to current planning legislation and use classes order.

## 8.5 HRA outcomes

- 8.5.1 The final report of the IPS HRA was published in May 2024, prepared on behalf of the council by Land Use Consultants Ltd. The HRA carried out a series of screening of policies from the draft plan to identify those policies as having potential impact pathways to European sites and likely significant effects cannot be ruled out, being;

- C4: Health Hub and St Mary’s Hospital (land allocated on policies map)
- C10: Supporting Renewable Energy and Low Carbon Technologies
- G2: Priority Locations for Development and Growth
- H1: Planning for Housing Delivery
- H2: Sites Allocated for Housing
- KPS1: Key Priority Site 1: HA39 Camp Hill
- KPS2: Key Priority Site 2: HA44 Newport Harbour
- E1: Supporting and Growing our Economy
- EA1: Employment Allocation Land to the east of Pan Lane
- EA2: Employment allocation at Nicholson Road, Ryde
- EA3: Employment allocation at Somerton Farm, Cowes
- EA4: Employment allocation at Kingston, East Cowes
- EA5: Employment allocation at Lowtherville, Ventnor
- EA6: Employment allocation at Sandown Airport, Sandown
- E4: Supporting the Rural Economy
- E7: Supporting and Improving our Town Centres
- E10: The Bay Tourism Opportunity Area
- E11: Ryde Tourism Opportunity Zones

- 8.5.2 Appendix 7 sets out the required mitigation, how the IPS has or is intending to provide such mitigation and a conclusion that is taken directly from the HRA. The identified IPS mitigation provision has been checked against the following;

- relevant policies and supporting text in the IPS (particularly EV2 Ecological Assets and Opportunities for Enhancement, EV3 Recreation Impact on the Solent European Sites, EV4 Water Quality Impact on Solent Marine Sites, and EV6 Protecting and Providing Green and Open Spaces) to ensure mitigation provision; and,
- Schedule of changes from the draft IPS document that was published with committee papers in April 2022

### **New policies & HRA**

- 8.5.3 Table 8.4 below summarises how the 5 new policies have been considered through the HRA process. All 5 policies were assessed as part of the latest (May 2024) version of the

HRA and all were predicted to have no likely significant effect.

Table 8.4 HRA and the 5 new IPS policies

| New Policy                              | HRA summary   | Outcome                                |
|---|---|--|
| CC1 Climate Change                      | Para. 4.2 “...not expected to result in development and therefore will not result in significant effects on European sites” | No likely significant effect predicted |
| AFF1 Isle of Wight Affordable Housing   |   |  |
| INF1 Infrastructure                     |   |  |
| E9 Short term let holiday accommodation |   |  |
| E12 Solent Freeport                     |   |  |

8.5.4 The HRA concluded that no adverse effect on integrity will occur for European sites subject to the provision of safeguarding and mitigation measures. These measures are detailed in Chapter 5 of the HRA and implemented by a combination of direct policy measures (primarily the Environmental policy section) or through policy amendment (see Appendix 7).

8.5.5 HRA is an iterative process and as such is expected to be updated in light of newly available evidence and comments from key consultees. The HRA recommended that the report is subject to consultation with Natural England and the Environment Agency to confirm that the conclusions of the assessment are considered appropriate at this stage of plan-making. Both statutory consultees were informally consulted on the draft final HRA over July and August 2022.

8.5.6 Natural England provided comments on the draft final HRA<sup>26</sup>. Changes made as a result were to provide more evidence on the potential impacts of development proposals on designated sites and to provide clarification on mitigation. While the assessment has been updated, none of the amendments have led to changes in the HRA’s process or outcomes.

## 8.6 SFRA outcomes

8.6.1 Following the Regulation 18 consultation on the draft plan and supporting evidence (including the ISA and SFRA outputs) the EA made a number of comments in relation to how flood risk was addressed within the plan. Table 8.5 summarises the comments raised and how they have been addressed.

8.6.2 While the SFRA has been a stand alone assessment of flood risk, it has evolved iteratively as the plan has developed. The initial flood risk layers from the SFRA have been used by both the SHLAA and ISA to take account of climate change when considering flood risk.

<sup>26</sup> Email RE: 2022-29-07 - Isle of Wight Local Plan Habitats Regulations Assessment 2022, 05/08/2022



The Level 2 SFRA outputs have been used in the policies allocating sites where there is an element of flood risk.

- 8.6.3 The one site for allocation where there is a significant element of flood risk that cannot be dismissed through a sequential approach (either to alternative sites or on-site) is Newport Harbour. This has required both its own separate FRA and detailed evidence on implementing both the (flood risk) sequential and then exceptions tests in order to be able to demonstrate the site is both appropriate for the proposed development and can be developed safely, for the life time of the proposed uses. The council has worked closely with the EA to both agree revised policy wording to KPS2 Key Priority Site 2: HA44 Newport Harbour, including supporting explanatory text, and address all the concerns raised by the EA through their Regulation 18 consultation response.
- 8.6.4 The council's approach to flood risk and allocating sites is detailed in supporting IPS Housing Evidence Paper B, Revisiting the site allocations approach (June 2022). This includes detail on how flood risk has been considered in the site allocations process, the ISA and SFRA. For demonstrating the wider sustainability benefits to the community the evidence paper draws on the site assessment made in the ISA and the performance against the different ISA objectives.
- 8.6.5 To address the Environment Agency's comments on the assessment of flood risk to allocation sites where there is an element of flood risk, further work has been carried out (JBA Ltd, June 2024) to produce;
- an updated site screening for the 5 proposed allocations with an element of flood risk;
  - a Sequential Test methodology support document; and,
  - updated SFRA Level 2 site mapping to include ground water.

Table 8.5 Environment Agency comments on flood risk element of the IPS and how they have been addressed

| Policy Number   | Do you agree with the content of this section | Please give reasons along with any evidence you have for your response above. Include references to paragraph numbers where applicable  | Response   | Actioned  |
|---|---|---|--|---|
|   |   | <b>ENVIRONMENT</b>  |  |   |
| EV14 Managing flood risk in new development                       | Support                                       | Support the inclusion of this policy of the plan<br>Provided comment on the aspiration for no residual risk in our previous response. Refer back to comments in relation to the ability of proposed allocation sites to achieve safe development in this context. Include the requirement for new development to safeguard land for future flood risk management? | Review how the plan defines 'safe' in the context of flood risk and residual risk. Include the requirement for new development to safeguard land for future flood risk management. | Policy EV14 reviewed. Addition of point f) safeguard land required for current and future flood risk management. 01/04/2022 |
| EV18 Improving resilience from coastal flooding and coastal risks | Support                                       | Supportive of the inclusion and wording of this policy, which is critical to the delivery of the necessary future coastal defence improvements on the Island.   | Check any amendment of policy wording maintains same meaning and requirement   | Revised policy checked 01/04/2022   |
|   |   | <b>ECONOMY</b>  |  |   |

|  |                 |   |   |   |
|--|-----------------|---|---|---|
| EA1 Employment allocation land to the east of Pan Lane | General Comment | Site is partially within Flood Zone 2 and 3 and also likely includes the River Pan. No reference to this risk has been made within the policy and no FRIS has been completed to support allocation of this site for employment use.                                       | Reference flood risk to the site and that a sequential approach is expected to be taken to developing the site, avoiding flood risk | EA1 revised with point f) undertake a site specific flood risk and g) maintain a suitable buffer zone to the river. Para 8.12 states 'A sequential approach is to be taken to developing the site, avoiding flood risk.' 01/04/2022 |
| E10 The Bay tourism opportunity area                   | General Comment | New development, especially residential, needs to be carefully considered in the Bay Area due to the flood risk issues in the area. We are pleased to see that this is recognised in the policy which requires both current and future flood risk to be taken account of. | Noted   | n/a   |
| E11 Ryde tourism opportunity zones                     | General Comment | New development, especially residential, needs to be carefully considered in Ryde due to the flood risk issues in the area.   | Noted   | n/a   |
|  |                 | <b>COMMUNITY</b>  |   |   |
|  |                 | None  |   |   |
|  |                 | <b>GROWTH</b>   |   |   |
| G3 Developer contributions                             | Support         | Support inclusion of bullet 6 'Coastal and flood risk reduction, water management'.   | Check any amendment of policy wording maintains same meaning and requirement  | Revised policy checked 01/04/2022   |
|  |                 | <b>HOUSING</b>  |   |   |
| H2 Sites allocated for housing                         | Object          | Little evidence to demonstrate that the sequential test has been applied in the selection of sites for  | JBA work on sequential testing of SHLAA sites prior to shortlisting   | Evidence Paper B revised.   |

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|   |               | <p>allocation.</p> <p>Level 2 SFRA Detailed Site Summary Tables raise the following 3 key points:</p> <ul style="list-style-type: none"> <li>- In some instances, the Site Summary Tables do not provide a clear and robust assessment of flood risk as stated within our previous comments.</li> <li>- There is a disconnect between the Site Summary Tables and recommendations within them, and Island Planning Strategy.</li> <li>- The proportion of the sites at risk in Flood Zones is only estimated to include up to 70 years of climate change.</li> </ul>   | <p>sites for allocation. The selection of sites is set out in the Island Planning Strategy: Evidence Paper B (Revised February 2022). The council will ensure that the key, critical, development requirements identified in the Site Summary Tables are carried through into the Plan so that they form part of the Plan documentation.</p> | <p>Site-specific requirements ( Appendix 3) has been updated to include SFRA summary sheet requirements.</p>   |
| <p>HA018 Green Gate Industrial Estate, Thetis Road, Cowes</p> | <p>Object</p> | <p>Green Gate Industrial Estate, Thetis Road</p> <p>The Level 2 SFRA Detailed Site Summary Table suggests that development should sequentially be located in Flood Zone 1, which is estimated to cover 40% of the site at the present day. The Council should confirm that this is achievable, particularly for the residential element.</p> <p>The primary source of flooding to the site is tidal flooding from the River Medina. The Guidance for site design and making development safe section of the Summary Table doesn't seem to reflect the nature of the risk and focuses on the management of fluvial and surface water flooding. Safe access and egress should be demonstrated in the 0.5% plus climate change event and not the 1% event as suggested. The Summary Table additionally doesn't provide an estimate of the predicted design tide level using current sea level rise allowances, and so</p> | <p>All residential uses should be located in flood zone 1 of the site and/or made safe. The council will confirm this is achievable.</p>   | <p>Further work carried out by JBA and IWC to confirm predicted site yields can be delivered entirely within FZ1 with safe access, updated Evidence Paper B May 2024.</p> <p>Updated SFRA Level 2 assessment, JBA Ltd June 2024.</p> |

|                                 |        |  |  |   |
|---------------------------------|--------|--|--|---|
|                                 |        | does not estimate the likely depths, velocity, frequency and duration of flooding. Appropriate mitigation measures, and the deliverability of such measures cannot therefore be identified on the basis of the current information. It is not therefore clear if the site can be developed safely in the context of flood risk.  |  |   |
| HA033 Land west of Sylvan Drive | Object | Land west of Sylvan Drive<br>It would bring greater clarity if it could be confirmed if the position of the red line boundary for the site includes or excludes the current Flood Zones 2 and 3 on the northern boundary of the site. The requirement for the application of the Exception Test, and the scope of the Flood Risk Assessment, will then be clearer. Currently, the Summary Table suggests that the Exception Test is not required, and that an FRA is required on the basis of the site being greater than 1 hectare in Flood Zone 1. This will change, however, if the red line boundary extends to the watercourse as is suggested by the Housing Allocations map booklet. It could also be clearer that development should avoid the areas within Flood Zone 2 and 3, and be mindful of future increases in flood extents as a result of climate change. | The site boundary includes the watercourse in order to ensure the watercourse is included in consideration of biodiversity net gain (in addition to a buffer/set aside area, see requirements of policy EV2). This will not compromise the integrity of the site in terms of flood risk as all the development will be expected to be delivered in flood zone 1. | Further work carried out by JBA and IWC to confirm predicted site yields can be delivered entirely within FZ1 with safe access, updated Evidence Paper B May 2024.<br>Updated SFRA Level 2 assessment, JBA ltd June 2024. |

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| <p>HA035 Land off Gunville Road (west)</p>            | <p>Object</p> | <p>Land off Gunville Road (west)<br/>Some of the previous comments made still apply. The Summary Table recommends avoidance of the flood risk area, and further hydraulic modelling undertaken, which we would support and suggest should give consideration to the impact of climate change on predicted flood extents, which is currently unknown and could constrain the site further. It appears that this site has been removed from Appendix 2 and therefore we are unsure of where these requirements will be set out. The Summary Table/Island Planning Strategy also suggests that a watercourse crossing could be constructed on the site. Any such crossing will require a Flood Risk Activity Permit from the Environment Agency and will only be permitted for clear span structures which are of the minimum possible width required for essential access purposes, and only where it can be demonstrated that they will not have an adverse impact upon flood risk or the watercourse itself (and associated biodiversity interest).</p> | <p>Further hydraulic modelling to include predicted impacts from and allowances for climate change.</p>   | <p>No longer taken forward as an allocation<br/>06/04/2022</p>  |
| <p>KPS2 Key priority site 2: HA44 Newport Harbour</p> | <p>Object</p> | <p>At this time we do not feel that the flood risk to this site has been adequately considered and therefore the allocation of the site is unsound. We understand the need for regeneration in this area and the desire for redevelopment of many of the brownfield sites in and around Newport Harbour, including better links to the town centre. We are however currently very concerned that the planning of this regeneration and allocation of the</p>  | <p>Policy wording amended from <i>due consideration of flood risk has been taken into account in the design and layout utilising the site specific FRA that has been undertaken to the proposed development will be safe from flooding for its lifetime taking account of the vulnerability of its uses, without increasing flood</i></p> | <p>Policy amended<br/>06/04/2022<br/>Evidence Paper B updated May 2024.<br/>Updated SFRA Level 2 assessment, JBA ltd June 2024.</p> |

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|  |  | <p>site has not been evidence based and relies on future studies that have not yet been completed. It is therefore our opinion that the allocation is not sound. We are aware that there is ongoing work to address this void in evidence and we are happy to review these comments once this work has been completed. However at this time the previous comments that we have made regarding this site still stand.</p> <p>The Level 2 SFRA Detailed Site Summary Table identifies some potential mitigation measures, but doesn't provide any information on the flood characteristics likely to be experienced across the site. It is therefore not possible to conclude that these mitigation measures are deliverable or appropriate.</p> <p>Little information is available regarding the potential flood characteristics at the site over the lifetime of the development (i.e. depth, velocity, duration, onset etc.) beyond the fact that there appears to be a significant risk of inundation both at present day and increasingly over the coming century. The FRIS recommends further work before the site can be considered for allocation and we would support this conclusion. Currently, it cannot be demonstrated that the site can be delivered in compliance with the NPPF. It also currently seems that based on the little evidence available, development on this site, as proposed, would be</p> | <p><i>risk elsewhere, and, where possible, will reduce flood risk overall.</i> Additional supporting text requiring any proposal to have a site level FRA that complies with both the SFRA Level 2 site summary sheet and the Newport Harbour Masterplan FRA. The FRA will be expected to include a whole site sequential flood risk approach to locating development, making development safe AND a surface water drainage strategy.</p> |  |
|--|--|---|---|--|

|   |                                       |   |   |  |
|---|---------------------------------------|---|---|--|
|   |                                       | <p>contradictory to the policy requirements in the flood risk policy of this plan (EV14).</p> <p>Within the supporting test of this policy there is also reference to an approved masterplan. It is disappointing that this has been progressed despite our continued concerns regarding the lack of recognition the masterplan gives to the significant and complex flood risk issues on the site.</p> |   |  |
| H3 Housing development general requirements | General Comment with suggested change | <p>We support bullet 4 within this policy which requires biodiversity enhancements for sites, including appropriately sized buffers around rivers. We would request that a further bullet is added to ensure that in terms of flood risk, a sequential approach is taken on individual sites to ensure that risk is not increased either on site or to others downstream.</p>                           | <p>Add a bullet requiring a flood risk sequential approach is taken on individual sites to ensure that risk is not increased either on site or to others downstream</p> | <p>Bullet point b) a sequential approach to flood risk within individual sites to ensure there is no increase to risk on site or downstream, added to policy H3 05/04/2022</p> |



- 8.6.6 This section of the report has documented the work in relation to ISA that has occurred since the draft Environmental Report was consulted on. It incorporates the findings of the HRA, SFRA, and details the outcomes of the workshops in effect documenting the evolution of the plan. This final ISA Report will support the Regulation 19 version of the IPS and be subject to public consultation.
- 8.6.7 This section has set out how;
- the recommendations from the draft ISA Environmental Report have been taken into account in the IPS;
  - amendments proposed as a result of the outputs from the Regulation 18 consultation responses have been screened for significance in terms of sustainability appraisal;
  - new policy developed as a consequence of the Regulation 18 consultation response has been both screened and where necessary, assessed through the ISA;
  - HRA outcomes have been considered in preparing the Regulation 19 version of the plan; and how,
  - the SFRA has informed and been informed by the ISA.
- 8.6.8 Following Regulation 19 consultation the council will need to determine if any proposed changes to the plan require further assessment through the ISA process.
- 8.6.9 Once the IPS is adopted the council should refer to the monitoring suggestions set out in section 5 of this report to ensure all viable and relevant metrics have been considered. Although it should be noted that these monitoring suggestions are neither exclusive, nor exhaustive.

**Appendix 1: Assessment of the Policies (Tables 1-6)**

**Table 1: Assessment of 'Growth**

| IPS   | ISA Objectives* |           |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           | Commentary  |
|---|-----------------|-----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|---|
|   | 1 Air           | 2. Coasts | 3 Water | 4 Landscape and Noise | 5 cultural heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |   |
| G1<br>Our Approach<br>Towards<br>Sustainable<br>Development<br>and Growth | ?/-             | 0         | 0       | 0                     | 0                   | ?/-            | +          | 0                          | 0                           | 0          | 0                   | ?                        | ?           | ?                         | ?                | ?                  | ?                         | <p><b>Strengths:</b> This policy has the potential to positively impact several ISA objectives including 12-17 but does not provide the level of detail sufficient to score the any of the ISA objectives positively hence ? are provided.</p> <p><b>Negatives:</b> There are numerous statements in the policy which are more like visions or objectives rather than policies and do not state how they will be achieved or provide sufficient information to generate an outcome that can be assessed against the ISA objectives. Examples include but are not limited to ‘health needs recognised through the planning system’, ‘the environment will be protected and celebrated’, ‘managed growth will support sustainability’. The policy states it will facilitate travel on the island via road networks and sustainable travel options but doesn’t say how this will be achieved and this would have an indirect negative effect on ISA objective 1 (air quality) if largely road related. It is unclear how managed growth with support sustainably? Although the policy refers to employment and education uses it does not say how and where these are supported within settlements. This policy has strong links to the emerging LTP, the inclusion of specific schemes potentially creates conflict with the LTP. Use of terms such as ‘highest quality design’ is ambiguous. There is no consideration of net gain simply protecting the existing environment which is not ambitious and forward looking within the plan period.</p> <p><b>Improvements:</b> Consider removing reference to specific sites and schemes and determine whether the aim could be to reduce the requirement for travel, with a focus of local active travel. Consider providing details of how all the aspects will be supported and be delivered and how these will be achieved, for example where in the plan is support for health and wellbeing and how does it support people to live long healthy active lifestyles as there is no evidence within these group of policies to support this. Consider providing more detail on preferred locations e.g. large settlements over rural, focusing on deprived areas for example, providing general areas of education and healthcare etc. Where is public open space and public realm encouraged? With respect to the natural environment there could be a much more ambitious target to enhance and improve the natural environment and one way this can be realised is via net gain. With respect to reference to the high street, focusing on retail only does not capture the huge opportunities for evolution of the high street and the potential benefits it could have to many of the ISA objectives over the plan period.</p> |

|  |    |   |   |   |   |     |   |   |   |   |   |   |   |   |   |   |   |   |   |
|--|----|---|---|---|---|-----|---|---|---|---|---|---|---|---|---|---|---|---|---|
| <p><b>G2</b><br/>Priority locations for development and growth</p> | *  | * | * | * | * | *   | * | * | * | * | * | * | * | * | * | * | * | * | <p><b>Strengths:</b> This policy effectively supports and provides more detail to the spatial strategy for development which has been assessed in Appendix 2 and discussed in section 4.5.</p> <p><b>Negatives:</b> There is an opportunity to ensure that ISA objective 13 is positively impacted by ensuring deprived areas are specifically supported within the policy. The policy focuses primarily on housing and there is the potential to achieve positive impacts on ISA objective 12, 14 and 17 by specifying preferred areas for commercial, educational, and healthcare provision. There is currently no preference/ weighting for the type of settlements i.e., is primary settlement development preferred over rural?</p> <p><b>Suggested Improvements:</b> Consider including that non allocated sites must be shown not have a detrimental effect on the environment. Providing more detail for non-housing related developments to ensure more consideration of commercial areas.</p>   |
| <p><b>G3</b><br/>Developer contributions</p>                       | /- | 0 | ? | ? | 0 | ?/+ | 0 | 0 | 0 | ? | 0 | ? | ? | ? | ? | ? | ? | 0 | <p><b>Strengths:</b> Specifically, the policy includes a good range of items that developer contributions can be used for which includes transport related infrastructure (including sustainable), open space, affordable housing, education, it also includes flood and water management. The policy is not specific enough to allow for any ISA objective to score positively.</p> <p><b>Negatives:</b> The policy uses the terms ‘seeks’, which suggests that contributions are optional. Regarding consultations it states these must be ‘infrastructure providers’ which excludes other bodies. There is no detail regarding the quality and format that this dialogue should include. The ecology line (3) is vague and covers too many items and is currently directed towards existing designations, and critically net gain should be not considered part of developer contributions, neither should it optional. There are currently no items relating to coastal protection and culture is underrepresented. Flood and water management is listed but not specific with regards to nitrate sensitive infrastructure and sustainable water supply. There is no mention of tree planting.</p> <p><b>Suggested Improvements:</b> Consider using stronger wording than ‘seeks’, to ensure the policy is robust. It could be stated that development that does not provide sufficient developer contributions will not be supported, this prevents contributions being optional/ challenged. Consider removing ‘infrastructure’ when referring to stakeholders and replace with terminology that encompasses other bodies such as NE, HE, EA and Sports England to ensure the full range of environmental benefits can be considered. Evidence of the how the dialogue with stakeholders should be provided i.e., comprise include full list of consultations with dates and names, along with specific outcomes and mitigations in the form of a consultation statement. With respect to ecology aspects, net gain should be separated out from developer contributions. Net gain should be required or expected for all developments (consider a sperate policy). This is critical to ensure ISA objective 6 (biodiversity) obtains a positive score and the opportunities during the plan period are captured and delivered. The ecology line item could be written to ensure it captures non designated sites, connectivity, species and tree planting etc.</p> |
| <p><b>G4</b><br/>Managing viability</p>                            | ?  | ? | ? | ? | ? | ?   | ? | ? | ? | ? | ? | - | ? | ? | ? | ? | ? | ? | <p><b>Strengths:</b> The requirement for a viability assessment provides a robust mechanism to assess potential impacts of deferment of the delivery of the plan requirements which potentially could have negative effects on many of the ISA objectives. The inclusion of a review mechanism (with payment) provides assurance that impacts will be adequately assessed.</p> <p><b>Negatives:</b> The policy suggests that where compromises are required this will be considered with respect to affordable housing allocation. Which has a negative effect on ISA objective 13. Further this policy may encourage developers to bring forward unviable sites with the expectation that significant compromises? can be made from the outset. The impacts of this policy are unknown as such ? has been provided for most ISA objectives as there is not enough information provided upon which to make an assessment.</p> <p><b>Suggested Improvements:</b> Consider including specific statement that these viabilities will only be considered only in exceptional circumstances and explain when these circumstances will be considered otherwise this policy provides an avenue for developers to bring viable sites to the authority as the norm. Consider that as part of viability assessment mitigation must be provided.</p>   |

|  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| <p><b>G5</b><br/> <b>Ensuring</b><br/> <b>planning</b><br/> <b>permissions</b><br/> <b>are delivered</b></p> | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | <p><b>Strengths:</b> The policy does not have an impact on the ISA objectives.<br/> <b>Negatives:</b> The policy does not have an impact on the ISA objectives.<br/> <b>Suggested Improvements:</b> N/A</p> |
|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

- \*Refer Appendix 2 for details on spatial strategy

**Table 2: Assessment of 'Housing'**

| IPS   | ISA Objectives* |           |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           | Commentary   |
|---|-----------------|-----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|--|
|   | 1 Air           | 2. Coasts | 3 Water | 4 Landscape and Noise | 5 cultural heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |  |
| <b>H1<br/>Planning for<br/>housing<br/>delivery</b> | ?               | ?         | ?       | ?                     | ?                   | ?              | ?          | ?                          | ?                           | ?          | ?                   | ?                        | ?           | ?                         | ?                | +                  | ?                         | <p><b>Strengths:</b> This policy sets the scene for the H group of policies and refers to other policies. The policy scores positively for ISA objective 16 as it secures the housing numbers to be brought forward over the plan period. It also provides a breakdown of where these numbers are expected to come from providing reassurance that it is achievable.</p> <p><b>Negatives:</b> There is not enough information contained within the policy to assess the impacts against most of the ISA objectives. The potential impacts of the individual sites can be found in Appendix 2 and the cumulative assessment in Section 6. Although the policy mentions an average number of dwellings per year it does not provide a mechanism for ensuring throughput, however this is touched upon in H1.</p> <p><b>Improvements:</b> Refer to comments provided for those policies referenced.</p> |
| <b>H2<br/>Sites<br/>Allocated for<br/>Housing</b>   | ?               | ?         | ?       | ?                     | ?                   | ?              | ?          | ?                          | ?                           | ?          | ?                   | ?                        | ?           | ?                         | ?                | +                  | ?                         | <p><b>Strengths:</b> The policy mentions phasing of developments which potentially ensures delivery throughout the plan period.</p> <p><b>Negatives:</b> Does not have a negative impact on any of the other ISA objectives.</p> <p><b>Suggested Improvements:</b> Refer to specific site assessments in Appendix 2.</p>   |



|  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|
| <p><b>H3<br/>General<br/>Requirements</b></p>              |   |   |   |   |   | + |   |   |   |   |   |   |   |   |   | + | + |   | <p><b>Strengths:</b> Achieves a positive score for ISA objective 6 (biodiversity) because it directly supports net gain. It indirectly may have some positive benefits with respect to ISA objective 1 (air quality) as it introduces the concept of developments being connected with public transport however not enough information is provided to allocate a positive score. The introduction of the requirement for SANG is positive with respect to ISA objective 15 (accessibility) as it provides green space opportunities.</p> <p><b>Negatives:</b> The policy includes many concepts which are vague and not defined these include: ‘sustainable’, ‘high quality’, ‘appropriate’, ‘taking account of setting’, ‘appropriate buffers’, ‘improved access to public transport’. Some aspects are combined for example mixing safe vehicle access and hedgerow loss. Unclear why specifically only hedgerows are listed, consideration should be given to verges and trees which are often impacted. There are no details regarding relevant guidance for example for items like pedestrian safety. There is not enough information to allocate scores for the other ISA objectives.</p> <p><b>Suggested Improvements:</b> Consider net gain being standalone and mixed with and open space and buffers which are not net gain. Important to ensure policy is future proof for the plan period and this area is always evolving so although the white paper current recommends 10% important to ensure there is flexibility for the policy to evolve by considering including a statement regarding or as per reflected in in government guidance or similar.</p> <p>Refer to standards or policies for items like vehicle and pedestrian safety to ensure its robust and define and explain what improved access to public transport might look like. Provide more specific detail around tree loss and what developers need to show in this regard. To ensure this issue is adequately address consider the requirement for arboriculture statement where the applicant must demonstrate how trees and hedgerows have been protected, retained, or mitigated for.</p> <p>Consider either removing or providing more detail regarding how the council will work with the developer on phasing. Clearly define what ‘sustainable’, ‘high quality’, ‘appropriate’, ‘taking account of setting’, ‘appropriate buffers’, ‘improved access to public transport’ would look like and how it will be achieved.</p> <p>With respect to the SANG, it states that developments will be ‘expected to provide’ which leaves it open to interpretation, consider expected with required.</p> <p>Should this policy be the main location to capture environmental aspects consider the inclusion of climate change resilience, health, education etc as at the moment it focused on , biodiversity and trees rather than the full range of topics.</p> |
| <p><b>H4<br/>Infilling<br/>outside<br/>settlements</b></p> | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> The policy aims to protect the character and setting of areas outside the settlement boundary by saying if it does not respect the character, it will be refused resulting the policy to be allocated a positive ISA score for ISA objective 4 (landscape). Given this policy is only for exceptions the scale is considered to low and therefore only have no or negligible effect on the other ISA policies.</p> <p><b>Negatives:</b> The policy does not include details of the will be required to ensure the applicants demonstrate this as one person’s interpretation of amenity value and respect for character is different and leaves decisions open to challenge.</p> <p><b>Suggested Improvements:</b> Consider stating only considered as exception when infilling. Consider including details of exactly what is required to be demonstrated to ensure the policy is robust and defensible and what is an important open space?</p>   |

|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| <p><b>H5<br/>Affordable<br/>Housing</b></p>             | ○ | ○ | ○ | + | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | + | + | ○ | ○ | ○ | ○ | ○ | <p><b>Strengths:</b> positive ISA objective 13 because ensure distribution of affordable housing across the island. Provides a range of first time, starter, rented and affordable homes and therefore scores positively for ISA objective 13 (social inclusion) adequate distribution of affordable housing scoring positively for ISA objective 12. Detailing the size of development required to comply with this policy makes is robust and transparent. Good references to planning documents to ensure the plan is flexible over the long term and can evolve with government policy.</p> <p><b>Negatives:</b> The spatial strategy (refer section 2.5) and the policy H6 does not facilitate large development in the AONB (H states isolated properties only) so there is a conflict here which suggests that developments of 9 would be allowed in the AONB which resulted in a negative score for ISA objective 4. There is no specific focus on existing deprived area and regeneration in these areas.</p> <p><b>Suggested Improvements:</b> There is need to clarify the AONB. Consider whether they could be any potential opportunities to encourage development and regeneration in deprived areas.</p>   |
| <p><b>H6<br/>Housing in<br/>the<br/>countryside</b></p> | ○ | ○ | ○ | + | + | ~ | + | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | <p><b>Strengths:</b> The policy is clear that development in the AONB is by exception and the criteria are clear resulting in a positive scored for ISA objective 4 (landscape). It also includes reference to cultural heritage assets in so far as requiring optimal use so scores positively for ISA objective 5 (cultural heritage). It also scores positive for ISA objective 7 (land use) by protecting greenfield areas.</p> <p><b>Negatives:</b> The policy does not make specific reference to dark skies or tranquillity which are important aspects to the AONB.</p> <p><b>Suggested Improvements:</b> Clarify size of developments (isolated or over 9 dwellings) with the policy H5 as there is currently conflict. Consider including reference to minimising light, noise to protect dark skies and tranquillity.</p>  |
| <p><b>H7<br/>Rural and<br/>First Homes</b></p>          | ○ | ○ | ○ | + | ○ | ~ | + | ○ | ○ | ○ | ○ | ○ | ○ | + | ○ | ○ | ○ | + | ○ | <p><b>Strengths:</b> The policy scores positively for ISA objective 13 as it allows for affordable housing across the island and provides flexibility for the council to exercise discretion re rural exception sites. It also scores positively for ISA objective 16 as it supports the provision of adequate housing.</p> <p><b>Negatives:</b> Policy is in potential effect in conflict with the spatial strategy which states it will not support development outside of settlement boundaries (as these have already been amended). There is clear definition of ‘adjacent’ and this leaves the council open to challenge and potentially urban sprawl. The policy states that first home exception sites are not permitted in AONB but it appears the rural exceptions sites are which could have negative impact on ISA objective 4 (landscape and 7 (land use). Unclear what is meant by ‘where they can demonstrate they will facilitate delivery of the whole scheme’? This policy does not current include and consideration of environmental impacts and or mitigation which could potentially result in significant negative impacts.</p> <p><b>Suggested Improvements:</b> Clarify if rural exception sites are allowed in AONB, recommend stating ‘rural exception sites and first homes sites will not be allowed in any designated areas including the AONB. Consider defining adjacent to minimise challenges and the potential for sprawl. Consider including details that application will need to be include the assessment of environmental impacts and will need to assess and show no significant impacts that cannot be mitigated.</p> |
| <p><b>H8<br/>Ensuring<br/>Right Mix</b></p>             | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | + | ○ | ○ | ○ | ○ | ○ | <p><b>Strengths:</b> provides clear advise on the expected housing mix but leaves flexibility for different approaches resulting in a positive score for ISA objective 13 (social inclusion).</p> <p><b>Negatives:</b> The wording ‘should’ suggests its optional. The policy does not impact the other ISA objectives. As with policy H2 there is an opportunity for the policy to consider benefits or exceptions for developments brought forward in derived areas to encourage regeneration.</p> <p><b>Suggested Improvements:</b> Consider changing the word ‘should’ to ‘must’ to ensure the policy is robust.</p>  |

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| <p><b>H9</b><br/>New housing on developed land</p>    | - | - | - | ~ | - | ~ | + | - | - | - | - | ~ | - | - | - | - | -  | <p><b>Strengths:</b> The policy supports development of brownfield for housing which potentially could have effects on ISA objective 7 (landuse). This policy has the potent to indirect have a positive effect on other IA objectives like landscape and biodiversity however not enough information is provided and as such the objective shave been allocated a ?.</p> <p><b>Negatives:</b> The policy does not go far enough to say how these sites will be supported. They are often costly to bring forward as require investigations and potentially remediation and, on this basis, to make it viable support is required. The policy does not consider these sites being brought forward for other purposes i.e., commercial, or other purposes SANGs. Further it does not consider suitability for use, and this could have potential negative effects on the ISA objective 12 (health) if potential contamination is not adequately addressed in the planning process.</p> <p><b>Suggested Improvements:</b> Consider tangible ways to support brownfield development, for example allowing exception to other policies (i.e., affordable housing). Consider other ways these sites can be brought forward for example not requiring gardens with accessible soil but other amenity value. Consider other uses from housing which may be more suitable for Part 1 sites for example commercial or SANGs. Reference should be made to the need for applications to be supported by a conceptual model and where applicable remedial action plans. If practical, consider other benefits such as consultations with the CLO regarding the conceptual model and remedial action plans.</p> |
| <p><b>H10</b><br/>Self and custom build</p>           | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | <p><b>Strengths:</b> No impacts of ISA objectives</p> <p><b>Negatives:</b> No impacts of ISA objectives</p> <p><b>Suggested Improvements:</b> Could this be included in policy H8 instead of a standalone policy.</p>  |  |
| <p><b>H11</b><br/>Gypsy traveller and show people</p> | - | - | - | - | - | - | - | - | - | - | - | - | ~ | - | - | - | <p><b>Strengths:</b> The policy shows that the council understands the need and will allocate sites. It also provides a list of requirements and states size that requires a management plan. However, there is not enough information to score the policy positively for ISA objective 13 because it doesn't show how it will meet the need.</p> <p><b>Negatives:</b> The policy does not state what the need / numbers that will be provided are within the plan period and there are no details regarding the location of these sites or how they will be allocated. With respect to applications there is not definition for sustainably located.</p> <p><b>Suggested Improvements:</b> Provide further details on what and where the councils will be providing to ensure needs can be meet as there are no allocated sites for this purpose therefore no guarantee that needs of gypsy, travellers and travelling show people can be meet. Allocated sites would need to be subject to ISA assessment.</p> |  |

**Table 3: Assessment of 'Economy'**

| IPS  | ISA Objectives* |           |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           | Commentary |   |
|--|-----------------|-----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|------------|---|
|  | 1 Air           | 2. Coasts | 3 Water | 4 Landscape and Noise | 5 cultural heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |            |   |
| <b>E1 Supporting a growing economy</b>     | ?               | ?         | ?       | ?                     | ?                   | ?              | ?          | ?                          | ?                           | ?          | ?                   | ?                        | ?           | ?                         | ?                | ?                  | ?                         | ?          | <p><b>Strengths:</b> This policy allocates specific sites for economic use, which are assessed in the allocated sites.</p> <p><b>Negatives:</b> It does not make clear the council’s policies for employment sites coming forward outside of these allocations.</p> <p><b>Improvements:</b> Consider including a statement regarding general principles of employment, explaining if employment will be allowed outside of these allocations.</p>   |
| <b>E2 Sustainable economic development</b> | 0               | 0         | 0       | 0                     | 0                   | ?              | ?          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         | +          | <p><b>Strengths:</b> The policy has a positive impact on ISA objective 17 as it facilitates economic development. It also has a positive impact on ISA 7 as it encourages better use of existing sites and brownfield land.</p> <p><b>Negatives:</b> The policy does not have any information about not causing negative environmental impacts which potentially allows them to occur. Water access is already covered in policy in E5 and is simply repeated here.</p> <p><b>Suggested Improvements:</b> Remove repetition regarding water access. Include a statement regarding the need to show no negative aspects to the natural environment.</p>  |
| <b>E3 Upskilling the island</b>            | 0               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | +                         | 0                | 0                  | 0                         | 0          | <p><b>Strengths:</b> The policy has a positive impact of ISA objective 14 (education) as it supports upskilling and is clear and prescriptive as to when an employment and skills plan is required.</p> <p><b>Negatives:</b> The policy does not specifically that it must be in line with other policies that protect the environment.</p> <p><b>Suggested Improvements:</b> Consider including an additional line stating must be in line with other policies that protect the environment or similar.</p>  |
| <b>E4 Supporting the rural economy</b>     | 0               | 0         | 0       | -                     | 0                   | -              | -          | 0                          | 0                           | 0          | 0                   | +                        | +           | 0                         | 0                | 0                  | 0                         | +          | <p><b>Strengths:</b> The policy has positive impacts to ISA objective 12 (health) and 13 (equality) by specifically requiring housing built for work workers to be affordable. It positively impacts ISA objective 17 by supporting economic development and employment opportunities.</p> <p><b>Negatives:</b> This policy potentially conflicts with both the spatial strategy and H policies with respect to development outside of development boundaries and specifically in rural and agricultural areas particularly with respect to dwellings. It has the potential to cause negative effects on three of the ISA objectives including: 4 (landscape), 6 (biodiversity) and 7 (land use) and has the potential to mis used. By allowing development for tourism purposes (i.e holiday lets) this potentially takes away the potential positive impacts of rural dwellings for local people. Although the policy refers to the local road network it has the potential to impact negatively the local road network and landscape it does not go far enough to ensure protection and does not consider other aspects of the environment such as tranquillity, dark skies, and biodiversity.</p> <p><b>Suggested Improvements:</b> It is essential the policy goes further to explicitly state both what is allowed and what is not allowed with regards to development in rural areas. Further details are required to ensure that such development does not have negative impacts on other aspects of the environment.</p> |

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| E5<br>Maintaining employment sites with water access | 0 | ? | 0 | 0   | 0 | 0 | 0 | 0 | 0 | 0 | 0   | 0 | 0 | 0 | 0 | + | 0 | 0  | <p><b>Strengths:</b> Provides a framework for maintaining water access at employment sites scoring a positive for ISA objective 15 (accessibility).</p> <p><b>Negatives:</b> The policy does not specifically state it supports the development of employment site with water-based access.</p> <p><b>Suggested Improvements:</b> Consider including a statement regarding support of water based activities.</p>   |
| E6<br>Digital Infrastructure                         | 0 | 0 | 0 | 0   | 0 | 0 | 0 | 0 | 0 | 0 | 0   | 0 | 0 | 0 | 0 | 0 | + | 0  | <p><b>Strengths:</b> The policy scores positively for ISA objective 16 (material assets) as is provide framework mechanism to support digital infrastructure.</p> <p><b>Negatives:</b> The wording ‘expects’ suggests it may be optional. There is a lack of clarity around who and when this policy would apply to. Is this all development regardless of size and location, does it include housing developments? is this</p> <p><b>Suggested Improvements:</b> Change wording from ‘expect’ to ‘require’ ensuring its robust. Clarify what type of development is this just commercial, if so what size/ type, does it apply to housing?</p> |
| E7 Supporting and Improving our Town Centers         | 0 | 0 | 0 | 0   | 0 | 0 | 0 | 0 | 0 | + | 0   | 0 | 0 | 0 | 0 | + | + | <p><b>Strengths:</b> The policy scored positively for ISA objectives 10 (culture), because it seeks to encourage development in the public realm. It also scores positively for ISA objectives 16 and 17 (material assets and economy respectively) because it facilitates economic development in town centres and contributes to provision of public facilities.</p> <p><b>Negatives:</b> The policy only considers economic, and retail uses within the town centres and fails to identify other benefits a town center can bring such as open spaces and cultural improvements. It also does not address anti-social behaviour.</p> <p><b>Suggested Improvements:</b> Town centres are evolving, and the policy does not reflect this as it does not include other uses for town centres and open spaces, social spaces. Consider amending the policy to provide a clear vision for the town center which can evolve during the plan period.</p> |   |
| E8 Supporting the Evening Economy                    | 0 | 0 | 0 | -/? | 0 | 0 | 0 | 0 | 0 | 0 | -/+ | 0 | 0 | 0 | 0 | + | + | <p><b>Strengths:</b> The implications for ISA objective are complex, on the one hand the policy scores positively as it includes consideration of anti-social behaviour, however any increase in foot fall may have negative effects on ISA objective (11 crime) particularly around night time and alcohol.</p> <p><b>Negatives:</b> Increase in evening footfall potentially has a negative effect on the local noise environment.</p> <p><b>Suggested Improvements:</b> N/A</p>   |   |
| E9 Supporting High Quality Tourism                   | 0 | 0 | 0 | 0   | 0 | 0 | 0 | 0 | 0 | 0 | 0   | 0 | 0 | 0 | 0 | 0 | + | <p><b>Strengths:</b> The policy scores positively for ISA Objective 17 (economy) as it supports tourism. It includes considering of unique features and protected site and species.</p> <p><b>Weaknesses:</b> N/A</p> <p><b>Suggested Improvements:</b> N/A</p>  |   |
| E10 The Bay Tourism Opportunity Area                 | 0 | + | 0 | 0   | 0 | 0 | 0 | 0 | 0 | 0 | 0   | 0 | 0 | 0 | 0 | 0 | + | <p><b>Strengths:</b> The policy scores positively for ISA Objective 17 (economy) as it supports tourism. It also scores positively for ISA objective (coasts) as it seeks to reduce flood risk and refers to coastal defences.</p> <p><b>Weaknesses:</b> N/A</p> <p><b>Suggested Improvements:</b> Consider combining policies regarding tourism.</p>  |   |
| E11 Ryde Tourism Opportunity Zones                   | 0 | 0 | 0 | 0   | 0 | 0 | 0 | 0 | 0 | 0 | 0   | 0 | 0 | 0 | 0 | 0 | + | <p><b>Strengths:</b> The policy scores positively for ISA Objective 17 (economy) as it supports tourism.</p> <p><b>Weakness:</b></p> <p><b>Suggested Improvements:</b> Consider combining policies regarding tourism.</p>  |   |

**Table 4: Assessment of 'Transport'**

| IPS Policy                 | ISA Objectives* |           |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           | Commentary  |
|----------------------------|-----------------|-----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|---|
|                            | 1 Air           | 2. Coasts | 3 Water | 4 Landscape and Noise | 5 cultural heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |   |
| T1 Better connected Island | -               | 0         | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         | <p><b>Strengths:</b> The concepts of sustainable transport options, accessibility, and reduction in the impacts on air quality are introduced.</p> <p><b>Negatives:</b> As a policy it has almost no impacts on the SA objectives. The objective of the T1 policy is unclear and within the policy there are direct conflicts. The policy states it will ‘reduce the impact on air quality and climate change’, (but does not provide any details of how this will be achieved), whilst also saying ‘it will support the island airports’. How will support the airport what sort of developments and is this in conflict with air quality improvements on this basis it scored a negative for ISA objective 1 (air quality).</p> <p>It makes reference to ‘opportunities to avoid or mitigate any environmental impacts’ but does not go far enough and doesn’t include the need to seek improvement and opportunities and potentially introduce biodiversity net gain.</p> <p>The policy states it supports ‘high quality places’ but doesn’t define what a ‘high quality place’ is or how it they will be supported and it unclear how this is linked to a connected island.</p> <p>It states that proposals that prejudice the implementation of these schemes will not be permitted, which excludes opportunities for alternative schemes that may potentially score better on the SA objectives overall than those included.</p> <p>It states it will work with partners, agencies and developers to ensure that the transport network on the Island supports the level of growth planned but doesn’t say how. This is more of an overarching principle or objective rather than a policy? Stating which transport schemes it will support it is potentially prejudicing the emerging Local Transport Plan (LTP) and creating direct conflict particularly if the LTP does not support these schemes?</p> <p>Is the River Medina Bridge a policy? how will it be implemented? would it be better to be located in the LTP? The SA impacts of these individual schemes require assessment.</p> <p>There is nothing in this group of policies about alternatives such as bus network, car shares, park and rides which potentially offers opportunities for positive impacts on SA objectives.</p> <p><b>Improvements:</b> Consider re visiting the overriding purpose of this objective to support connectivity whilst avoiding negative impacts and seeking environmental opportunities. Consider changing the policy to say it is supporting certain types of schemes, to avoid conflicts with the emerging LTP and potentially exclude other schemes which could have positive impacts on the SA objectives. It is critical to strengthen the requirement of environmental opportunities and with respect to all SA objectives and in particular biodiversity and net gain.</p> <p>Consider if this is the best place for the reference to airports and consider other places elsewhere in the plan (as it isn’t considered sustainable transport), also provide additional details in regards to how airports will be supported as this potentially has an impact on the SA objectives.</p> <p>The statement ‘The creation of new sustainable transport routes will be supported’ is repetitive and there is no definition.</p> <p>With regards to the statement ‘should not cause a significantly adverse impact to local or strategic road network that cannot be managed or mitigated’. This seems like an important point which needs defining as could lead to negative impacts of a number of the SA objectives.</p> |



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| <p><b>T 2 Sustainable transport</b></p>      | +  | 0 | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0  | <p><b>Strengths:</b> Has the potential to have indirect positive effect on air quality by providing alternative means of travel. It also has the potential to impact the climate change emissions however indirectly positively it wasn't felt that there was enough information to generate a positive score. It has a positive effect on accessibility as it seeks to improve access to schools.</p> <p><b>Negatives:</b> The types of scheme this policy aims to support have the potential for negative environmental impacts particularly where existing road and infrastructure are expanded or widened to facilitate sustainable transport options. This can result in tree and vegetation clearance and impact to protected species and wildlife corridors. It can also have negative visual impacts.</p> <p><b>Suggested Improvements:</b> Consider widening the breath statement regarding 'safer routes to school and other significant destination' to include 'sensitive locations'. To ensure that the policy doesn't have the potential negative environmental impacts consider including statement in this regard.</p> |
| <p><b>T3 Cross Solent Transport</b></p>      | ?  | 0 | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0  | <p><b>Strengths:</b> This policy scores positively in accessibility as it specifically supports the Solent Crossing Network.</p> <p><b>Negatives:</b> It is not thought to have an impact on the other objectives.</p> <p><b>Suggested Improvements:</b> The statement regarding the need to demonstrate environmental and economic benefits is unnecessary as new terminals would be subject to the EIA. Consider simplifying.</p>  |
| <p><b>T 4 Supporting Rail network</b></p>    | ?  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | <p><b>Strengths:</b> Scores positively for accessibility as it supports the rail network.</p> <p><b>Negatives:</b> Schemes put forward still have the potential to negatively impact the environment with respect to noise, biodiversity which are not considered.</p> <p><b>Suggested Improvements:</b> Consider including a statement which protects these aspects of the environment.</p>   |  |
| <p><b>T 5 Electric charging vehicles</b></p> | +  | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> Indirectly positively impact air quality and emissions.</p> <p><b>Negatives:</b> No negative impacts were identified associated with SA objectives.</p> <p><b>Suggested Improvements:</b> Consider change in wording from should include provision to must to ensure statement is robust. Currently states major, why cannot this be for all developments. Use of the term major developments leaves flexibility and uncertainty and it not capturing the opportunity for positive effects on air quality and emissions. Consider specifying the speed of charging points.</p>  |  |
| <p><b>T 6 Parking provision</b></p>          | -R | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> The policy did not score any positives with respect to the ISA objectives.</p> <p><b>Negatives:</b> The policy scored negatively for ISA objectives 1 as indirectly it could negatively impact air quality by encouraging private car usage. It is worth noting that in some locations parking should not be encouraged and indeed these spaces may use land which might otherwise be utilised.</p> <p><b>Suggested Improvements:</b> Use of the term 'well designed' is ambiguous. Consider changing wording. Use of the word 'adequate' weakens the policy. Consider amending the wording to state that applications must be supported by statement justifying the number of private parking provided. With respect to bicycle parking, consider including set number that is required per unit as again the 'adequate' can be interpreted.</p> |  |

**Table 5: Assessment of 'Community'**

| IPS Policy<br>Sustainable Strong<br>and Healthy<br>Communities | ISA Objectives* |          |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           | Commentary   |
|--|-----------------|----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|--|
|  | 1 Air           | 2 Coasts | 3 Water | 4 Landscape and Noise | 5 Cultural Heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |  |
| <b>C1<br/>High Quality Design<br/>for New Development</b>      | 0               | 0        | 0       | +                     | 0/+                 | ?              | 0          | 0                          | 0                           | 0          | +                   | +                        | 0           | 0                         | +                | 0                  | 0                         | <b>Strengths:</b> The policy respects the character of the area, particularly AONB and Conservation Areas. The provision of safe, accessible, and inclusive development encourages safe communities. High quality design will also encourage human health and wellbeing. Preserving the integrity of traditional shop fronts and building detailing protects the cultural heritage.<br><b>Negatives:</b><br><b>Suggested Improvements:</b> This policy has the potential to support biodiversity through enhancing the ecological value of new development, through wildlife corridors and hedgerows/trees. Remove wording of 'where possible' with regards to protecting and improving land, water quality to ensure not optional.  |
| <b>C2<br/>Improving our Public<br/>Realm</b>                   | 0               | 0        | 0       | 0                     | 0                   | ?              | 0          | 0/+                        | ?                           | 0          | 0                   | 0                        | 0           | 0                         | ?                | +                  | 0                         | <b>Strengths:</b> The policy encourages indirect benefits for ISA 15 (accessibility) through a focus on improving and encouraging public open space and pedestrian and cycle connections. The provision of soft landscaping can indirectly support ISA6 through biodiversity net gain benefits to the IOW. Encouraging sustainable and active travel by improving the public realm may potentially have an indirect positive effect on ISA 8 (emissions).<br><b>Negative:</b> No negative impacts identified according to the ISA objectives.<br><b>Suggested Improvements:</b> The overarching aim of the policy is unclear; there are benefits for ISA15 and ISA4 which could be more clearly demonstrated. The policy would benefit from a definition of <i>high quality public spaces</i> , with an inclusion of other aspects of these quality spaces i.e., preserve tranquillity/minimise light spill. Consideration of impacts to Local Character Areas and/or light spill should be mentioned (through the implementation of a lighting strategy). The policy could be strengthened by adding in commentary on conserving and enhancing the local landscape setting and local identity of settlements to support ISA5. The relationship between soft landscaping and biodiversity net gain could be emphasised to allow a positive score for ISA6, provided that adverse effects to designated sites are not caused through the development. |
| <b>C3<br/>Improving our Health<br/>and Wellbeing</b>           | 0               | 0        | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | +                        | 0           | 0                         | +                | +                  | 0                         | <b>Strengths:</b> This policy directly supports ISA 12 (health), ISA 15 (accessibility) and ISA 16 (material assets by demonstrating that new development will be required to support access to open space and encourage physical activity.<br><b>Negatives:</b> No negative impacts identified according to the ISA objectives.<br><b>Suggested Improvements:</b> Consider include wording to ensure the HIA include assessment outcomes must demonstrate clear benefits to the overall health and wellbeing impact of the development.   |
| <b>C4<br/>Health Hub at St<br/>Mary's Hospital</b>             | 0               | 0        | 0       | 0                     | 0                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | +                        | +           | 0                         | 0                | 0                  | 0                         | <b>Strengths:</b> This policy directly supports ISA 12 (health) and ISA 13 (social inclusion) by improving access to healthcare and supporting the aging population and providing affordable housing.<br><b>Negatives:</b> No negative impacts identified according to the ISA objectives.<br><b>Suggested Improvements:</b> Access to NHS and other healthcare services on the island might also require consideration of transport routes and public transport services to achieve this.   |

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| <p><b>C 5</b><br/>Facilitating Independent Living</p>                            | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | + | 0 | 0 | <p><b>Strengths:</b> This policy support ISA 12 (social inclusion) through the provision if independent living and supporting a balanced population structure. ISA objective 15 (accessibility) is supported by the provision of at least 20% dwelling as accessible for the elderly or those with mobility problems.<br/><b>Negative:</b> No negative impacts identified according to the ISA objectives.<br/><b>Suggested Improvements:</b> For the provision of 20% accessible dwellings to be beneficial, the last statement within this policy needs to be supported by detail on how this will be enforced through the planning system.</p>  |
| <p><b>C 6</b><br/>Providing Annexe Accommodation</p>                             | 0 | 0 | 0 | ? | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> N/A<br/><b>Negative:</b> May potentially have an impact on indirect impact on landscape.<br/><b>Suggested Improvements:</b> N/A</p>   |
| <p><b>C 7</b><br/>Delivering Locality Hubs</p>                                   | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | <p><b>Strengths:</b> The locality hubs require assessment under site allocations.<br/><b>Negative:</b> N/A<br/><b>Suggested Improvements:</b> N/A</p>  |
| <p><b>C 8</b><br/>Facilitating a Blue Light Hub</p>                              | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> The policy may have a positive effect on ISA if a blue light hub went ahead, but not enough information is provided to give the policy a positive score.<br/><b>Negative:</b> The policy does have any effect on the ISA objectives because it simply states it will be considered as to whether its needed.<br/><b>Suggested Improvements:</b> N/A</p>   |
| <p><b>C 9</b><br/>Education Provision</p>  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> The policy scored positively for ISA objective 14 (education) as it supports opportunities for improvements to educational facilities.<br/><b>Negative:</b> N/A<br/><b>Suggested Improvements:</b> N/A</p>  |
| <p><b>C 10</b><br/>Supporting Renewable Energy and Low Carbon Technologies</p>   | + | - | 0 | - | ? | ? | ? | + | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> The policy scores positively for ISA objective 8 (emissions) and 9 (climate resilience) as it supports green infrastructure.<br/><b>Negative:</b> The policy has the potential to have a negative impact on ISA objective 2 (coasts) as it may encourage development in these areas, and ISA objective 4 (landscape) as it may significantly impact the AONB and landscape character of the Island. The policy suggests that potential negative impacts to other aspects of the environment may be overlooked. There is no mention of required mitigation.<br/><b>Suggested Improvements:</b> Consider stating that development supporting green infrastructure will be supported rather than listing the types as this does not future proof the plan or allow for innovative idea technology moving forwards in the plan period. It is recommended that changes be made not to support development in the AONB and other sensitive areas as this may have significant negative effect. Consider the need for applications to be supported full assessment of risks and details of mitigation measures.</p>            |
| <p><b>C 11</b><br/>Lowering Carbon and Energy Consumption in New Development</p> | ? | 0 | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> The policy introduces the concept of carbons emission reduction, renewable energy and recycling. However, the policy does not go far enough or provide enough information to allow for positive scores to be allocated to ISA objective 1 (air quality) or ISA objective 8 (emissions) as it does not provide the detail required to ensure it supports zero 2050 emissions.<br/><b>Negative:</b> The terminology used appears to suggest these items are optional rather than required. It does not go far enough to support the target of carbon neutrality. Climate change is more than just energy emissions, what about flooding etc.<br/><b>Suggested Improvements:</b> Remove the term ‘wherever possible’ as this suggests its optional and allows challenge. ‘Major development’ should be defined. The policy should set clear and ambitious targets for carbon emission targets, renewable energy, and recycling to assist with achieving zero emission by 2050. It should encourage innovation and other options. In summary, the policy should be more ambitious and include clear measurable targets.</p> |

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| <p><b>C 12</b><br/>Utility Infrastructure Requirements for New Development</p> | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> N/A<br/><b>Negative:</b> N/A<br/><b>Suggested Improvements:</b> N/A</p>   |
| <p><b>C 13</b><br/>Maintaining Key Utility Infrastructure</p>                  | ? | ? | + | ? | 0 | ? | ? | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | <p><b>Strengths:</b> The policy scores positively for ISA objective 16 (material assets) as it supports infrastructure and it scores positively for ISA objective 3 as it supports sustainable water supply.<br/><b>Negative:</b> It is worth noting that the specific locations specified in the policy have not been individually assessed and in order to determine potential environmental impacts these would need to be assessed based on the nature and type of application. There is no mention of solid waste sites.<br/><b>Suggested Improvements:</b> Consider the addition of a statement ensuring such applications would generally be supported in these areas but only where it can be demonstrated that there are no negative effects to for example landscape, biodiversity to ensure these are adequately considered and any potential impacts assessed and mitigated.</p>   |
| <p><b>C 14</b><br/>Providing Social and Community Infrastructure</p>           | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | + | + | + | 0 | <p><b>Strengths:</b> The policy seeks to support cultural, educational, leisure and community facilities which scores positively for ISA objective 10 (culture), 14 (education), 15 (accessibility) and 16 (material assets). It also includes the need to be located near to existing transport links which indirectly may have the potential to have positive effects on air quality locally however not enough information was available to give it a positive score<br/><b>Negative:</b> The statement regarding the approval of the loss of community infrastructure for the benefit of the economy effectively provides a loophole putting at risk community facilities. The policy also includes a statement regarding providing alternatives but only says ‘where appropriate’ but does not define when and where or who determine what is appropriate.<br/><b>Suggested Improvements:</b> Consider whether economic reasons are an appropriate justification for loss of community infrastructure. Consider re wording that alternative will always be required within the same community rather than ‘where appropriate’. To strengthen protection of existing facilities and ensure on going provision for the Plan period.</p> |
| <p><b>C 15</b><br/>Community-led Planning</p>                                  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> N/A<br/><b>Negative:</b> N/A<br/><b>Suggested Improvements:</b> The policy does not explain how conflict between said plans may be resolved.</p>  |

**Table 6: Assessment of 'Environment'**

| IPS  | ISA Objectives* |           |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           | Commentary |  |
|--|-----------------|-----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|------------|--|
|  | 1 Air           | 2. Coasts | 3 Water | 4 Landscape and Noise | 5 cultural heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |            |  |
| EV1<br>Conserving and enhancing historic environment | 0               | 0         | 0       | 0                     | +                   | 0              | 0          | 0                          | 0                           | 0          | 0                   | 0                        | 0           | 0                         | 0                | 0                  | 0                         | 0          | <p><b>Strengths:</b> It is allocated a positive score for ISA objective 5 (cultural herotgae) because it addresses both designated and undesignated heritage assets. It requires ‘sufficient evidence’ to be submitted and acknowledges the needs for a balanced judgment. Provision is made for proportionate mitigation of harm through recording and substantial harm to designated heritage assets would be wholly exceptional.</p> <p><b>Negatives:</b> Reference to sufficient evidence does not overtly mention the potential need for the results of a field evaluation to be submitted with the application (ie prior fieldwork), although this may be inferred where the absence of a field evaluation represents ‘insufficient evidence’. In recognising that the treatment of designed and non designated heritage assets is different it does not acknowledge that undesignated archaeological heritage assets demonstrably of the same weight as designated Scheduled Monuments should be treat the same. The test – “the nature of the site prevents reasonable use of the site” “viable use to enable conservation” “grant funding and public ownership is not possible” “harm is outweighed by the benefits of using the site” – can all be applied to the built heritage. But the archaeological heritage is less likely to pass the test of ‘reasonable use of the site’ ‘viable use’ and ‘bringing the site back into use’ A Scheduled Monument is not generally regarded as an economically viable asset.</p> <p><b>Suggested Improvements:</b> “Demonstrate where they have been informed by sufficient evidence, including where necessary through field work, ...”“Loss of scheduled monuments and archaeological sites of demonstrable equivalence, ....”</p> |

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| <p><b>EV2</b><br/>Ecological Assets and opportunities for enhancements</p>     | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> The policy has the potential to have a positive effect on ISA objective 6 (biodiversity) as it seeks to afford some protection to designated sites. It is also prescriptive on the type of information expected to be provided in support of an application. It also refers to the importance of non-designated sites and connectivity networks.</p> <p><b>Negatives:</b> There are a number of ambiguous terms used in the policy including ‘development opportunities should be located away from ‘ and the ‘national site network’ does this refer to ecological network? . Further it does not state how applicants could show how they have ‘maintained and enhanced’ said network and is it not measurable. The exceptions create a risk of potential negative effects occurring for an overriding public interest (which is not defined). The policy does not make reference to the legal requirement for HRAs or the requirement for biodiversity net gain. Policy focus is protection but not enhancement.</p> <p><b>Suggested Improvements:</b> Amend term ‘located away from’, to development must be shown not have an impact of designated site via HRA or similar. Include references net gain policy. Consider tightening the exceptions and whether permanent damage would be acceptable under any circumstances. On the three numbered points: 1) Consider adding that not providing ecological assessment must be fully justified i.e. the expectation is that all applications should include at least a Preliminary Ecological Assessment. Applicants should be pointed towards tool such as Biodiversity Checklists as a means of conduction due diligence prior to submission. May also wish to highlight the role of pre-application engagement to flush. 2) Highlight that BNG is in addition to any required mitigation/enhancement measures already needed. The policy should include reference to the mitigation hierarchy – i.e. that the expectation is that development first avoids impacts and then only compensates as a last resort.</p> |
| <p><b>EV3</b><br/>Recreation Impact on the Solent European Sites</p>           | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | <p><b>Strengths:</b> This policy has a positive effect on ISA objective 6 (biodiversity) and ISA objective (15) as it relates to the provision of recreation spaces and SANGs. It is clear what is required and when. It is also stated that if not provided applications will be refused which makes the policy robust and enforceable.</p> <p><b>Negatives:</b> Only considers housing, does not include other types of development that can have an effect on designated site.</p> <p><b>Suggested Improvements:</b> Consider amending the term net gain which can be confused for biodiversity net gain. Consider whether this policy should relate to housing developments (above a certain size or dwelling number) or all development types. Consider mentioning that this is in addition to HRA.</p>  |
| <p><b>EV4</b><br/>Water Quality Impact on Solent European Sites (nitrates)</p> | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> The policy has a positive effect on ISA objective 3 (water) as it ensures use of infrastructure unlikely to impact nitrate sensitive areas.</p> <p><b>Negatives:</b> Mentioning the council has a position statement does not ensure compliance.</p> <p><b>Suggested Improvements:</b> Recommend that the statement regarding the position statement be amended to say all applications should be made in strict accordance with the current position statement therefore ensuing future proofing of the plan as these changes.</p>  |
| <p><b>EV5</b><br/>Trees Woodland and hedgerows</p>                             | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> The policy scores positively for ISA objective 6 (biodiversity) as it seeks to protect trees, hedgerow. It makes reference to ensuring the right type of tree in the right place.</p> <p><b>Negatives:</b> The policy is not measurable and considers retention but enhancement to meet the required 12% increase by 2060.</p> <p><b>Suggested Improvements:</b> To ensure the policy achieves its objective it is important that there is a requirement that applications must include details of trees and hedgerows on site arb and hedgerow assessments in order to allow the council to make the assessment (either surveys or statements). The policy should provide measurable targets to ensure these items are protected but also increased the show how the IOW will meet the 2060 target. Consider including reference to net gain.</p>   |



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| <p><b>EV6</b><br/>Protecting and providing green open spaces</p> | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | <p><b>Strengths:</b> The policy is allocated a positive score for ISA objective 15 (accessibility) as it provides protection and contributes to public open spaces.<br/> <b>Negatives:</b> Use of the term ‘are expected’ suggests it is optional. The policy is closely linked to EV3 with respect to SANGs and EV7.<br/> <b>Improvements:</b> Consider changing the term ‘expected’ to ‘are required’ or ‘must’. Consider combining EV6 and EV7 to avoid repetition.</p>   |
| <p><b>EV7</b><br/>Local green spaces</p>                         | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | <p><b>Strengths:</b> The policy recognises the importance of local green spaces.<br/> <b>Negatives:</b> The inclusion of the term ‘very special circumstances’ potentially allows for the loss of such sites representing a negative impact to ISA 15 (accessibility).<br/> <b>Suggested Improvements:</b> Define special circumstances. Change wording consider to ‘support’ or ‘encourage’. Consider combining EV6 and EV7 to avoid repetition.</p>  |
| <p><b>EV8</b><br/>Protecting high grade agricultural land</p>    | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> The policy takes into consideration soil classification and supports safeguarding best grade of agricultural soils and is allocated a positive score for ISA objective 7 (soils).<br/> <b>Negatives:</b> The phrase ‘can demonstrate is necessary’ is vague and open to interpretation potentially resulting in inappropriate development on the best agricultural soils. The policy appears to suggest that development over 5 hectares would be considered. However, this is potentially in conflict with other policies such as spatial strategy and exception rules.<br/> <b>Improvements:</b> Remove reference to large sites to avoid conflict and ensure it is in line with spatial strategy and exception policies.</p>   |
| <p><b>EV9</b><br/>Protecting our landscapes and seascapes</p>    | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> The policy introduces an intention to preserve and enhance landscapes, which provides a positive score to ISA objective 4 (landscape).<br/> <b>Negatives:</b> The policy does not define landscape and seascapes and does not include townscapes. It has general themes but does not include details of how these will be achieved through the development process. The focus of the policy is unclear aim part biodiversity, part soils, part climate change. Unlike other policies this does not include exceptions.<br/> <b>Improvements:</b> Recommend clearly defining the aim of the policy to include the protection and enhancement of the landscape (including seascape), focusing on landscape, townscape, character, and visual aspects of the IOW. Consider removing references to biodiversity, climate change which are included in other policies. Consider moving RIGGS to policy EV8 which relates to soils and geology. Change the word ‘expected’ to ‘required’. Include clear wording regarding how views and character areas will be protected. Are there any exceptions? and when and how exceptions will be made. the exceptions to this. Consider a statement which says any developments which have a negative impact on these aspect after mitigation will not be supported. Consider requirement for certain size of development to require landscape visual impact assessment and potentially ZVTs? Consider how these aspects are addressed in AONB in particular.</p> |
| <p><b>EV10</b><br/>Preserving settlement identity</p>            | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> The policy aims to support the local identity of individual settlements by preventing coalescence.<br/> <b>Negatives:</b> Potential conflict with spatial strategy.<br/> <b>Improvements:</b> Consider whether the policy is needed with the existing spatial strategy.</p>   |

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| <p><b>EV11</b><br/><b>IOW AONB</b></p>   | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> The policy seeks to protect and enhance the AONB so scores positively for ISA objective 4 (landscape).<br/> <b>Negatives:</b> There is potential conflict here with several other policies including CSSCH10 and the spatial strategy. The policy refers to exceptions relating to ‘wider planning issues’ which are not defined and leaves the policy open to interpretation and challenge and potentially significant detrimental development within the AONB. The policy states applications will be ‘carefully assessed’ but doesn’t specifically state would do this assessment and doesn’t specifically put the onus on the applicant to provide sufficient information in this regard.<br/> <b>Improvements:</b> It is imperative that all references to the AONB within all policies are in full agreement with regards to what is allowed and what is not allowed and the exceptions explicitly stated so no ambiguity remains. They should also be in line with the spatial strategy as the AONB is outside of the settlement boundaries. Provide clarity regarding whether this refers only to exception sites, or green infrastructure. Amendments are required across all groups of policies to ensure the AONB is sufficiently protected.</p> |   |
| <p><b>EV12</b><br/><b>Dark Skies</b></p>   | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | <p><b>Strengths:</b> There is an acknowledgement of support of the principles of dark skies.<br/> <b>Negatives:</b> <b>This policy seeks to</b> reduce/ minimise light spill relating to new developments in sensitive areas and protect dark skies, however the fact that it allows new development and makes no attempt to protecting existing light levels potentially represents a negative impact to ISA objective 4 (landscape). In addition it allows outside lighting in dark sky areas.<br/> <b>Improvements:</b> Clarify what development would be allowed in the dark skies and how this is fits in with the spatial strategy. For example, does this only apply to exception sites or sites of certain size or type? Consider no outside lighting and / or mitigation measures.</p> |
| <p><b>EV13:</b><br/><b>managemen</b><br/><b>t water</b><br/><b>reoursces</b></p> | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | <p><b>Strengths:</b> The policy scores positively for ISA objective 3 (water) as it seeks to protect water resources.<br/> <b>Negatives:</b> N/A<br/> <b>Improvements:</b> Consider combing with EV15.</p>  |
| <p><b>EV14</b><br/><b>Managing</b><br/><b>Flood risk</b></p>                     | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | <p><b>Strengths:</b> The policy scores positively for ISA objective 3 (water) and 9 (climate resilience). It contains clear and explicit requirements for applicants.<br/> <b>Negatives:</b> No negative impacts have been identified.<br/> <b>Improvements:</b> Consider change of terminology regarding ‘ be safe from flooding’. Clarify whether this is applied to all sites regardless of size.</p>  |
| <p><b>EV15:</b><br/><b>Monkmead</b><br/><b>Catchment</b></p>                     | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | <p><b>Strengths:</b> The policy scores positively for ISA objective 3 (water) as it seeks minimise adverse effects on the water environment.<br/> <b>Negatives:</b> The policy only focuses on one area of the Island and has some cross over with EV15.<br/> <b>Improvements:</b> Consider removing the refer to a particular location and including a policy reading the water environment of the Island (see EV15).</p>  |
| <p><b>EV16</b><br/><b>Managing</b><br/><b>our coasts</b></p>                     | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ?  | <p><b>Strengths:</b> The policy clearly states residential developments will not supported in CCMA and supports protection of risk via the requirement for vulnerability risk assessments providing a positive score to ISA objective 2.<br/> <b>Negatives:</b> The policy states that a ‘practical’ and sustainable approach should be taken, however this is not defined, and it open to interpretation.<br/> <b>Improvements:</b> Clarify what is meant by sustainable and practical approach, is this in addition to a vulnerability assessment.</p>  |

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| <p><b>EV17</b><br/>Facilitating relocation from coastal change management areas</p> | 0 | +/? | +/? | 0 | 0 | 0 | 0 | 0 | + | - | 0 | 0 | ? | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> The policy states that applications for relocations must not be contrary to other policies effectively preventing significant harm. It has the potential to have a positive impact on ISA objective (9) climate resilience and ISA objective 2 (coasts) as it reduces reduced risk to infrastructure.</p> <p><b>Negatives:</b> Moving of communities could potentially have a negative effect on ISA objective 10 (culture) as it impacts the settlements and local culture. It is also worth noting that any such a relocation would likely be in contrary to policies not least the spatial strategy thereby potentially making the policy unworkable (which is reflected in the ISA objectives 2 and 3 being allocated a ? score.</p> <p><b>Improvements:</b> Consider a requirement that applications must include consideration of exceptions to any aspect contrary to policy and include full assessment of impacts and mitigation measures.</p>  |
| <p><b>EV18</b><br/>Improving resilience form coastal flood and risk</p>             | 0 | +   | ?   | ? | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> The policy seeks to accommodate predicted rises in sea level and manage if not reduce the risk of infrastructure resulting in a positive score of ISA objective 2 (coasts) and ( climate resilience). It confirms development coast risk areas will not be allowed to happen without mitigation being in place.</p> <p><b>Negatives:</b> The policy is unclear as it states that development in ‘hold the line’ area should ‘provide’ or ‘contribute to maintenance of coastal defences’ but subsequently the policy states proposals for coastal defences will only be permitted where no adverse impact to environment and future reduction schemes. Confusion arises whether over which areas parts of this policy applies. Does provide certainty around how a proposal would be dealt with and what will be required but puts the onus on the pre app.</p> <p><b>Improvements:</b> Recommend removal of first paragraph as it not a policy. Clarify when these requirements be applied and what definition will be applied (is this for all developments on the island, in hold the line areas or on the coast)? Clarify whether development in hold the line will need to ‘provide’ new coastal defences or just contribute to existing defences? Clarify when developer contributions will be required as opposed to the defence works themselves, what would be the scale? With respect to new coastal defences, it is noted that there will always be material environmental impact and, in this regard, has the council considered occasions where positive impacts may out way negatives and mitigation can be provided as this is not currently allowed in this policy. Pre apps are voluntary, consider re wording to state pre app are highly recommended to ensure applicants are fully aware of the requirements at the earliest stages.</p> |
| <p><b>EV19</b><br/>Managing Ground Instability in new dvelopment</p>                | 0 | +   | 0   | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <p><b>Strengths:</b> The policy scores positively for ISA objective 2 (coasts).</p> <p><b>Negatives:</b> Potentially conflicts with policy EV18 and EV16.</p> <p><b>Improvements:</b> The policy could be combined with EV18 and EV16.</p>  |

**Appendix 2: Assessment of the Spatial Strategies**

| IPS Policy<br>Sustainable<br>Strong and<br>Healthy<br>Communities  | ISA Objectives* |           |         |                       |                     |                |            |                            |                             |            |                     |                          |             |                           |                  |                    |                           | Commentary   |
|--|-----------------|-----------|---------|-----------------------|---------------------|----------------|------------|----------------------------|-----------------------------|------------|---------------------|--------------------------|-------------|---------------------------|------------------|--------------------|---------------------------|--|
|  | 1 Air           | 2. Coasts | 3 Water | 4 Landscape and Noise | 5 cultural heritage | 6 Biodiversity | 7 Land use | 8 Climate change emissions | 9 Climate change resilience | 10 Culture | 11 Crime and Safety | 12 Health and Population | 13 Equality | 14 Education and Training | 15 Accessibility | 16 Material Assets | 17 Employment and Economy |  |
| 1. Use existing settlement hierarchy and allow for growth outside but immediately adjacent to existing settlement boundaries | ?               | 0         | 0       | +                     | 0                   | +              | +          | 0                          | 0                           | ?          | 0                   | 0                        | ?           | 0                         | 0                | ?                  | 0                         | <p><b>Strengths:</b> This strategy scored positively for ISA 4 (landscape) because it seeks to protect the IOWs tranquillity and the AONB. It also scores positively for ISA objective 6 (Biodiversity) as it seeks to protect designated sites. It scores positively for ISA objective 7 (land use) as it encourages brownfield regeneration and safeguards RIGGS and agricultural land.</p> <p>The strategy was given a ? for ISA objective 10 (culture) as it has the potential to protect the local identity of individual settlement areas however, because there is no definition of ‘immediately adjacent’ this is open to challenge which potentially puts the settlements at risk of settlement creep and on this basis, there was not enough information to enable a this to be scored positively. ISA objective 13 (equality) was also given a ? as developing within existing settlements offers the indirect opportunity to focus accommodation in areas of deprivation but it was not thought enough information was provided to confirm outcome. With respect to ISA 16 (materials) there is the potential for positive indirect effects to occur as a result of indirectly support existing transport networks including the railway and Solent crossing, but it is not considered enough to score a positive.</p> <p><b>Negative:</b> The strategy was not found to have a direct negative effect on any of the ISA objectives however it could potentially have an indirect negative impact on ISA objective 1 (air quality) in so far as contributing to congestion, although development would be focused within existing settlements with public transport infrastructure it does not preclude an increase in private vehicles on this basis ISA objective 1 scored a ? as the impacts are uncertain.</p> |

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| <p>2. Use existing settlement hierarchy<br/>(a) Increase density/site yield, focus on infill and brownfield, do not allow development beyond settlement boundaries</p> | ? | 0 | 0 | + | 0 | + | + | 0 | 0 | ? | 0 | 0 | ? | 0 | 0 | ? | 0 | <p><b>Strengths:</b> This strategy is very similar to strategy 1 and on this basis the strengths of this strategy are the same strategy 1. Except for ISA 10 (culture) which allocated a positive in strategy 2 as it was felt that clearly defining settlement boundaries and not allowing adjacent development prevented the risk of creep and settlement coalescence, thereby supporting the identity of individual settlements and ensuring definition between settlements and rural areas.</p> <p><b>Negative:</b> The negatives are the same as for strategy 1 with respect to uncertainties regarding ISA objective 1.</p>   |
| <p>3. Growth in existing settlements, outside of settlement boundaries and in locations not previously considered</p>  | ? | - | - | - | - | - | - | ? | 0 | - | - | ? | - | 0 | - | ? | 0 | <p><b>Strengths:</b><br/>This strategy has the potential to score positively for some IPS Objectives, however given the large scale of this strategy, a strategy-wide approach is recommended to ensure that all strengths and weaknesses are considered. IPS1 could be supported through a reduction in congestion away from the existing towns and settlements. IPS5 could be supported through development elsewhere in the island could potentially remove pressures to develop adjacent to existing buildings and architecture within existing settlement. However, this does not take into consideration any archaeological impacts which are discussed below. IPS12 and IPS13 could be supported through new development across the island, which has the potential to improve the distribution of affordable housing, however it is not possible to determine any impacts on population structure in relation to this strategy at this stage without additional information. IPS15 could be supported by increasing the demand for and encouraging the development of rail infrastructure and other public transport networks throughout the island which are currently limited to the ‘urban hubs’. However, there are considerable landscape, land-use and biodiversity impacts associated with the development of the public transport network which must be considered.</p> <p><b>Negatives:</b><br/>The large-spatial scale of this strategy ultimately results in a high number of negative scores against the majority of the IPS Objectives. This strategy was given a ? for IPS1 as more information is required to determine whether congestions and reliance on private vehicles will be reduced as a result. Air quality around sensitive areas is also unknown. Air quality on the IOW does not currently exceed national objectives – island-wide development may increase the reliance on private vehicles resulting in greater pollutant emissions.</p> |

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|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | <p>IPS2 was scored negatively, as at this stage it is assumed that island-wide development could result in new development adjacent to the coastline and within areas of coastal amenity. The managed retreat of coastlines would not be possible in these areas. Other areas of this IPS are not able to be determined at this stage and require more information.</p> <p>IPS3 scored negatively as development in greenfield areas will require water supply diversion and new water utility infrastructure to areas that do not current have access to potable water. This would put additional pressure on the water supply, which is already known to require imports. This does not support sustainable water resource management. Development throughout the IOW may impact SPZ and other potable reserves.</p> <p>IPS4 scored negatively as development throughout the IOW would result in a loss of AONB land, a loss of tranquil areas and would significantly disrupt the fabric and setting of the existing landscape character area. This strategy would introduce additional sources of noise and light pollution throughout the island, including in areas currently designated as dark sky reserve. IPS5 scored negatively largely due to the potential for impacts, damage and destruction of archaeological deposits and locally historic assets within previously undeveloped land. IPS6 scored negatively as development throughout the IOW would reduce habitat connectivity and ecological networks. This strategy does not support the protection of trees, hedges and vegetation or designated site protection. IPS7 scored negatively as this strategy does not encourage the re-use of brownfield land and sustainable use of land. RIGGS and agricultural land would not be protected. IPS8 requires more information to determine the effects, it is not possible to determine if private vehicle numbers will change, however it can be assumed that development outside of existing settlements and transport networks would encouraging commuting and associated emissions, if transport is not adequately addressed through new development (i.e. inclusion of public transport networks/encourage sustainable active travel).</p> <p>IPS9 scored neutrally as this strategy is not considered to affect the climate change resilience of new development.</p> <p>IPS10 scored negatively as this strategy does not encourage a local identity. Unstructured development throughout the island would result in indistinct communities and societies around the IOW. not able to determine if investment in the public realm and cultural facilities will be undertaken. IPS11 scored negatively as new settlements could put strain on existing police services and could result in increases in anti-social behaviour in existing settlements.</p> <p>IPS12 was scored ? as the impact of this strategy on population structure and aging population health is not currently known. IPS13 scored negatively, however more information is required. development throughout the island</p> |
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|                             |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  | could overlook the existing settlements and areas of known deprivation and not encourage the regeneration of these areas. IPS14 was scored neutrally as the impact of this strategy on education is not currently known. IPS15 was scored negatively as development throughout the IOW may not be targeted around the existing infrastructure and could therefore isolate some residents, with limited access to essential services such as schools or hospitals, especially given the limited infrastructure in place currently. IPS16 was scored with ? as the strategy does not provide information on transport provision between developments or on the Solent Crossing Network. Given that the current crossing network is focussed on a few key settlements, it is assumed that any development not in these areas would not directly support the Solent Crossing Network. IPS17 was scored neutrally as employment and the economy are not considered to be affected by this strategy at this stage. |
| 4. Creating new communities | ? | 0 | ? | - | 0 | - | - | ? | 0 | - | 0 | 0 | - | 0 | - | - | 0 | <p><b>Strength:</b> The strategy did not score positively for any ISA objective. It scored a ? for ISA objective 1 (air quality) as it may potentially remove direct congestion away from existing settlement, however it may potentially increase private vehicle usage and encourage more vehicles visiting the settlements to access services on this basis the impacts are considered uncertain. It scored a ? for ISA objective 3 (water resources) as on the positive side new development can be designed to support water usage however there is no infrastructure in these areas which is a negative. ISA objective 8 (climate emission) scored a ? as potential new developments could be designed in line with zero emissions, however in conflict would be likely increase in private vehicle numbers and absence of public transport networks in these areas.</p> <p><b>Negative:</b> Strategy 4 might introduce light and noise in an otherwise undisturbed areas having a negative effect on ISA objective 4 (landscape) Building a new community in otherwise undeveloped land is likely to have a negative impact on ISA objective 6 (biodiversity). It also fails to protect greenfield and agricultural land uses resulting a negative effect on ISA objective 7 (land use). With respect to ISA objective 10 it doesn't increase the identify of existing settlements so scores a negative for this ISA objective. This strategy does not address inclusion or equality and doesn't focus on existing areas of deprivation so scored negatively for ISA objective 13. The new communities are unlikely to be large enough to support their won key services, public transport infrastructure or educational facilities and on this basis, they score neutrally for ISA objectives 14 and 15.</p> |  |





**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 (m<sup>2</sup>):** 18,866  
**Regeneration Area:** West Wight  
**Settlement Area:** West Wight Secondary Settlement

| ISA Objective <sup>1</sup> | 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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<sup>1</sup> Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

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| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.      |   |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ? | All other sites  |   |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>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.                                  |   |   |  |

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|  | 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?                                    |   |  |  |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in tranquility area<br>Not in NIA<br>Not in dark skies                                      | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |  |  |
| <b>5. Cultural Heritage:</b><br>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   |

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|  |  | 0 | A cultural heritage site is within 250m of the site boundary.  |  |  |   |
|  |  | ? | All other sites  |  |  |   |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>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  |  |  |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Urban<br>Agricultural field on outskirts of Freshwater town<br>Not in mineral safeguarding area        | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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   |  |  |   |

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|   | 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?  |                              |                           |  |  |     |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |                           |  |  |     |
| <b>9. Climate Change Resilience:</b><br>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? |                              |                           |  |  |     |

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| <b>10. Culture:</b><br>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?  |                              |  |     |  |  |
| <b>11. Crime and safety:</b><br>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  |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites  |     |  |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>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<br>Location of areas of deprivation |
|  | Level and the distribution of affordable housing across the Island to ensure that sub  |                              |  |     |  |  |

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| pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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   |     |  |   |
| <b>14. Education and training:</b><br>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   |     |  |   |
| <b>15. Accessibility:</b><br>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<br>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?  |                              |   |     |  |   |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>Bus network            |
|  | Does it support Solent crossing network?   | 0                            | Site is located in or near a Rural Service Centre.  |     |  |   |



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|  | Does it support the continued operation of the rail network?  | - | All other developments   |   |  |     |
| <b>17. Employment and Economy:</b><br>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 (m<sup>2</sup>):** 7,303

**Regeneration Area:** The Bay

**Settlement Area:** The Bay Primary Settlement

| ISA Objective <sup>1</sup>                                    | Assessment Criteria                                   | Site Specific Assessment Criteria | Effect (colour coding)* | Commentary   | Information Sources Required (all require size, type and number of units) |
|---|---|-----------------------------------|-------------------------|--|---|
| <b>1. Air Quality:</b><br>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. However, it is also directly | Location of PROW<br>Cycleways<br>Bus routes                               |

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

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|   |   |   | 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.    |   |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ? | All other sites  |   |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>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                 |   |  |  |

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|  | 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?                                    |   |  |   |   |   |
| <b>4. Landscape (including Noise):</b><br>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<br>Not located near NIA<br>Not within Dark Sky reserve or Tranquil area | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |   |   |   |
| <b>5. Cultural Heritage:</b><br>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  |   |   |   |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography woodlands and trees |
|  | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.   |   |   |   |

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|  |   |                              | 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  |     |   |  |
| <b>7. Land use, soils and agriculture:</b><br>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<br>Not in RIGGS<br>Not in a Mineral Safeguarding Area | Location of RIGGS<br>Location of agri land grading Contaminated land register (we don't have this)<br>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?  |                              |  |     |   |  |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |  |   |                    |     |
| <b>9. Climate Change Resilience:</b><br>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? |                              |  |   |                    |     |
| <b>10. Culture:</b><br>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?   |                              |  |   |                    |     |
| <b>11. Crime and safety:</b><br>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                |     |
| <b>12. Health and Population:</b><br>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<br>To develop and maintain a balanced and sustainable population structure on the Island   | Does the Plan support an aging population?<br><br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                             | All other sites   |     |  |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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<br>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                      |     |  |  |
| <b>14. Education and training:</b><br>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                            |     |  |  |
|  |  | ?                             | All other sites   |     |  |  |
| <b>15. Accessibility:</b><br>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?                                       | Cannot be assessed spatially. |   | N/A |  | N/A  |

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| 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?   |   |  |   |  |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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   |   |  |  |
| <b>17. Employment and Economy:</b><br>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><b>Site Name:</b> Old Hosiden Besson Site, Binstead Road Ryde Isle of Wight PO333NL<br/> <b>Details:</b> 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.<br/> <b>Site ID:</b> IPS034<br/> <b>Grid Reference:</b> SZ577092215<br/> <b>Size (m<sup>2</sup>):</b> 6,408<br/> <b>Regeneration Area:</b> Ryde<br/> <b>Settlement Area:</b> Ryde Primary Settlement</p> |
|---|---|

| ISA Objective <sup>1</sup>                                    | Assessment Criteria                                   | Site Specific Assessment Criteria | Effect (colour coding)*   | Commentary  | Information Sources Required (all require size, type and number of units) |
|---|---|-----------------------------------|---|---|---|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes                               |

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

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|   |   |   | (train, Solent crossing)<br>(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.    |   |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ? | All other sites  |   |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>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  |   |   |  |

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|  |  |   | 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?                                    |   |  |   |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in Tranquility Area<br>Partially crosses NIA<br>Not in Dark Skies | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |   |  |  |
| <b>5. Cultural Heritage:</b><br>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  |   |  |  |

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| <p><b>6. Biodiversity:</b><br/>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)<br/>Aerial photography<br/>woodlands and trees</p>   |
|  | Does the Plan support net gain?   | 0 | National or International designation between 250-1000m.<br>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><b>7. Land use, soils and agriculture:</b><br/>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<br/>ALC Urban<br/>Former factory site<br/>Not in mineral safeguarding area</p>   | <p>Location of RIGGS<br/>Location of agri land grading<br/>Contaminated land register (we don't have this)<br/>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?  |   |   |  |  |   |

|   |   |                              |     |  |     |
|---|---|------------------------------|-----|--|-----|
| <b>8. Climate Change Emissions:</b><br>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?  |                              |     |  |     |
| <b>9. Climate Change Resilience:</b><br>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? |                              |     |  |     |
| <b>10. Culture:</b><br>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><b>11. Crime and safety:</b><br/>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><b>12. Health and Population:</b><br/>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<br/>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?<br/><br/>Does the Plan help to achieve a balanced population structure on the Island?</p>                                       | <p>?</p>                            | <p>All other sites</p>  |            |   |  |
| <p><b>13. Social Inclusion and Equality:</b><br/>To reduce the level and distribution of poverty and social exclusion across the Island<br/>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br/>Relatively high house price to income ratio.<br/>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<br/>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>  |            |   |  |

|  |  |                              |   |     |   |  |
|--|--|------------------------------|---|-----|---|--|
| <b>14. Education and training:</b><br>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   |     |   |  |
| <b>15. Accessibility:</b><br>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?   |                              |   |     |   |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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  |     |   |  |
| <b>17. Employment and Economy:</b><br>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  |



|   |   |   |  |   |
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| 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 (m<sup>2</sup>):** 1,456

**Regeneration Area:** West Medina

**Settlement Area:** Cowes Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |  |
|---|---|-----------------------------------|--|------------|--|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>Railways<br>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.        |            |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

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

|  |   |   |  |  |  |  |
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| 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?                         |   |  |  |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in tranquil Area<br>Not in Dark Skies Area<br>Not in NIA                              | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |  |  |
| <b>5. Cultural Heritage:</b><br>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   |

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| 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  |  |  |   |
| <b>6. Biodiversity:</b><br>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.<br>Eastern boundary is directly adjacent to River Medina: Solent Maritime SAC, Solent and Dorset Coast SPA. | Location of designations (local, national, international)<br>Aerial photography woodlands and trees   |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |  |  |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Urban<br>Industrial estate<br>Area mainly hardstanding<br><br>Not in Mineral safeguarding area           | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?   |                              |  |  |     |
| <b>8. Climate Change Emissions:</b><br>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?   |                              |  |  |     |
| <b>9. Climate Change Resilience:</b><br>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?   |                              |   |   |   |  |
| <b>10. Culture:</b><br>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?  |                              |   |   |   |  |
| <b>11. Crime and safety:</b><br>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   |  |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites   |   |   |  |
| <b>13. Social Inclusion and Equality:</b><br>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<br>Location of areas of deprivation |

|  |  |                              |  |     |  |  |
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| Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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  |     |  |  |
| <b>14. Education and training:</b><br>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  |     |  |  |
| <b>15. Accessibility:</b><br>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?   |                              |  |     |  |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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   |   |  |     |
| <b>17. Employment and Economy:</b><br>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: 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 (m<sup>2</sup>):** 18,980  
**Regeneration Area:** West Medina  
**Settlement Area:** Cowes Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |
|---|---|-----------------------------------|--|------------|---|
| <b>1. Air Quality:</b><br>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.        |            |   |
| <b>2. Coasts:</b><br>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  |            |   |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River  |

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

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| 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?                                    |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in area of tranquility<br>Not in area of Dark Skies   | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |
| <b>5. Cultural Heritage:</b><br>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).<br>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.  |  |
| <b>5. Cultural Heritage:</b><br>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  |  |  |  |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees   |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |  |  |  |
| <b>7. Land use, soils and agriculture:</b><br>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/<br>brownfield   |  | Not in RIGGS<br>ALC Urban site is former reservoir adjacent to housing and industrial estate                   | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register<br>(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><b>8. Climate Change Emissions:</b><br/>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><b>9. Climate Change Resilience:</b><br/>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? |                              |  |   |   |                                      |
| <b>10. Culture:</b><br>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?   |                              |  |   |   |                                      |
| <b>11. Crime and safety:</b><br>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   |                                      |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?  | ?                            | All other sites  |   |   |                                      |
| <b>13. Social Inclusion and Equality:</b>  | 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><b>14. Education and training:</b></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><b>15. Accessibility:</b></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><b>16. Material Assets:</b></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<br/>Cycle network<br/>Rail network<br/>Bus network</p> |

|  |   |   |  |  |   |     |
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| 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   |  |   |     |
| <b>17. Employment and Economy:</b><br>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         |
| 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: 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 (m<sup>2</sup>):** 14,801  
**Regeneration Area:** The Bay  
**Settlement Area:** The Bay Primary Settlement

| ISA Objective <sup>1</sup> | Assessment Criteria | Site Specific Assessment Criteria | Effect (colour coding)* | Commentary | Information Sources Required (all require size, type and number of units) |
|----------------------------|---------------------|-----------------------------------|-------------------------|------------|---|
|----------------------------|---------------------|-----------------------------------|-------------------------|------------|---|

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

|   |   |   |  |   |  |  |
|---|---|---|--|---|--|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.        |   |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ? | All other sites  |   |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>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  |   |  |  |

|  |  |   |  |   |   |   |
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|  |  |   | 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?                                    |   |  |   |   |   |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in NIA<br>Not in Dark Sky Reserve or Tranquil Area                                 | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |   |   |   |
| <b>5. Cultural Heritage:</b><br>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  |   |   |   |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography woodlands and trees |
|  | Does the Plan support net gain?  | 0 | National or International  |   |   |   |

|  |   |                              |  |     |   |   |
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|  |   |                              | designation between 250-1000m.<br>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  |     |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>Not in Mineral Safeguarding Area<br>ALC Grade 4 | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                              |  |     |   |   |
| <b>8. Climate Change Emissions:</b><br>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   |

|  |  |                                     |            |  |            |
|--|--|-------------------------------------|------------|--|------------|
| <p>reduce IOWs contribution to climate change.</p>   |  |                                     |            |  |            |
| <p><b>9. Climate Change Resilience:</b><br/>To anticipate and take steps to cope and respond to the consequences related to climate change.</p>  | <p>Does the Plan support reduction in private vehicle numbers via support electric vehicles and / or alternative fuels or supporting alternative modes of transport?</p> | <p>Cannot be assessed spatially</p> | <p>N/A</p> |  | <p>N/A</p> |
| <p>Does the Plan support internet connectivity?</p>  | <p>Does the Plan have sufficient adaptability to actively respond to changes in temperature, rainfall and flooding?</p>  |                                     |            |  |            |
| <p>Does the plan provide any mitigation through green infrastructure?</p> <p>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?</p> |  |                                     |            |  |            |
| <p><b>10. Culture:</b><br/>To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.</p>  | <p>Does the Plan support the local identities of individual settlements?</p>   | <p>Cannot be assessed spatially</p> | <p>N/A</p> |  | <p>N/A</p> |
| <p>Does the Plan support new investment in the public realm and cultural facilities?</p>   |  |                                     |            |  |            |
| <p><b>11. Crime and safety:</b><br/>To reduce crime and the fear of crime and ensure safety in the public realm particularly</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> |

|  |  |   |   |   |  |  |
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| associated with the evening economy.   |  |   |   |   |  |  |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ? | All other sites   |   |  |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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<br>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   |   |  |  |
| <b>14. Education and training:</b><br>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                            |   |  |  |



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| need to find and remain in work.   |  | ?                             | All other sites  |     |  |  |
| <b>15. Accessibility:</b><br>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?   |                               |  |     |  |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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   |     |  |  |
| <b>17. Employment and Economy:</b><br>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   |     |  |  |

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|  | 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 (m<sup>2</sup>):** 48,844

**Regeneration Area:** West Wight

**Settlement Area:** West Wight Secondary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|---|-----------------------------------|--|------------|---|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.      |            |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

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

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| 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?                         |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in tranquility area<br>Not in NIA<br>Not in dark skies | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |

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|---|--|---|--|--|---|--|
| <b>5. Cultural Heritage:</b><br>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  |  |   |  |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |  |   |  |
| <b>7. Land use, soils and agriculture:</b>  | 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<br>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<br/>Not in mineral safeguarding area</p> | <p>Contaminated land register (we don't have this)<br/>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><b>8. Climate Change Emissions:</b><br/>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><b>9. Climate Change Resilience:</b><br/>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? |                              |  |   |   |                                      |
| <b>10. Culture:</b><br>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?   |                              |  |   |   |                                      |
| <b>11. Crime and safety:</b><br>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   |                                      |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?  | ?                            | All other sites  |   |   |                                      |
| <b>13. Social Inclusion and Equality:</b>  | 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><b>14. Education and training:</b></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><b>15. Accessibility:</b></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<br/>Location hospitals,<br/>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>   |                                     |  |          |   |   |

|  |  |   |   |   |  |  |
|--|--|---|---|---|--|--|
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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  |   |  |  |
| <b>17. Employment and Economy:</b><br>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 (m<sup>2</sup>):** 1,907  
**Regeneration Area:** The Bay  
**Settlement Area:** The Bay Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|---|-----------------------------------|--|------------|---|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.      |            |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in tranquility area<br>Not in NIA<br>Not in dark skies | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |

|   |  |   |  |  |   |  |
|---|--|---|--|--|---|--|
| <b>5. Cultural Heritage:</b><br>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  |  |   |  |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |  |   |  |

|  |   |                              |  |     |  |   |
|--|---|------------------------------|--|-----|--|---|
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC urban<br>Former care home – brownfield<br>Not in mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                              |  |     |  |   |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |  |     |  |   |
| <b>9. Climate Change Resilience:</b><br>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? |                              |  |   |                 |     |
| <b>10. Culture:</b><br>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?   |                              |  |   |                 |     |
| <b>11. Crime and safety:</b><br>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             |     |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?  | ?                            | All other sites  |   |                 |     |

|  |  |                              |  |     |  |  |
|--|--|------------------------------|--|-----|--|--|
| population structure on the Island   |  |                              |  |     |  |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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<br>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  |     |  |  |
| <b>14. Education and training:</b><br>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  |     |  |  |
| <b>15. Accessibility:</b><br>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?   |   |   |   |  |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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  |   |  |  |
| <b>17. Employment and Economy:</b><br>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: 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 (m<sup>2</sup>):** 22,971  
**Regeneration Area:** The Bay  
**Settlement Area:** The Bay Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|---|-----------------------------------|--|------------|---|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.      |            |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in tranquility area<br>Not in NIA<br>Not in dark skies | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |

|   |  |   |  |   |   |  |
|---|--|---|--|---|---|--|
| <b>5. Cultural Heritage:</b><br>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  |   |   |  |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |   |   |  |



|  |   |                              |  |     |  |   |
|--|---|------------------------------|--|-----|--|---|
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC 4<br>Former school site<br>Adjacent to mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                              |  |     |  |   |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |  |     |  |   |
| <b>9. Climate Change Resilience:</b><br>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? |                              |  |   |                  |     |
| <b>10. Culture:</b><br>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?   |                              |  |   |                  |     |
| <b>11. Crime and safety:</b><br>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              |     |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?  | ?                            | All other sites  |   |                  |     |

|  |  |                              |  |     |   |   |
|--|--|------------------------------|--|-----|---|---|
| population structure on the Island   |  |                              |  |     |   |   |
| <p><b>13. Social Inclusion and Equality:</b><br/>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.<br/>Relatively high house price to income ratio.<br/>Requirement for Gypsy and Traveller sites.</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? | +                            | 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<br>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  |     |   |   |
| <p><b>14. Education and training:</b><br/>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>   | 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  |     |   |   |
| <p><b>15. Accessibility:</b><br/>Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.</p>   | 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?   |   |   |   |  |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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  |   |  |  |
| <b>17. Employment and Economy:</b><br>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: 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 (m<sup>2</sup>):** 1,549

**Regeneration Area:** The Bay

**Settlement Area:** The Bay Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |  |
|---|---|-----------------------------------|--|------------|--|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.      |            |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in tranquility area<br>Not in NIA<br>Not in dark skies | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |



|   |  |   |  |  |   |  |
|---|--|---|--|--|---|--|
| <b>5. Cultural Heritage:</b><br>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  |  |   |  |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |  |   |  |

|  |   |                              |  |     |  |   |
|--|---|------------------------------|--|-----|--|---|
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC urban<br>Former town hall – brownfield<br>Not in mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                              |  |     |  |   |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |  |     |  |   |
| <b>9. Climate Change Resilience:</b><br>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? |                              |  |   |                  |     |
| <b>10. Culture:</b><br>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?   |                              |  |   |                  |     |
| <b>11. Crime and safety:</b><br>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              |     |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?  | ?                            | All other sites  |   |                  |     |

|  |  |                              |  |     |   |   |
|--|--|------------------------------|--|-----|---|---|
| population structure on the Island   |  |                              |  |     |   |   |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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<br>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  |     |   |   |
| <b>14. Education and training:</b><br>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  |     |   |   |
| <b>15. Accessibility:</b><br>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?   |   |   |   |  |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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  |   |  |  |
| <b>17. Employment and Economy:</b><br>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: 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 <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |
|---|---|-----------------------------------|--|------------|---|
| <b>1. Air Quality:</b><br>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.<br><br>Location of PROW<br>Cycleways<br>Bus routes<br>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.      |            |   |
| <b>2. Coasts:</b><br>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.<br><br>Location of at risk areas<br>Distance from coastline?   |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |   |
| <b>3. Water Quality and Resources:</b><br>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.<br><br>Flood zones<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in tranquility area<br>Not in NIA<br>Not in dark skies                       | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |
| <b>5. Cultural Heritage:</b><br>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   |  |   |   |
| <b>6. Biodiversity:</b><br>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)<br>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   |  |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC urban<br>Former school site, majority of site is hardstanding within urban area of Totland<br>Not in mineral safeguarding area  | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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.<br>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?  |                              |  |  |     |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |  |  |     |
| <b>9. Climate Change Resilience:</b><br>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?   |                              |  |   |   |  |
| <b>10. Culture:</b><br>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?  |                              |  |   |   |  |
| <b>11. Crime and safety:</b><br>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  |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites  |   |   |  |
| <b>13. Social Inclusion and Equality:</b><br>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<br>Location of areas of deprivation |


|  |  |                              |   |     |  |  |
|--|--|------------------------------|---|-----|--|--|
| Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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   |     |  |  |
| <b>14. Education and training:</b><br>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   |     |  |  |
| <b>15. Accessibility:</b><br>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<br>Location hospitals,<br>green infrastructure |
|  | Does the Plan provide additional opportunity for access to green infrastructure?   |                              |   |     |  |  |
|  | Does the Plan support access to water based employment uses?   |                              |   |     |  |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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   |   |   |     |
| <b>17. Employment and Economy:</b><br>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><b>Site Name:</b> Palmers Farm Brocks Copse Road, Wootton Bridge, Isle of Wight, PO33 4NP</p> <p><b>Details:</b> 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.</p> <p><b>Site ID:</b> IPS098</p> <p><b>Grid Reference:</b> SZ537192744</p> <p><b>Size (m2):</b> 101,898</p> <p><b>Regeneration Area:</b> East Medina</p> <p><b>Settlement Area:</b> Wootton Bridge Rural Service Centre</p> |
|---|---|

| ISA Objective <sup>1</sup>                                    | Assessment Criteria  | Site Specific Assessment Criteria  | Effect (colour coding)*   | Commentary   | Information Sources Required (all require size, type and number of units) |
|---|--|--|---|--|---|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>Railways                   |
|   | Does the Plan seek to decrease reliance on private vehicles? | 0 Near to bus route or active transport PROW, cycleways (100m)   |   |  |   |

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

| ISA Objective <sup>1</sup>  | 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.    |            |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>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 <sup>1</sup>   | 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?                                    |                                   |  |                         |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Location of tranquility areas<br>Location of NIA<br>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  |                         |  |  |
| <b>5. Cultural Heritage:</b><br>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  |                         |  |  |
| <b>6. Biodiversity:</b>  | 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 <sup>1</sup>  | 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.<br><br>Site is largely greenfield with hedgerows and woodlands on site. | Aerial photography<br>woodlands and trees   |
|   | Does the Plan support net gain?   | 0                                 | National or International designation between 250-1000m.<br>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  |  |   |
| <b>7. Land use, soils and agriculture:</b><br>Maintain and protect soil quality, natural resources, and the best agricultural land. Protect greenfield and seek to remediate contaminated land.<br>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<br>Southern part of the Site is developed (brownfield) and the rest of the Site is agricultural and woodland.<br>Over half of the western part of the Site is within a mineral safeguarding area  | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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 <sup>1</sup>  | 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?  |                                   |                         |            |   |
| <b>8. Climate Change Emissions:</b><br>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?  |                                   |                         |            |   |
| <b>9. Climate Change Resilience:</b><br>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 <sup>1</sup>   | Assessment Criteria  | Site Specific Assessment Criteria | Effect (colour coding)*   | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|--|--|-----------------------------------|---|------------|---|--|
| <b>10. Culture:</b><br>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?  |                                   |   |            |   |  |
| <b>11. Crime and safety:</b><br>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   |  |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                                 | All other sites   |            |   |  |
| <b>13. Social Inclusion and Equality:</b><br>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<br>Location of areas of deprivation |

| ISA Objective <sup>1</sup>   | 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.<br>Relatively high house price to income ratio.<br>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  |  |  |
| <b>14. Education and training:</b><br>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  |  |  |
| <b>15. Accessibility:</b><br>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<br>Location hospitals,<br>green infrastructure                           |

| ISA Objective <sup>1</sup>   | Assessment Criteria  | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|--|--|-----------------------------------|--|------------|---|--|
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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   |            |   |  |
| <b>17. Employment and Economy:</b><br>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: 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 (m<sup>2</sup>):** 278,668

**Regeneration Area:** Ryde

**Settlement Area:** Ryde Primary Settlement



| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|---|-----------------------------------|--|------------|---|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.      |            |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Unknown tranquility<br>Not in NIA<br>Not in Dark Skies | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |

|   |  |   |   |  |   |   |
|---|--|---|---|--|---|---|
| <b>5. Cultural Heritage:</b><br>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   |  |   |   |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees  |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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   |  |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Grade 3<br>Fields and Agricultural land on outskirts of Oakfield<br>Approximately 50% of Site is in a mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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.<br>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?  |                              |  |  |     |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |  |  |     |
| <b>9. Climate Change Resilience:</b><br>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?   |                              |  |   |  |  |
| <b>10. Culture:</b><br>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?  |                              |  |   |  |  |
| <b>11. Crime and safety:</b><br>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  |  |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites  |   |  |  |
| <b>13. Social Inclusion and Equality:</b><br>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<br>Location of areas of deprivation |

|  |   |                                     |  |            |  |  |
|--|---|-------------------------------------|--|------------|--|--|
| <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>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><b>14. Education and training:</b></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> | <p>N/A</p>   |
|  |   | -                                   | <p>Site is on an existing education site / and change of use to non educational</p>                                    |            |  |  |
|  |   | ?                                   | <p>All other sites</p>   |            |  |  |
| <p><b>15. Accessibility:</b></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><b>16. Material Assets:</b></p> <p>To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet</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 Primary or Secondary settlement boundary. Assumed access to key services and facilities.</p> |            | <p>The Site is within Ryde Primary Settlement Area.</p>                                    | <p>PROW<br/>Cycle network<br/>Rail network<br/>Bus network</p> |

|  |   |   |  |   |  |     |
|--|---|---|--|---|--|-----|
| 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   |   |  |     |
| <b>17. Employment and Economy:</b><br>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 (m<sup>2</sup>):** 61,442

**Regeneration Area:** Ryde

**Settlement Area:** Bembridge Rural Service Centre



| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|---|-----------------------------------|--|------------|---|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.      |            |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Unknown tranquility area<br>Not in NIA<br>Not in dark skies | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |  |  |

|   |  |   |  |  |   |  |
|---|--|---|--|--|---|--|
| <b>5. Cultural Heritage:</b><br>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  |  |   |  |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |  |   |  |

|  |   |                              |  |     |   |   |
|--|---|------------------------------|--|-----|---|---|
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Urban (small area to the west is ALC Grade 3)<br>Site is field on outskirts of Bembridge<br>Approximately 25% of the Site is in a mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                              |  |     |   |   |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |  |     |   |   |
| <b>9. Climate Change Resilience:</b><br>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? |                              |  |   |                                    |     |
| <b>10. Culture:</b><br>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?   |                              |  |   |                                    |     |
| <b>11. Crime and safety:</b><br>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                                |     |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?  | ?                            | All other sites  |   |                                    |     |

|  |  |                              |  |     |  |   |
|--|--|------------------------------|--|-----|--|---|
| population structure on the Island   |  |                              |  |     |  |   |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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<br>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  |     |  |   |
| <b>14. Education and training:</b><br>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  |     |  |   |
| <b>15. Accessibility:</b><br>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?   |   |   |   |  |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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  |   |  |  |
| <b>17. Employment and Economy:</b><br>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: 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 (m<sup>2</sup>):** 49348

**Regeneration Area:** Ryde

**Settlement Area:** Bembridge Rural Service Centre

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|---|-----------------------------------|--|------------|---|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>Railways<br>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.      |            |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Unknown tranquility area<br>Not in NIA<br>Not in Dark skies | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |  |  |

|   |  |   |  |  |   |  |
|---|--|---|--|--|---|--|
| <b>5. Cultural Heritage:</b><br>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  |  |   |  |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |  |   |  |

|  |   |                              |  |  |   |   |
|--|---|------------------------------|--|--|---|---|
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC middle & northern section<br>Urban<br>Southern 3<br>Filed on outskirts of Bembridge<br>Not in mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                              |  |  |   |   |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |  |  |   |   |
| <b>9. Climate Change Resilience:</b><br>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? |                              |  |   |                                    |     |
| <b>10. Culture:</b><br>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?   |                              |  |   |                                    |     |
| <b>11. Crime and safety:</b><br>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                                |     |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?  | ?                            | All other sites  |   |                                    |     |

|  |  |                              |  |     |  |   |
|--|--|------------------------------|--|-----|--|---|
| population structure on the Island   |  |                              |  |     |  |   |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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<br>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  |     |  |   |
| <b>14. Education and training:</b><br>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  |     |  |   |
| <b>15. Accessibility:</b><br>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?   |   |   |   |  |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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  |   |  |  |
| <b>17. Employment and Economy:</b><br>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 (m<sup>2</sup>):** 60,382

**Regeneration Area:** West Wight

**Settlement Area:** West Wight Secondary Settlement Area

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |  |
|---|---|-----------------------------------|--|------------|--|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.      |            |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                                    |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in tranquility area<br>Not in NIA<br>Not in dark skies reserve | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |
| <b>5. Cultural Heritage:</b><br>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   |  | 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  |  |   |   |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees  |
|  | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |  |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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/<br>brownfield   |  | Not in RIGGS<br>ALC Grade Urban<br>Site is agricultural land surrounding by residential areas<br>Not in a mineral safeguarding area   | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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.<br>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?  |                              |  |  |     |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |  |  |     |
| <b>9. Climate Change Resilience:</b><br>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?   |                              |  |   |   |  |
| <b>10. Culture:</b><br>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?  |                              |  |   |   |  |
| <b>11. Crime and safety:</b><br>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  |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites  |   |   |  |
| <b>13. Social Inclusion and Equality:</b><br>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<br>Location of areas of deprivation |

|  |  |                              |   |     |   |  |
|--|--|------------------------------|---|-----|---|--|
| Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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   |     |   |  |
| <b>14. Education and training:</b><br>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   |     |   |  |
| <b>15. Accessibility:</b><br>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<br>Location hospitals,<br>green infrastructure |
|  | Does the Plan provide additional opportunity for access to green infrastructure?   |                              |   |     |   |  |
|  | Does the Plan support access to water based employment uses?   |                              |   |     |   |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>Bus network               |
|  | Does it support Solent crossing network?   | 0                            | Site is located in or near a Rural Service Centre.  |     |   |  |

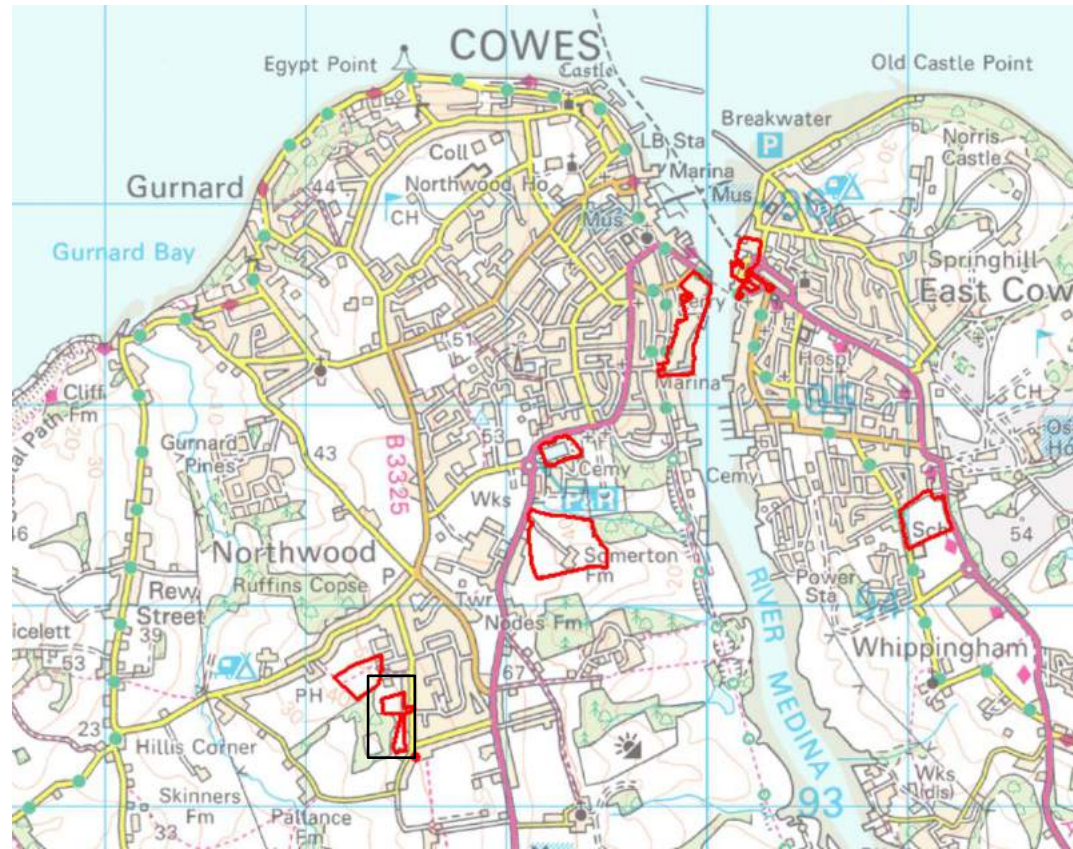


|  |   |   |  |   |  |     |
|--|---|---|--|---|--|-----|
|  | Does it support the continued operation of the rail network?  | - | All other developments   |   |  |     |
| <b>17. Employment and Economy:</b><br>Facilitate high and stable levels of employment so everyone benefits from economic growth. | 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: 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 (m<sup>2</sup>):** 17,817

**Regeneration Area:** West Medina

**Settlement Area:** Cowes Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |
|---|---|-----------------------------------|--|------------|---|
| <b>1. Air Quality:</b><br>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.        |            |   |
| <b>2. Coasts:</b><br>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  |            |   |
| <b>3. Water Quality and Resources:</b><br>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<br>Distance from coastline?   |
|   |   |                                   |  |            | Location of PROW<br>Cycleways<br>Bus routes<br>Railways   |
|   |   |                                   |  |            | Flood zones<br>Groundwater Protection Zones<br>Detailed River Network/Main River  |

<sup>1</sup> 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?                         |   |  |  |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in Tranquil Area<br>Not in location of NIA<br>Not in Dark Skies | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |  |  |
| <b>5. Cultural Heritage:</b><br>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  |  |  |   |
| <b>6. Biodiversity:</b><br>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.<br><br>No other designations within 250 m.  | Location of designations (local, national, international)<br>Aerial photography<br>woodlands and trees  |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |  |  |   |
| <b>7. Land use, soils and agriculture:</b><br>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/<br>brownfield   |  | Not in RIGGS<br>ALC Grade 3<br>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<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?   |                              |  |  |     |
| <b>8. Climate Change Emissions:</b><br>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?   |                              |  |  |     |
| <b>9. Climate Change Resilience:</b><br>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?   |                              |   |   |   |  |
| <b>10. Culture:</b><br>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?  |                              |   |   |   |  |
| <b>11. Crime and safety:</b><br>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   |  |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites   |   |   |  |
| <b>13. Social Inclusion and Equality:</b><br>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<br>Location of areas of deprivation |

|  |  |                              |  |     |   |  |
|--|--|------------------------------|--|-----|---|--|
| Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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  |     |   |  |
| <b>14. Education and training:</b><br>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  |     |   |  |
| <b>15. Accessibility:</b><br>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?   |                              |  |     |   |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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   |   |  |     |
| <b>17. Employment and Economy:</b><br>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: 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 (m<sup>2</sup>):** 48,842

**Regeneration Area:** Newport

**Settlement Area:** Newport Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |
|---|---|-----------------------------------|--|------------|--|
| <b>1. Air Quality:</b><br>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.<br><br>Location of PROW<br>Cycleways<br>Bus routes<br>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.<br><br>Site is located adjacent to school, hospital, care home. |            |  |
| <b>2. Coasts:</b><br>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.<br><br>Location of at risk areas<br>Distance from coastline?  |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |  |
| <b>3. Water Quality and Resources:</b><br>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.<br><br>Flood zones<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in Tranquility Area<br>Adjacent to NIA<br>Not in Dark Skies | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |  |  |

|   |  |   |   |  |   |  |
|---|--|---|---|--|---|--|
| <b>5. Cultural Heritage:</b><br>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   |  |   |  |
| <b>6. Biodiversity:</b><br>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.<br><br>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)<br>Aerial photography woodlands and trees  |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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   |  |   |  |
| <b>7. Land use, soils and agriculture:</b><br>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<br>Site is not in mineral safeguarding area<br>Site is mainly fields with some structures to south west                                    | Location of RIGGS<br>Location of agri land grading Contaminated land register (we don't have this)<br>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.<br>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?  |                              |  |  |                          |  |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |  |  |                          |  |
| <b>9. Climate Change Resilience:</b><br>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?   |                              |   |   |   |  |
| <b>10. Culture:</b><br>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?  |                              |   |   |   |  |
| <b>11. Crime and safety:</b><br>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   |  |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites   |   |   |  |
| <b>13. Social Inclusion and Equality:</b><br>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<br>Location of areas of deprivation |

|  |  |                              |  |     |   |  |
|--|--|------------------------------|--|-----|---|--|
| Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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  |     |   |  |
| <b>14. Education and training:</b><br>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  |     |   |  |
| <b>15. Accessibility:</b><br>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?   |                              |  |     |   |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>Bus network |
|  | Does it support Solent crossing network?   | 0                            | Site is located in or near a Rural Service Centre.                                 |     |   |  |

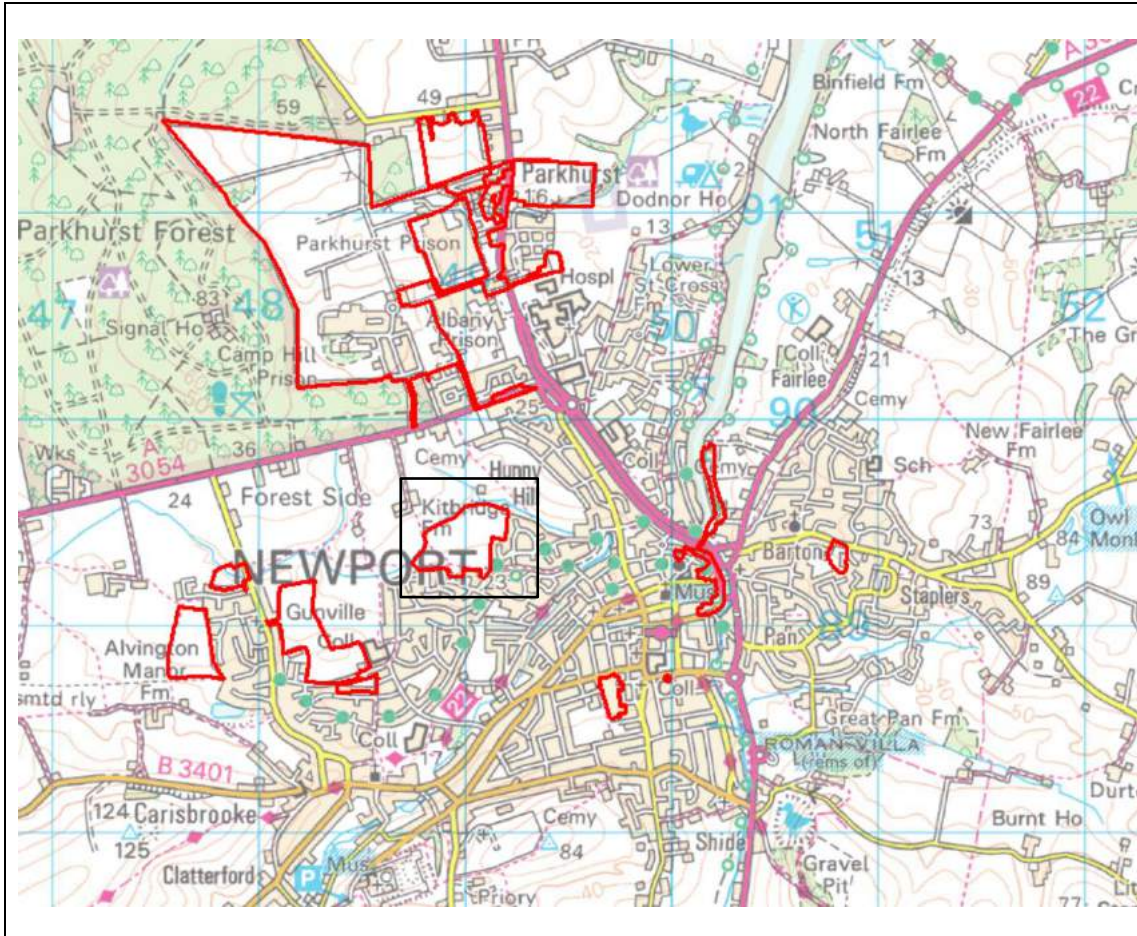


|  |   |   |  |   |  |     |
|--|---|---|--|---|--|-----|
|  | Does it support the continued operation of the rail network?  | - | All other developments   |   |  |     |
| <b>17. Employment and Economy:</b><br>Facilitate high and stable levels of employment so everyone benefits from economic growth. | 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: 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 (m<sup>2</sup>):** 102,867

**Regeneration Area:** Newport

**Settlement Area:** Newport Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |  |
|---|---|-----------------------------------|--|------------|--|--|
| <b>1. Air Quality:</b><br>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.<br>Public Footpath N211 runs along southern boundary of the Site.  | Location of PROW<br>Cycleways<br>Bus routes<br>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.<br><br>Site is located adjacent to school, hospital, care home. |            |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in tranquility area<br>Not in NIA<br>Not in Dark Skies | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |
| <b>5. Cultural Heritage:</b><br>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  |  |   |   |
| <b>6. Biodiversity:</b><br>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.<br>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).<br>Area to the north of the Site (SINC) is heavily wooded/designated woodland. | Location of designations (local, national, international)<br>Aerial photography woodlands and trees   |
|  | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |  |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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/<br>brownfield   |  | Not in RIGGS<br>ALC Grade 3<br>Site is agricultural field on outskirts of town<br>Not in Mineral safeguarding area  | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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.<br>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?  |                              |  |  |     |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |  |  |     |
| <b>9. Climate Change Resilience:</b><br>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?   |                              |   |   |  |  |
| <b>10. Culture:</b><br>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?  |                              |   |   |  |  |
| <b>11. Crime and safety:</b><br>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  |  |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites   |   |  |  |
| <b>13. Social Inclusion and Equality:</b><br>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<br>Location of areas of deprivation |

|  |  |                              |  |     |   |  |
|--|--|------------------------------|--|-----|---|--|
| Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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  |     |   |  |
| <b>14. Education and training:</b><br>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  |     |   |  |
| <b>15. Accessibility:</b><br>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?   |                              |  |     |   |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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   |   |  |     |
| <b>17. Employment and Economy:</b><br>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 (m<sup>2</sup>):** 33,359

**Regeneration Area:** Newport

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|---|-----------------------------------|--|------------|---|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.<br><br>Site is located adjacent to school, hospital, care home. |            |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |   |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in Tranquility Area<br>Not in NIA<br>Not in Dark Skies | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |   |   |  |
| <b>5. Cultural Heritage:</b><br>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  |   |  |   |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees  |
|  | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |   |  |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC 3<br>Agricultural fields on outskirts of town<br>Not in Mineral Safeguarding area  | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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.<br>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?  |                              |  |  |     |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |  |  |     |
| <b>9. Climate Change Resilience:</b><br>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?   |                              |   |   |   |  |
| <b>10. Culture:</b><br>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?  |                              |   |   |   |  |
| <b>11. Crime and safety:</b><br>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   |  |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites   |   |   |  |
| <b>13. Social Inclusion and Equality:</b><br>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<br>Location of areas of deprivation |

|  |  |                              |  |     |  |  |
|--|--|------------------------------|--|-----|--|--|
| Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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  |     |  |  |
| <b>14. Education and training:</b><br>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  |     |  |  |
| <b>15. Accessibility:</b><br>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?   |                              |  |     |  |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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   |   |  |     |
| <b>17. Employment and Economy:</b><br>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.

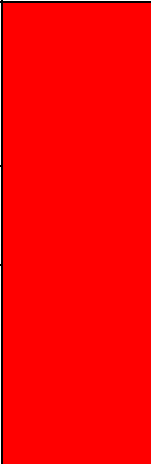
**Site ID:** IPS234

**Grid Reference:** SZ482088958

**Size (m<sup>2</sup>):** 24,414

**Regeneration Area:** Newport

**Settlement Area:** Newport Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary  | Information Sources Required (all require size, type and number of units)  |  |
|---|---|-----------------------------------|--|---|--|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.<br><br>Site is located adjacent to school, hospital, care home. |   |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |   |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in Tranquil Area<br>Not in NIA<br>Not in Dark Skies | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |  |  |

|   |  |   |  |   |  |  |
|---|--|---|--|---|--|--|
| <b>5. Cultural Heritage:</b><br>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  |   |  |  |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees   |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |   |  |  |
| <b>7. Land use, soils and agriculture:</b><br>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/<br>brownfield   |   | Not in RIGGS<br>ALC 3<br>Agricultural land on outskirts of town  | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register<br>(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><b>8. Climate Change Emissions:</b><br/>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><b>9. Climate Change Resilience:</b><br/>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? |                              |  |   |  |  |
| <b>10. Culture:</b><br>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?  |                              |  |   |  |  |
| <b>11. Crime and safety:</b><br>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  |  |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites  |   |  |  |
| <b>13. Social Inclusion and Equality:</b><br>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<br>Location of areas of deprivation |

|   |  |                              |  |     |   |  |
|---|--|------------------------------|--|-----|---|--|
| social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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 |     |   |  |
| <b>14. Education and training:</b><br>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  |     |   |  |
| <b>15. Accessibility:</b><br>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?   |                              |  |     |   |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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   |   |  |     |
| <b>17. Employment and Economy:</b><br>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 (m<sup>2</sup>):** 18,898

**Regeneration Area:** The Bay

**Settlement Area:** Godshill Rural Service Centre

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|---|-----------------------------------|--|------------|---|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.      |            |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Unknown tranquility area<br>Not in NIA<br>Not in dark skies | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |

|   |  |   |   |   |   |  |
|---|--|---|---|---|---|--|
| <b>5. Cultural Heritage:</b><br>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   |   |   |  |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>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  |     |  |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC 3<br>Equestrian site, some buildings and grazing fields<br>Small area to west in mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                              |  |     |  |   |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |  |     |  |   |

|   |   |                              |  |     |                 |     |
|---|---|------------------------------|--|-----|-----------------|-----|
| <b>9. Climate Change Resilience:</b><br>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? |                              |  |     |                 |     |
| <b>10. Culture:</b><br>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?   |                              |  |     |                 |     |
| <b>11. Crime and safety:</b><br>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 |
| <b>12. Health and Population:</b><br>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<br>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?   |                              |  |     |  |   |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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<br>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  |     |  |   |
| <b>14. Education and training:</b><br>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  |     |  |   |
| <b>15. Accessibility:</b><br>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?   |   |   |   |  |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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  |   |  |  |
| <b>17. Employment and Economy:</b><br>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: 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 (m<sup>2</sup>):** 14,959

**Regeneration Area:** Ryde

**Settlement Area:** Ryde Primary Settlement Area

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|---|-----------------------------------|--|------------|---|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.      |            |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in tranquility area<br>Not in NIA<br>Not in dark skies | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |

|   |  |   |  |   |   |  |
|---|--|---|--|---|---|--|
| <b>5. Cultural Heritage:</b><br>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  |   |   |  |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |   |   |  |

|  |   |                              |  |     |   |   |
|--|---|------------------------------|--|-----|---|---|
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC urban<br>Scrub and grazing land within urban area<br>Not in mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                              |  |     |   |   |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |  |     |   |   |
| <b>9. Climate Change Resilience:</b><br>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? |                              |  |   |                  |     |
| <b>10. Culture:</b><br>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?   |                              |  |   |                  |     |
| <b>11. Crime and safety:</b><br>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              |     |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?  | ?                            | All other sites  |   |                  |     |

|  |  |                              |  |     |  |  |
|--|--|------------------------------|--|-----|--|--|
| population structure on the Island   |  |                              |  |     |  |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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<br>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  |     |  |  |
| <b>14. Education and training:</b><br>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  |     |  |  |
| <b>15. Accessibility:</b><br>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?   |                              |  |     |  |  |

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| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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  |   |  |  |
| <b>17. Employment and Economy:</b><br>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: 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 (m<sup>2</sup>):** 47,571

**Regeneration Area:** East Medina

**Settlement Area:** East Coves Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary   | Information Sources Required (all require size, type and number of units)        |
|---|---|-----------------------------------|--|--|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.        |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>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.                                    |  |  |

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

|  |  |   |  |  |   |  |
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|  | 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?                                    |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Unknown Tranquil Area<br>Not in NIA<br>Not in Dark Skies  | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |
| <b>5. Cultural Heritage:</b><br>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  |  |   |  |

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|--|---|---|--|--|---|---|
| <b>6. Biodiversity:</b><br>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.<br>Number of internationally designated sites 670m west: Solent Maritime SAC, Solent and Dorset Coast SPA and Ramsar, Medina Estuary SSSI.<br><br>East Cowes SINC is 610 m northwest.<br><br>Biodiversity potential within the existing hedgerows adjacent to the site boundaries. | Location of designations (local, national, international)<br>Aerial photography woodlands and trees   |
|  | Does the Plan support net gain?   | 0 | National or International designation between 250-1000m.<br>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  |  |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Urban<br>Agricultural field on boundary of urban<br>Not within mineral safeguarding area  | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |   |  |  |   |   |



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|   |   |                              |     |  |     |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |     |  |     |
| <b>9. Climate Change Resilience:</b><br>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? |                              |     |  |     |
| <b>10. Culture:</b><br>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?   |                              |     |  |     |
| <b>11. Crime and safety:</b><br>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 |

|  |  |   |   |   |  |  |
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| the public realm particularly associated with the evening economy.   |  |   |   |   |  |  |
| <b>12. Health and Population:</b><br>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<br>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?<br><br>Does the Plan help to achieve a balanced population structure on the Island?   | ? | All other sites   |   |  |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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<br>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   |   |  |  |
| <b>14. Education and training:</b><br>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  |     |   |  |
| <b>15. Accessibility:</b><br>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?   |                               |  |     |   |  |
| <b>16. Material Assets:</b><br>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.<br><br>Known utility connections within the area. Good access to facilities | PROW<br>Cycle network<br>Rail network<br>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   |     |   |  |
| <b>17. Employment and Economy:</b><br>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 (m<sup>2</sup>):** 20,918

**Regeneration Area:** West Medina

**Settlement Area:** Cowes Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |  |
|---|---|-----------------------------------|--|------------|--|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.      |            |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in tranquility area<br>Not in NIA<br>Not in dark sky reserve | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |

|   |  |   |  |   |   |  |
|---|--|---|--|---|---|--|
| <b>5. Cultural Heritage:</b><br>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  |   |   |  |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |   |   |  |



|  |   |                              |  |     |   |   |
|--|---|------------------------------|--|-----|---|---|
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC urban<br>Site is green/open space behind residential housing on the outskirts of Northwood town<br>Southern part of site in mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                              |  |     |   |   |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |  |     |   |   |
| <b>9. Climate Change Resilience:</b><br>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? |                              |  |   |                  |     |
| <b>10. Culture:</b><br>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?   |                              |  |   |                  |     |
| <b>11. Crime and safety:</b><br>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              |     |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?  | ?                            | All other sites  |   |                  |     |

|  |  |                              |  |     |  |   |
|--|--|------------------------------|--|-----|--|---|
| population structure on the Island   |  |                              |  |     |  |   |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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<br>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  |     |  |   |
| <b>14. Education and training:</b><br>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  |     |  |   |
| <b>15. Accessibility:</b><br>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?   |   |   |   |  |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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  |   |  |  |
| <b>17. Employment and Economy:</b><br>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 (m<sup>2</sup>):** 55,872

**Regeneration Area:** East Medina

**Settlement Area:** Wootton Rural Service Centre

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |  |
|---|---|-----------------------------------|--|------------|--|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.        |            |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Unknown Tranquility Area<br>Within vicinity of NIA<br>Not in Dark Skies | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |  |  |



|   |  |   |  |   |   |   |
|---|--|---|--|---|---|---|
| <b>5. Cultural Heritage:</b><br>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  |   |   |   |
| <b>6. Biodiversity:</b><br>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. | Location of designations (local, national, international)<br>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  |   |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>Location of agri land grading<br>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><b>8. Climate Change Emissions:</b><br/>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><b>9. Climate Change Resilience:</b><br/>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? |                              |  |   |   |                                      |
| <b>10. Culture:</b><br>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?   |                              |  |   |   |                                      |
| <b>11. Crime and safety:</b><br>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   |                                      |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?  | ?                            | All other sites  |   |   |                                      |
| <b>13. Social Inclusion and Equality:</b>  | 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><b>14. Education and training:</b></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>  | <p>N/A</p>                             |
|  |   | -                                   | <p>Site is on an existing education site / and change of use to non educational</p>                                  |            |   |  |
|  |   | ?                                   | <p>All other sites</p>   |            |   |  |
| <p><b>15. Accessibility:</b></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>   |                                     |  |            |   |  |

|  |  |   |   |   |   |  |
|--|--|---|---|---|---|--|
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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  |   |   |  |
| <b>17. Employment and Economy:</b><br>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 (m<sup>2</sup>):** 97,586

**Regeneration Area:** West Medina

**Settlement Area:** Cowes Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|---|-----------------------------------|--|------------|---|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.        |            |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline                             |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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.<br>Site is adjacent to a NIA                             | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |

|   |  |   |  |  |   |  |
|---|--|---|--|--|---|--|
| <b>5. Cultural Heritage:</b><br>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  |  |   |  |
| <b>6. Biodiversity:</b><br>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.<br><br>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)<br>Aerial photography<br>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  |  |   |  |
| <b>7. Land use, soils and agriculture:</b><br>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<br>Site is semi-rural agricultural land adjacent to industrial estate and  | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register<br>(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><b>8. Climate Change Emissions:</b><br/>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><b>9. Climate Change Resilience:</b><br/>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? |                              |  |   |   |                                      |
| <b>10. Culture:</b><br>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?   |                              |  |   |   |                                      |
| <b>11. Crime and safety:</b><br>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   |                                      |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?  | ?                            | All other sites  |   |   |                                      |
| <b>13. Social Inclusion and Equality:</b>  | 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><b>14. Education and training:</b></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><b>15. Accessibility:</b></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><b>16. Material Assets:</b></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<br/>Cycle network<br/>Rail network<br/>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  |  |   |
| <b>17. Employment and Economy:</b><br>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?                             |   |   |  |   |

\*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 (m<sup>2</sup>):** 17,187

**Regeneration Area:** Newport

**Settlement Area:** Newport Primary Settlement



| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary  | Information Sources Required (all require size, type and number of units)                                  |
|---|---|-----------------------------------|--|---|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.        |   |  |
| <b>2. Coasts:</b><br>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  |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River                           |

<sup>1</sup> 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?                         |   |  |   |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not within AONB<br>Not within NIA or tranquility area | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |   |  |  |
| <b>5. Cultural Heritage:</b><br>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  |   |   |   |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees  |
|  | Does the Plan support net gain?   | 0 | National or International designation between 250-1000m.<br>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  |   |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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/<br>brownfield   |   | Site is Greenfield but directly adjacent to existing settlement.<br>Not located within RIGGS<br>ALC Grade 3 | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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.<br>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?  |                              |  |  |     |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |  |  |     |
| <b>9. Climate Change Resilience:</b><br>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?   |                              |   |   |  |  |
| <b>10. Culture:</b><br>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?  |                              |   |   |  |  |
| <b>11. Crime and safety:</b><br>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  |  |
| <b>12. Health and Population:</b><br>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<br>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.<br>No affordable housing proposed.  | N/A  |
|  | Does the Plan support an aging population?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites   |   |  |  |
| <b>13. Social Inclusion and Equality:</b><br>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<br>Location of areas of deprivation |

|  |  |                              |  |     |   |  |
|--|--|------------------------------|--|-----|---|--|
| Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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  |     |   |  |
| <b>14. Education and training:</b><br>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  |     |   |  |
| <b>15. Accessibility:</b><br>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?   |                              |  |     |   |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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   |   |  |     |
| <b>17. Employment and Economy:</b><br>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 (m<sup>2</sup>):** 85,374

**Regeneration Area:** Newport

**Settlement Area:** Newport Primary Settlement



| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary   | Information Sources Required (all require size, type and number of units)   |
|---|---|-----------------------------------|--|--|---|
| <b>1. Air Quality:</b><br>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.<br>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<br>Cycleways<br>Bus routes<br>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.        |  |   |
| <b>2. Coasts:</b><br>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  |  |   |
| <b>3. Water Quality and Resources:</b><br>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 |

<sup>1</sup> 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?                         |   |  |  |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in Tranquil Area<br>In vicinity of NIA<br>Not in Dark Skies   | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |  |  |
| <b>5. Cultural Heritage:</b><br>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  |  |   |   |
| <b>6. Biodiversity:</b><br>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)<br>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  |  |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>Agricultural, grazing and some outbuildings<br>Not in mineral safeguarding area   | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?   |                              |  |  |     |
| <b>8. Climate Change Emissions:</b><br>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?   |                              |  |  |     |
| <b>9. Climate Change Resilience:</b><br>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?   |                              |   |   |   |  |
| <b>10. Culture:</b><br>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?  |                              |   |   |   |  |
| <b>11. Crime and safety:</b><br>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   |  |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites   |   |   |  |
| <b>13. Social Inclusion and Equality:</b><br>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<br>Location of areas of deprivation |

|  |  |                              |  |     |   |  |
|--|--|------------------------------|--|-----|---|--|
| Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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  |     |   |  |
| <b>14. Education and training:</b><br>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  |     |   |  |
| <b>15. Accessibility:</b><br>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?   |                              |  |     |   |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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   |   |  |     |
| <b>17. Employment and Economy:</b><br>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 (m<sup>2</sup>):** 25,638

**Regeneration Area:** Newport

**Settlement Area:** Newport Primary Settlement



| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |  |
|---|---|-----------------------------------|--|------------|--|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.        |            |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

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

|  |   |   |  |  |  |  |
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| 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?                         |   |  |  |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in Tranquil Area<br>Not in NIA<br>Not in Dark Skies | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |  |  |

|   |  |   |  |  |   |  |
|---|--|---|--|--|---|--|
| <b>5. Cultural Heritage:</b><br>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  |  |   |  |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees   |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |  |   |  |
| <b>7. Land use, soils and agriculture:</b><br>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/<br>brownfield   |  | Not in RIGGS<br>ALC Urban (note: northern section shown as ALC 3 however hardstanding)  | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register<br>(we don't have this) |

|   |   |                              |  |     |  |  |
|---|---|------------------------------|--|-----|--|--|
| <p>the best agricultural land.<br/>Protect greenfield and seek to remediate contaminated land.<br/>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<br>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><b>8. Climate Change Emissions:</b><br/>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><b>9. Climate Change Resilience:</b><br/>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? |                              |  |      |   |                                      |
| <b>10. Culture:</b><br>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?   |                              |  |      |   |                                      |
| <b>11. Crime and safety:</b><br>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   |                                      |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?  | ?                            | All other sites  |      |   |                                      |
| <b>13. Social Inclusion and Equality:</b>  | 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><b>14. Education and training:</b></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><b>15. Accessibility:</b></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>   |                                     |   |            |   |   |          |   |

|  |  |   |  |   |  |  |
|--|--|---|--|---|--|--|
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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   |   |  |  |
| <b>17. Employment and Economy:</b><br>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?                                    |   |  |   |  |  |

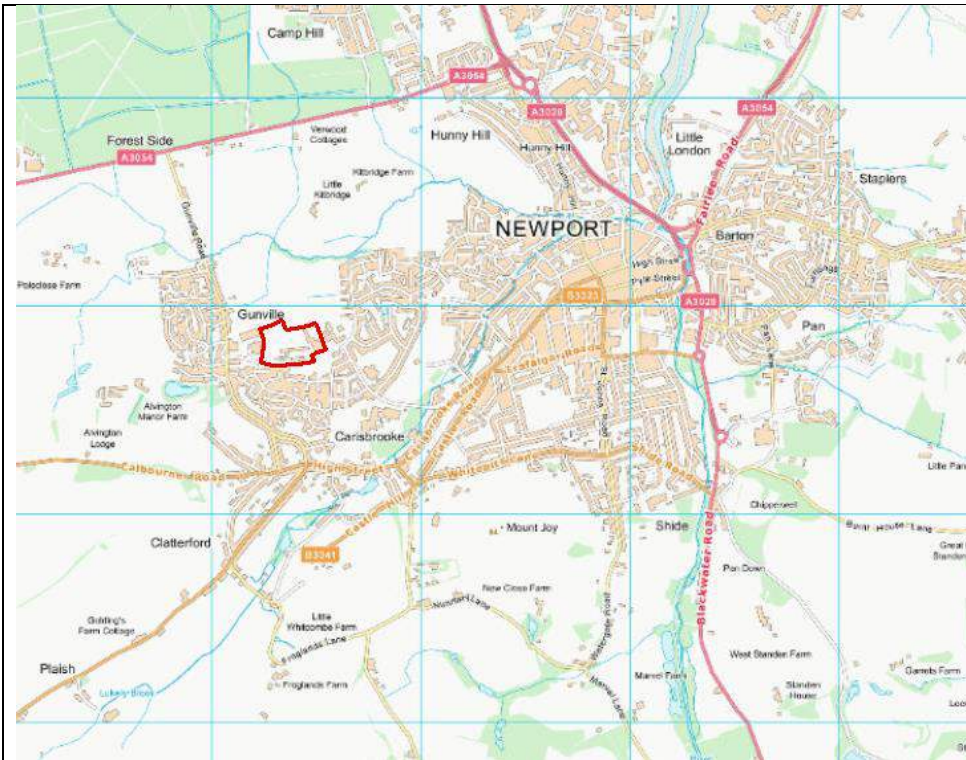
\*Colour Coding Key

| 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: 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 (m<sup>2</sup>):** 49,449

**Regeneration Area:** Newport

**Settlement Area:** Newport Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary   | Information Sources Required (all require size, type and number of units)  |
|---|---|-----------------------------------|--|--|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.      |  |  |
| <b>2. Coasts:</b><br>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  |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River   |

<sup>1</sup> 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?                         |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in tranquility area<br>Not in NIA<br>Not in dark skies | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |

|   |  |   |  |   |   |  |
|---|--|---|--|---|---|--|
| <b>5. Cultural Heritage:</b><br>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  |   |   |  |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |   |   |  |

|  |   |                              |  |     |   |   |
|--|---|------------------------------|--|-----|---|---|
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC 3<br>School site with buildings and greenspace with Carisbrooke<br><br>Site is not within mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                              |  |     |   |   |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |  |     |   |   |
| <b>9. Climate Change Resilience:</b><br>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? |                              |  |   |                                    |     |
| <b>10. Culture:</b><br>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?   |                              |  |   |                                    |     |
| <b>11. Crime and safety:</b><br>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                                |     |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?  | ?                            | All other sites  |   |                                    |     |

|  |  |                              |  |     |  |   |
|--|--|------------------------------|--|-----|--|---|
| population structure on the Island   |  |                              |  |     |  |   |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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<br>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  |     |  |   |
| <b>14. Education and training:</b><br>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  |     |  |   |
| <b>15. Accessibility:</b><br>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?   |   |   |   |  |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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  |   |  |  |
| <b>17. Employment and Economy:</b><br>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: 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 (m<sup>2</sup>):** 10,712

**Regeneration Area:** Newport

**Settlement Area:** Newport Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |
|---|---|-----------------------------------|--|------------|--|
| <b>1. Air Quality:</b><br>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.        |            |  |
| <b>2. Coasts:</b><br>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  |            |  |
| <b>3. Water Quality and Resources:</b><br>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.   |

<sup>1</sup> 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?                         |   |  |  |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in Tranquil Area<br>In vicinity of NIA<br>Not in Dark Skies                               | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |  |  |
| <b>5. Cultural Heritage:</b><br>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  |  |  |   |
| <b>6. Biodiversity:</b><br>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.<br><br>Medina Estuary SSSI, Solent & Southampton Water SPA and Ramsar located 60 m to the east. | Location of designations (local, national, international)<br>Aerial photography<br>woodlands and trees  |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |  |  |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Urban (far east is grade 3)<br>Former council yard overgrown - area looks to have mature vegetation<br>Not in mineral safeguarding area                    | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?   |                              |  |  |     |
| <b>8. Climate Change Emissions:</b><br>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?   |                              |  |  |     |
| <b>9. Climate Change Resilience:</b><br>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?   |                              |   |   |   |  |
| <b>10. Culture:</b><br>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?  |                              |   |   |   |  |
| <b>11. Crime and safety:</b><br>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   |  |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites   |   |   |  |
| <b>13. Social Inclusion and Equality:</b><br>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<br>Location of areas of deprivation |

|  |  |                              |  |     |   |  |
|--|--|------------------------------|--|-----|---|--|
| Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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  |     |   |  |
| <b>14. Education and training:</b><br>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  |     |   |  |
| <b>15. Accessibility:</b><br>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?   |                              |  |     |   |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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   |   |  |     |
| <b>17. Employment and Economy:</b><br>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 (m<sup>2</sup>):** 64,130

**Regeneration Area:** Newport

**Settlement Area:** Newport Primary Settlement

| ISA Objective <sup>1</sup>   | Assessment Criteria   | Site Specific Assessment Criteria |  | Effect (colour coding)* | Commentary  | Information Sources Required (all require size, type and number of units) |
|--|---|-----------------------------------|--|-------------------------|---|---|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.        |                         |   |   |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                     |
|  | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |                         |   |   |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones                               |

<sup>1</sup> 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?                         |   |  |  |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in Tranquil Area<br>Not in NIA<br>Not in Dark Skies   | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |  |  |

|   |  |   |  |   |   |   |
|---|--|---|--|---|---|---|
| <b>5. Cultural Heritage:</b><br>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  |   |   |   |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees  |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |   |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>Agricultural Land on outskirts of carisbrooke<br>Not in mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>OS mapping to identify brownfield land |
|   | Does the Plan encourage the remediation and re-use of  | 0 | The site is in a rural area  |   |   |   |

|   |  |                              |  |  |     |
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| remediate contaminated land.<br>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?   |                              |  |  |     |
| <b>8. Climate Change Emissions:</b><br>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?   |                              |  |  |     |
| <b>9. Climate Change Resilience:</b><br>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 |                              |  |  |     |

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|  | possible, flood risk to people and property?   |                              |   |   |  |  |
| <b>10. Culture:</b><br>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?  |                              |   |   |  |  |
| <b>11. Crime and safety:</b><br>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  |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites   |   |  |  |
| <b>13. Social Inclusion and Equality:</b><br>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<br>Location of areas of deprivation |

|  |  |                              |  |     |   |  |
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| Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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  |     |   |  |
| <b>14. Education and training:</b><br>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  |     |   |  |
| <b>15. Accessibility:</b><br>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?   |                              |  |     |   |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>Bus network |
|  | Does it support Solent crossing network?   | 0                            | Site is located in or near a Rural Service Centre.                                 |     |   |  |



|  |   |   |  |   |  |     |
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| the needs of residents and visitors.   | Does it support the continued operation of the rail network?  | - | All other developments   |   |  |     |
| <b>17. Employment and Economy:</b><br>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 (m<sup>2</sup>):** 58,168

**Regeneration Area:** West Medina

**Settlement Area:** Cowes Primary Settlement

| ISA Objective <sup>1</sup>   | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |  |
|--|---|-----------------------------------|--|------------|--|--|
| <b>1. Air Quality:</b><br>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. | Location of PROW<br>Cycleways<br>Bus routes<br>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.        |            |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|  | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |  |  |
| <b>3. Water Quality and Resources:</b><br>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.                        | Flood zones<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

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

|  |  |   |  |  |   |  |
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| 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?                                    |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in Tranquil Area<br>Not in NIA<br>Not in location of dark skies   | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |
| <b>5. Cultural Heritage:</b><br>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  |  |   |  |

|  |   |   |  |  |   |   |
|--|---|---|--|--|---|---|
| <b>6. Biodiversity:</b><br>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.<br>Eastern boundary is directly adjacent to River Medina: Solent Maritime SAC, Solent and Dorset Coast SPA.<br><br>Medina Estuary SSSI and Solent and Southampton Water SPA & Ramsar just over 1,000m south of the Site. | Location of designations (local, national, international)<br>Aerial photography woodlands and trees   |
|  | Does the Plan support net gain?   | 0 | National or International designation between 250-1000m.<br>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  |  |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Urban<br>Industrial Estate – partially in use.<br>Area hardstanding<br>Industrial uses unknown<br><br>Not in mineral safeguarding area  | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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  |  |   |   |

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|   | Does the Plan support the protection of RIGGS?  |                              |     |  |     |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |     |  |     |
| <b>9. Climate Change Resilience:</b><br>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? |                              |     |  |     |
| <b>10. Culture:</b><br>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><b>11. Crime and safety:</b><br/>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><b>12. Health and Population:</b><br/>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<br/>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?<br/>Does the Plan help to achieve a balanced population structure on the Island?</p>  | <p>?</p>                            | <p>All other sites</p>   |            |   |  |
| <p><b>13. Social Inclusion and Equality:</b><br/>To reduce the level and distribution of poverty and social exclusion across the Island<br/>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br/>Relatively high house price to income ratio.<br/>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<br/>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><b>14. Education and training:</b></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  |   |  |  |
| <b>15. Accessibility:</b><br>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?   |                               |  |   |  |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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   |   |  |  |
| <b>17. Employment and Economy:</b><br>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                               |   |  |  |




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|  |   |   | 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: IPS403 Land to the rear of Lanes End, Totland

|  |   |
|--|---|
|  | <p><b>Site Name:</b> Land to the rear of Lanes End, Totland</p> <p><b>Details:</b> 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.</p> <p><b>Site ID:</b> IPS403</p> <p><b>Grid Reference:</b> SZ324887231</p> <p><b>Size (m2):</b> 2,462</p> <p><b>Regeneration Area:</b> West Wight</p> <p><b>Settlement Area:</b> West Wight Secondary Settlement</p> |
|--|---|

| ISA Objective <sup>1</sup> | 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? | +                                 |                         | The Site is within 100m of a bus route and a public footpath. | Location of PROW<br>Cycleways   |

<sup>1</sup> 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<br>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.   |   |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ? | All other sites   |   |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>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.                               |   |   |  |

|  |  |   |  |   |  |  |
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|  | 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?                                    |   |  |   |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in tranquility area<br>Not in NIA<br>Not in dark skies | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |   |  |  |
| <b>5. Cultural Heritage:</b><br>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   |

|  |  |   |  |  |  |   |
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|  |  | 0 | A cultural heritage site is within 250m of the site boundary.  |  |  |   |
|  |  | ? | All other sites  |  |  |   |
| <b>6. Biodiversity:</b><br>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)<br>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  |  |  |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Urban<br>Site is carpark and scrub within urban area<br>Not in mineral safeguarding area   | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                              |                           |  |  |     |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |                           |  |  |     |
| <b>9. Climate Change Resilience:</b><br>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? |                              |                           |  |  |     |

|  |  |                              |  |     |  |  |
|--|--|------------------------------|--|-----|--|--|
| <b>10. Culture:</b><br>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?  |                              |  |     |  |  |
| <b>11. Crime and safety:</b><br>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  |
| <b>12. Health and Population:</b><br>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<br>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?<br><br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites  |     |  |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>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<br>Location of areas of deprivation |
|  | Level and the distribution of affordable housing across the Island to ensure that sub  |                              |  |     |  |  |

|  |  |                              |   |     |   |  |
|--|--|------------------------------|---|-----|---|--|
| pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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   |     |   |  |
| <b>14. Education and training:</b><br>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   |     |   |  |
| <b>15. Accessibility:</b><br>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<br>Location hospitals,<br>green infrastructure |
|  | Does the Plan provide additional opportunity for access to green infrastructure?   |                              |   |     |   |  |
|  | Does the Plan support access to water based employment uses?   |                              |   |     |   |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>Bus network               |
|  | Does it support Solent crossing network?   | 0                            | Site is located in or near a Rural Service Centre.  |     |   |  |

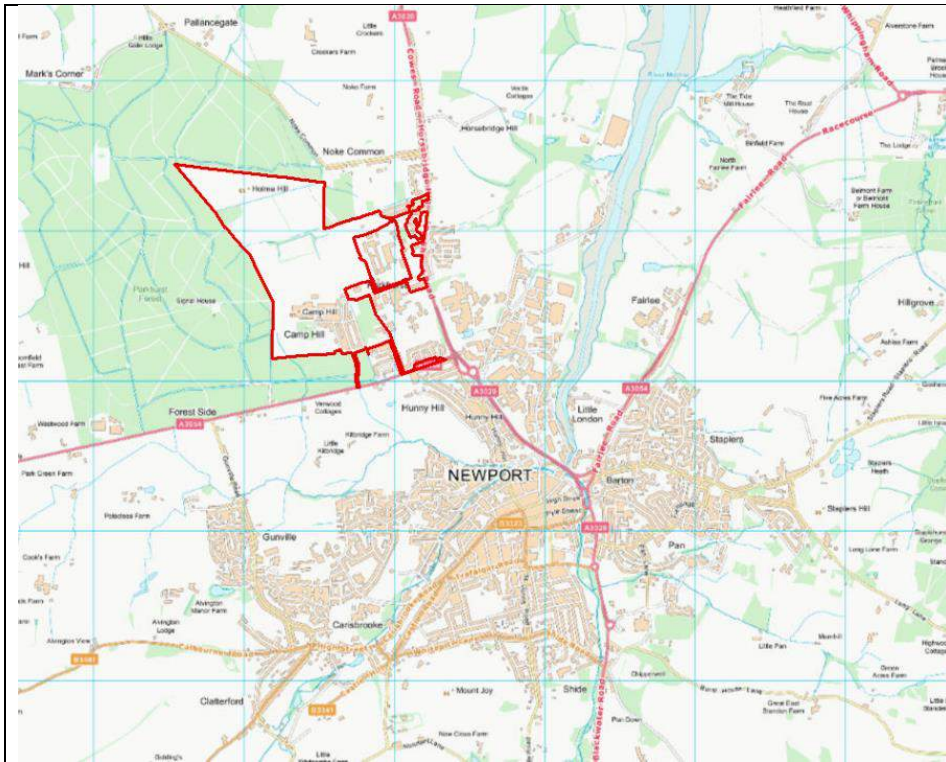


|  |   |   |  |   |  |     |
|--|---|---|--|---|--|-----|
|  | Does it support the continued operation of the rail network?  | - | All other developments   |   |  |     |
| <b>17. Employment and Economy:</b><br>Facilitate high and stable levels of employment so everyone benefits from economic growth. | 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: 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 (m<sup>2</sup>):** 998,220

**Regeneration Area:** Newport

**Settlement Area:** Newport Primary Settlement Area

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |
|---|---|-----------------------------------|--|------------|---|
| <b>1. Air Quality:</b><br>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.        |            |   |
| <b>2. Coasts:</b><br>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  |            |   |
| <b>3. Water Quality and Resources:</b><br>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   |

<sup>1</sup> 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?                         |   |  |  |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in Tranquil Area<br>Within NIA<br>Not in Dark Skies                 | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |  |  |
| <b>5. Cultural Heritage:</b><br>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  |  |  |   |
| <b>6. Biodiversity:</b><br>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.<br><br>No other Internationally and nationally designated sites are located within 1000m. | Location of designations (local, national, international)<br>Aerial photography woodlands and trees   |
|   | Does the Plan support net gain?  | 0 | National or International designation between 250-1000m.<br>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  |  |  |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC non agricultural & urban<br>Site made up of buildings and land (unsure of use)<br>North area in mineral safeguarding area  | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?   |                              |  |  |     |
| <b>8. Climate Change Emissions:</b><br>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?   |                              |  |  |     |
| <b>9. Climate Change Resilience:</b><br>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?   |                              |   |   |   |  |
| <b>10. Culture:</b><br>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?  |                              |   |   |   |  |
| <b>11. Crime and safety:</b><br>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   |  |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites   |   |   |  |
| <b>13. Social Inclusion and Equality:</b><br>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<br>Location of areas of deprivation |

|  |  |                              |  |     |   |  |
|--|--|------------------------------|--|-----|---|--|
| Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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  |     |   |  |
| <b>14. Education and training:</b><br>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  |     |   |  |
| <b>15. Accessibility:</b><br>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?   |                              |  |     |   |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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   |   |  |     |
| <b>17. Employment and Economy:</b><br>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: 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 (m<sup>2</sup>):** 16,482  
**Regeneration Area:** West Wight  
**Settlement Area:** West Wight Secondary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |  |
|---|---|-----------------------------------|--|------------|--|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.        |            |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in Tranquil Area<br>Not in NIA<br>Not in Dark Skies | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |  |  |
| <b>5. Cultural Heritage:</b><br>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   |  |   |   |
| <b>6. Biodiversity:</b><br>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)<br>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)<br>Aerial photography<br>woodlands and trees  |
|  | Does the Plan support net gain?   | 0 | National or International designation between 250-1000m.<br>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   |  |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Urban (south)/ALC Grade 3 (north)<br>Currently an area of open field.<br>Not in mineral safeguarding area   | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                              |                           |  |  |     |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |                           |  |  |     |
| <b>9. Climate Change Resilience:</b><br>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? |                              |                           |  |  |     |

|  |  |                              |   |     |  |  |
|--|--|------------------------------|---|-----|--|--|
| <b>10. Culture:</b><br>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?  |                              |   |     |  |  |
| <b>11. Crime and safety:</b><br>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  |
| <b>12. Health and Population:</b><br>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<br>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?<br><br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites   |     |  |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>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<br>Location of areas of deprivation |
|  | Level and the distribution of affordable housing across the Island to ensure that sub  |                              |   |     |  |  |

|  |   |                                     |   |            |  |  |
|--|---|-------------------------------------|---|------------|--|--|
| <p>pensioner households, and homelessness.<br/>Relatively high house price to income ratio.<br/>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><b>14. Education and training:</b><br/>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>All other sites</p>  |            |  |  |
| <p><b>15. Accessibility:</b><br/>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><b>16. Material Assets:</b><br/>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<br/>Cycle network<br/>Rail network<br/>Bus network</p> |
|  | <p>Does it support Solent crossing network?</p>   | 0                                   | <p>Site is located in or near a Rural Service Centre.</p>                                 |            |  |  |

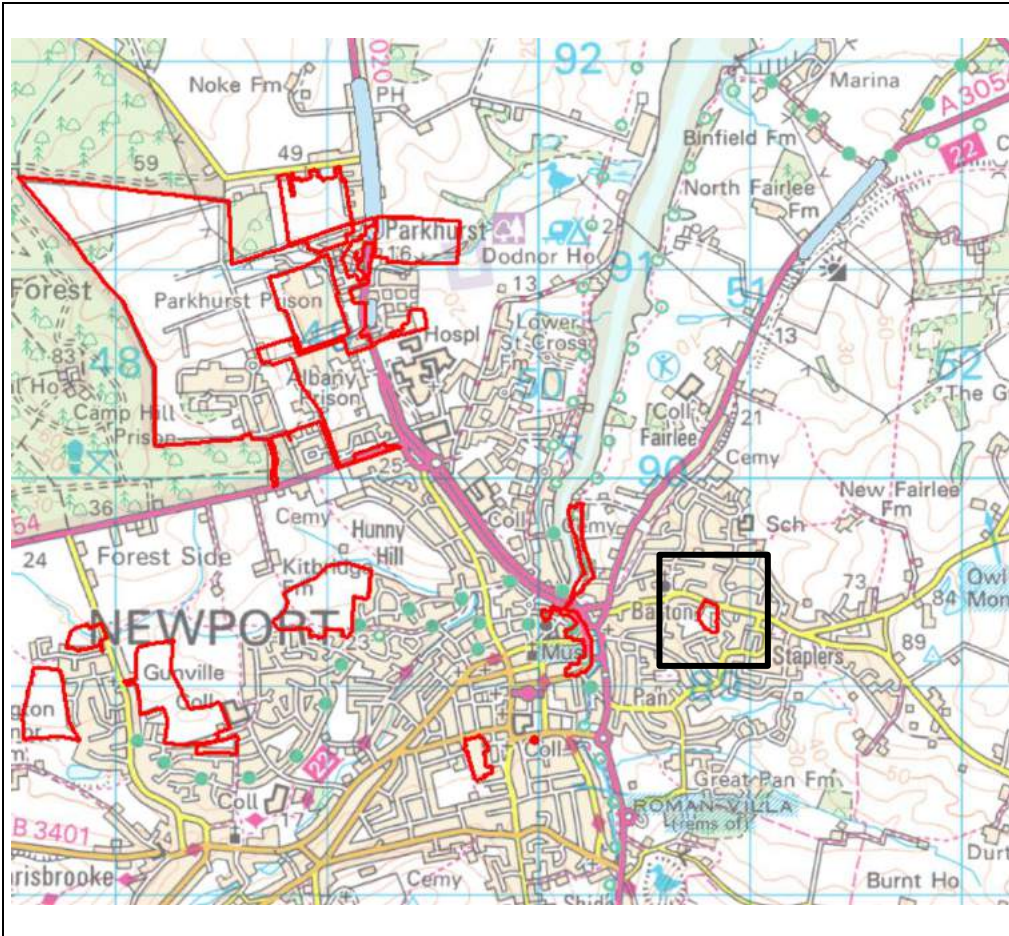


|  |   |   |  |   |  |     |
|--|---|---|--|---|--|-----|
|  | Does it support the continued operation of the rail network?  | - | All other developments   |   |  |     |
| <b>17. Employment and Economy:</b><br>Facilitate high and stable levels of employment so everyone benefits from economic growth. | 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 (m<sup>2</sup>):** 10,379

**Regeneration Area:** Newport

**Settlement Area:** Newport Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |  |
|---|---|-----------------------------------|--|------------|--|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.        |            |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in Tranquil Area<br>Not in NIA<br>Not in Dark Skies                            | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |
| <b>5. Cultural Heritage:</b><br>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  |  |   |   |
| <b>6. Biodiversity:</b><br>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.<br>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)<br>Aerial photography<br>woodlands and trees  |
|  | Does the Plan support net gain?   | 0 | National or International designation between 250-1000m.<br>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  |  |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Urban<br>Currently a guest house/residential development with garden to the rear.<br>Not in mineral safeguarding area   | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                              |                           |  |  |     |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |                           |  |  |     |
| <b>9. Climate Change Resilience:</b><br>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? |                              |                           |  |  |     |

|  |  |                              |   |     |  |  |
|--|--|------------------------------|---|-----|--|--|
| <b>10. Culture:</b><br>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?  |                              |   |     |  |  |
| <b>11. Crime and safety:</b><br>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  |
| <b>12. Health and Population:</b><br>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<br>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?<br><br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites   |     |  |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>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<br>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><b>14. Education and training:</b></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><b>15. Accessibility:</b></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><b>16. Material Assets:</b></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<br/>Cycle network<br/>Rail network<br/>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   |   |  |     |
| <b>17. Employment and Economy:</b><br>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 (m<sup>2</sup>):** 2,747  
**Regeneration Area:** Ryde  
**Settlement Area:** Ryde Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|---|-----------------------------------|--|------------|---|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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.        |            |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in Tranquil Area<br>Not in NIA<br>Not in Dark Skies  | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |
| <b>5. Cultural Heritage:</b><br>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  |  |  |   |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees  |
|  | Does the Plan support net gain?   | 0 | National or International designation between 250-1000m.<br>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  |  |  |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Grade Urban<br>Brownfield land<br>Not in mineral safeguarding area.  | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                              |                           |  |  |     |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |                           |  |  |     |
| <b>9. Climate Change Resilience:</b><br>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? |                              |                           |  |  |     |

|  |  |                              |   |     |  |  |
|--|--|------------------------------|---|-----|--|--|
| <b>10. Culture:</b><br>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?  |                              |   |     |  |  |
| <b>11. Crime and safety:</b><br>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  |
| <b>12. Health and Population:</b><br>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<br>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?<br><br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites   |     |  |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>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<br>Location of areas of deprivation |
|  | Level and the distribution of affordable housing across the Island to ensure that sub  |                              |   |     |  |  |

|  |   |                              |   |     |  |  |
|--|---|------------------------------|---|-----|--|--|
| <p>pensioner households, and homelessness.<br/>Relatively high house price to income ratio.<br/>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><b>14. Education and training:</b><br/>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><b>15. Accessibility:</b><br/>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><b>16. Material Assets:</b><br/>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<br/>Cycle network<br/>Rail network<br/>Bus network</p> |
|  | <p>Does it support Solent crossing network?</p>   | 0                            | <p>Site is located in or near a Rural Service Centre.</p>                                 |     |  |  |

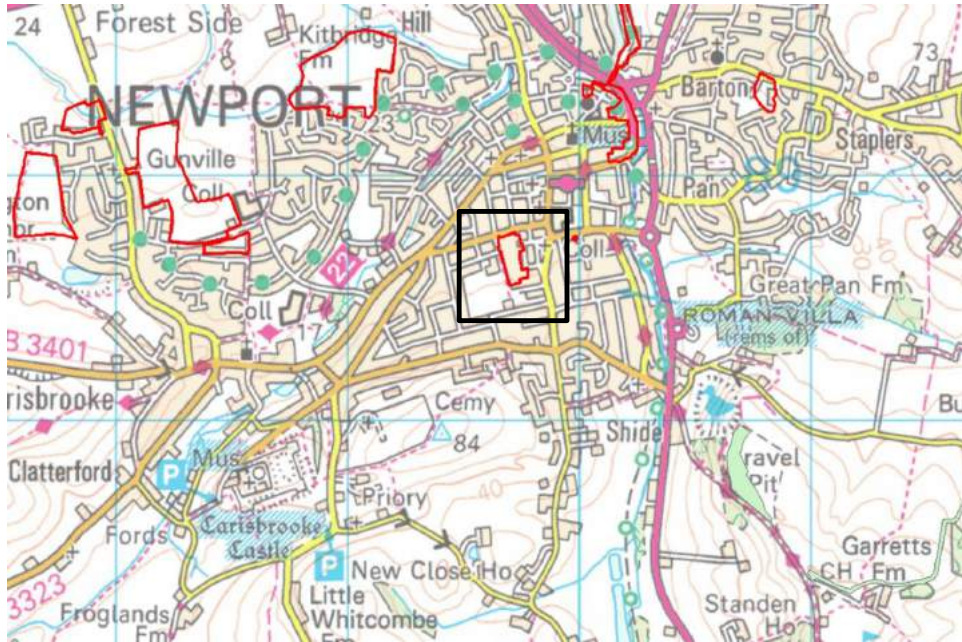


|  |   |   |  |   |  |     |
|--|---|---|--|---|--|-----|
|  | Does it support the continued operation of the rail network?  | - | All other developments   |   |  |     |
| <b>17. Employment and Economy:</b><br>Facilitate high and stable levels of employment so everyone benefits from economic growth. | 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 (m<sup>2</sup>):** 16,679

**Regeneration Area:** Newport

**Settlement Area:** Newport Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|---|-----------------------------------|--|------------|---|--|
| <b>1. Air Quality:</b><br>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. | Location of PROW<br>Cycleways<br>Bus routes<br>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.        |            |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in Tranquil Area<br>Not in NIA<br>Not in Dark Skies                               | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |  |  |
| <b>5. Cultural Heritage:</b><br>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  |  |  |   |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees  |
|  | Does the Plan support net gain?   | 0 | National or International designation between 250-1000m.<br>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  |  |  |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Urban<br>Currently an industrial/commercial development with car parking/hardstanding– brownfield<br>Not in mineral safeguarding area            | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                              |                           |  |     |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |                           |  |     |
| <b>9. Climate Change Resilience:</b><br>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? |                              |                           |  |     |

|  |  |                              |   |     |  |  |
|--|--|------------------------------|---|-----|--|--|
| <b>10. Culture:</b><br>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?  |                              |   |     |  |  |
| <b>11. Crime and safety:</b><br>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  |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites   |     |  |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>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<br>Location of areas of deprivation |
|  | Level and the distribution of affordable housing across the Island to ensure that sub  |                              |   |     |  |  |

|  |  |                              |  |     |   |  |
|--|--|------------------------------|--|-----|---|--|
| pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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  |     |   |  |
| <b>14. Education and training:</b><br>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  |     |   |  |
| <b>15. Accessibility:</b><br>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?   |                              |  |     |   |  |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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



|  |   |   |  |   |  |     |
|--|---|---|--|---|--|-----|
| <b>17. Employment and Economy:</b><br>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: 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 (m<sup>2</sup>):** 24,880  
**Regeneration Area:** East Medina  
**Settlement Area:** East Cowes Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|---|-----------------------------------|--|------------|---|--|
| <b>1. Air Quality:</b><br>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.<br>No cycle routes or significant footpaths within the vicinity of the Site. | Location of PROW<br>Cycleways<br>Bus routes<br>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.        |            |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>1</sup> 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?                         |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in Tranquil Area<br>Not in NIA<br>Not in Dark Skies                                  | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |
| <b>5. Cultural Heritage:</b><br>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<br>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  |  |   |   |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees  |
|  | Does the Plan support net gain?   | 0 | National or International designation between 250-1000m.<br>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  |  |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Grade Urban<br>Not in Mineral Safeguarding Area<br>Red Funnel Ferry building at East Cowes - brownfield | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                              |                           |  |  |     |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |                           |  |  |     |
| <b>9. Climate Change Resilience:</b><br>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? |                              |                           |  |  |     |

|  |  |                              |   |     |  |  |
|--|--|------------------------------|---|-----|--|--|
| <b>10. Culture:</b><br>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?  |                              |   |     |  |  |
| <b>11. Crime and safety:</b><br>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  |
| <b>12. Health and Population:</b><br>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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites   |     |  |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>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<br>Location of areas of deprivation |
|  | Level and the distribution of affordable housing across the Island to ensure that sub  |                              |   |     |  |  |

|  |  |                              |  |     |   |  |
|--|--|------------------------------|--|-----|---|--|
| pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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  |     |   |  |
| <b>14. Education and training:</b><br>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  |     |   |  |
| <b>15. Accessibility:</b><br>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?   |                              |  |     |   |  |
| <b>16. Material Assets:</b><br>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 East Cowes Primary Settlement Area.                   | PROW<br>Cycle network<br>Rail network<br>Bus network |
|  | Does it support Solent crossing network?   | 0                            | Site is located in or near a Rural Service Centre.                                 |     |   |  |

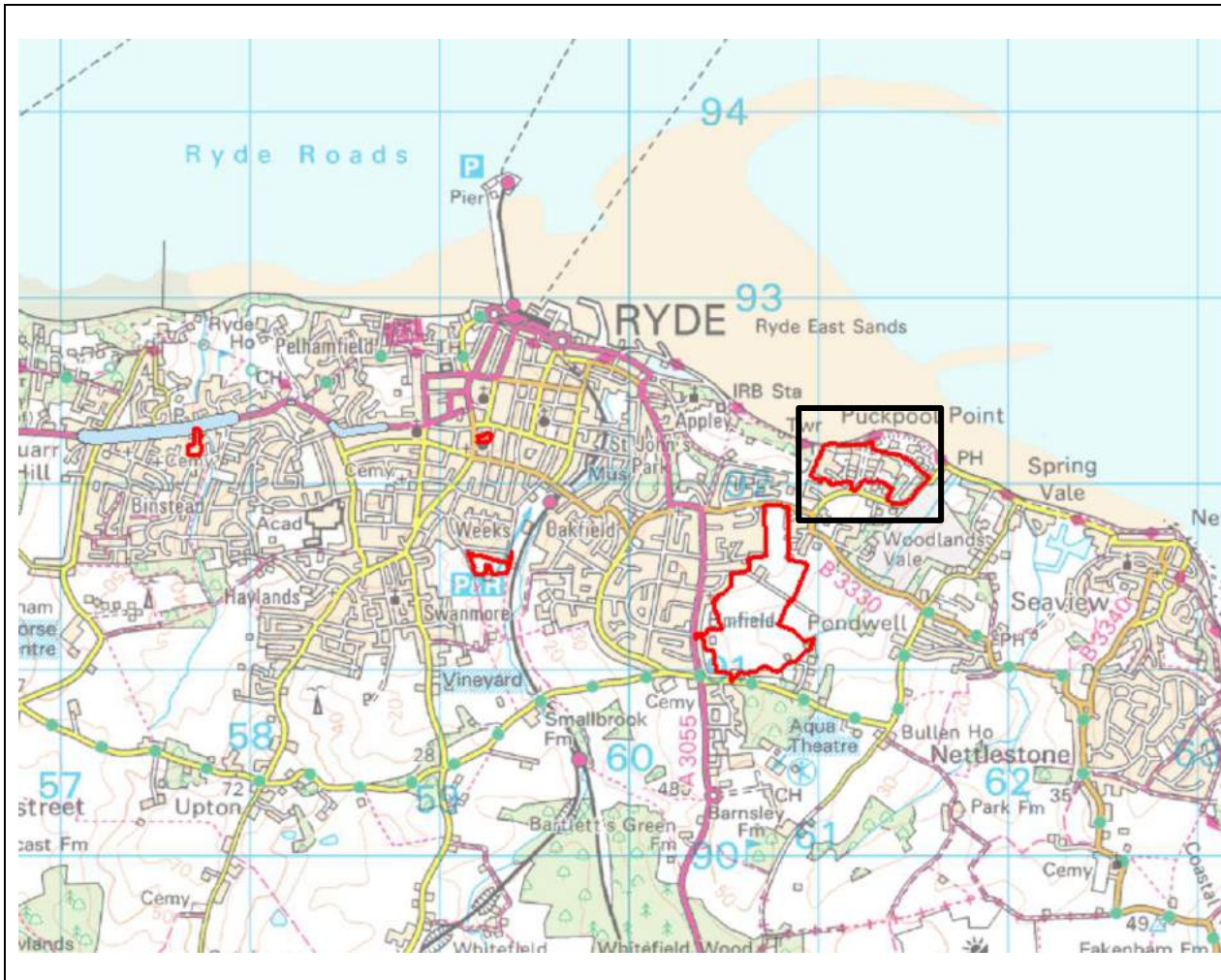


|  |   |   |  |   |  |     |
|--|---|---|--|---|--|-----|
|  | Does it support the continued operation of the rail network?  | - | All other developments   |   |  |     |
| <b>17. Employment and Economy:</b><br>Facilitate high and stable levels of employment so everyone benefits from economic growth. | 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: IPS415 Land at Harcourt Sands, Ryde



**Site Name:** Land at Fairlee Road, Hillside, Newport  
**Details:** The site is a former Barracks location at Puckpool Hill. Former barracks buildings remain on site alongside some road infrastructure. There are areas of woodland within the site. The site has been put forward for general housing.  
**Site ID:** IPS415  
**Grid Reference:** SZ 61240 92083  
**Size (m<sup>2</sup>):** 112,638  
**Regeneration Area:** Ryde  
**Settlement Area:** Ryde Primary Settlement

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |
|---|---|-----------------------------------|--|------------|---|
| <b>1. Air Quality:</b><br>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.        |            |   |
| <b>2. Coasts:</b><br>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  |            |   |
| <b>3. Water Quality and Resources:</b><br>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.   |

<sup>1</sup> 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?                         |   |  |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not in Tranquil Area<br>Not in NIA<br>Not in Dark Skies                                  | Location of ANOB<br>Location of tranquility areas<br>Location of NIA<br>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  |  |   |  |
| <b>5. Cultural Heritage:</b><br>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<br>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  |  |  |   |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees  |
|  | Does the Plan support net gain?   | 0 | National or International designation between 250-1000m.<br>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  |  |  |   |
| <b>7. Land use, soils and agriculture:</b><br>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.<br>Not in RIGGS<br>ALC Grade 3<br>Former barracks – mix of greenfield and some buildings  | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                              |                           |  |     |
| <b>8. Climate Change Emissions:</b><br>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?  |                              |                           |  |     |
| <b>9. Climate Change Resilience:</b><br>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? |                              |                           |  |     |

|  |  |                              |   |     |  |  |
|--|--|------------------------------|---|-----|--|--|
| <b>10. Culture:</b><br>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?  |                              |   |     |  |  |
| <b>11. Crime and safety:</b><br>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  |
| <b>12. Health and Population:</b><br>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<br>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?<br><br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                            | All other sites   |     |  |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>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<br>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><b>14. Education and training:</b></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> | <p>N/A</p>   |
|   |   | -                                   | <p>Site is on an existing education site / and change of use to non educational</p>       |            |  |  |
|   |   | ?                                   | <p>All other sites</p>  |            |  |  |
| <p><b>15. Accessibility:</b></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><b>16. Material Assets:</b></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<br/>Cycle network<br/>Rail network<br/>Bus network</p> |
|   | <p>Does it support Solent crossing network?</p>   | 0                                   | <p>Site is located in or near a Rural Service Centre.</p>                                 |            |  |  |

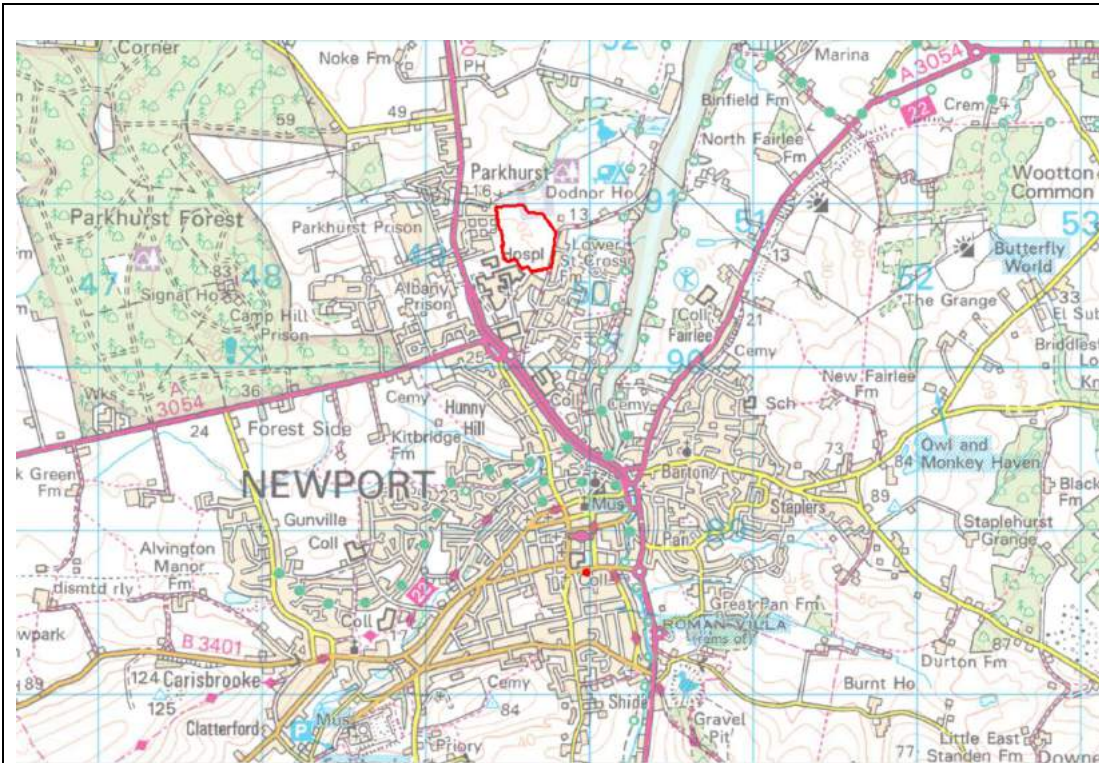


|  |   |   |  |   |  |     |
|--|---|---|--|---|--|-----|
|  | Does it support the continued operation of the rail network?  | - | All other developments   |   |  |     |
| <b>17. Employment and Economy:</b><br>Facilitate high and stable levels of employment so everyone benefits from economic growth. | 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 <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |  |
|---|---|-----------------------------------|--|------------|--|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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  |            |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

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

| ISA Objective <sup>1</sup>   | 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?                         |                                   |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not within AONB<br>Not within tranquility area<br>Not within/adjacent to NIA (nearest NIA is 200 m west) | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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 <sup>1</sup>  | Assessment Criteria  | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary   | Information Sources Required (all require size, type and number of units)                                    |  |
|---|--|-----------------------------------|--|--|--|--|
| <b>5. Cultural Heritage:</b><br>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  |  |  |  |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>woodlands and trees |
|   | Does the Plan support net gain?  | 0                                 | National or International designation between 250-1000m.<br>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 <sup>1</sup>   | 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  |                         |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Grade 3<br>Not within mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                                   |  |                         |   |   |
| <b>8. Climate Change Emissions:</b><br>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 <sup>1</sup>  | 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?  |                                   |  |                                     |   |
| <b>9. Climate Change Resilience:</b><br>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? |                                   |  |                                     |   |
| <b>10. Culture:</b><br>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?   |                                   |  |                                     |   |
| <b>11. Crime and safety:</b><br>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   |
| <b>12. Health and Population:</b>   | Does the Plan provide an adequate distribution of   | +                                 | Site is specifically for affordable housing or | Site is put forward for health use. |   |

| ISA Objective <sup>1</sup>   | 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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                                 | All other sites  |            |   |   |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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? | +<br>?                            | 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<br>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  |            |   |   |
| <b>14. Education and training:</b><br>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  |            |   |   |



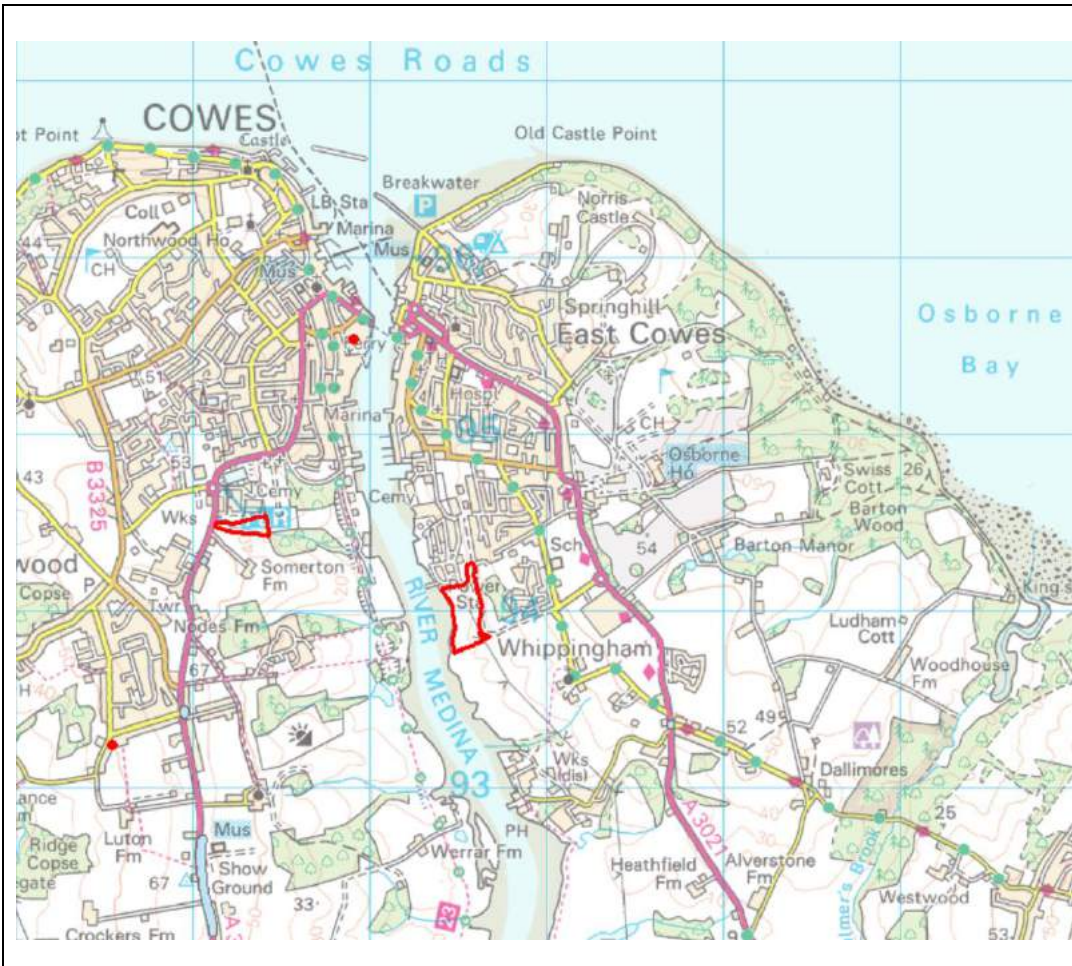
| ISA Objective <sup>1</sup>   | Assessment Criteria  | Site Specific Assessment Criteria | Effect (colour coding)*   | Commentary | Information Sources Required (all require size, type and number of units)         |
|--|--|-----------------------------------|---|------------|---|
| opportunities for 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   |            |   |
| <b>15. Accessibility:</b><br>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?   |                                   |   |            |   |
| <b>16. Material Assets:</b><br>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  |            |   |
| <b>17. Employment and Economy:</b><br>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 <sup>1</sup> | 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 (m<sup>2</sup>):** 62,334

**Regeneration Area:** East Medina

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|---|-----------------------------------|--|------------|---|--|
| <b>1. Air Quality:</b><br>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.          | Location of PROW<br>Cycleways<br>Bus routes<br>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  |            |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

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

| ISA Objective <sup>1</sup>   | 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?                         |                                   |  |            |   |
| <b>4. Landscape (including Noise):</b><br>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<br>Not within AONB<br>Not within tranquility area<br>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<br>Location of tranquility areas<br>Location of NIA<br>Location of Dark Skies          |

| ISA Objective <sup>1</sup>  | Assessment Criteria  | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|--|-----------------------------------|--|------------|---|--|
| <b>5. Cultural Heritage:</b><br>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  |            |   |  |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>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 <sup>1</sup>   | 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]                   |            |   |  |
| <b>7. Land use, soils and agriculture:</b><br>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<br>Southern half of the Site is ALC Grade 3, northern half is urban. | Location of RIGGS<br>Location of agri land grading Contaminated land register (we don't have this)<br>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?  |                                   |  |                         |            |   |  |
| <b>8. Climate Change Emissions:</b><br>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 <sup>1</sup>  | 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?  |                                   |  |            |   |
| <b>9. Climate Change Resilience:</b><br>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? |                                   |  |            |   |
| <b>10. Culture:</b><br>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?   |                                   |  |            |   |
| <b>11. Crime and safety:</b><br>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   |
| <b>12. Health and Population:</b>   | Does the Plan provide an adequate distribution of   | +                                 | Site is specifically for affordable housing or | ?          | Site is put forward for employment use.                                   |



| ISA Objective <sup>1</sup>   | 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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                                 | All other sites   |            |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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? | +<br>?                            | 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   |            |  |
| <b>14. Education and training:</b><br>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 <sup>1</sup>   | 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                                      |   |   |  |
| <b>15. Accessibility:</b><br>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?   |                                   |  |   |   |  |
| <b>16. Material Assets:</b><br>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 an existing Primary or Secondary Settlement Area | Site is located within East Medina Primary Settlement Area.               | PROW<br>Cycle network<br>Rail network<br>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 <sup>1</sup>   | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)* | Commentary                              | Information Sources Required (all require size, type and number of units) |  |
|--|---|-----------------------------------|-------------------------|---|---|--|
| <b>17. Employment and Economy:</b><br>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 (m<sup>2</sup>):** 30,991  
**Regeneration Area:** Newport

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |  |
|---|---|-----------------------------------|--|------------|--|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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  |            |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

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

| ISA Objective <sup>1</sup>   | 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?                         |                                   |  |            |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not within AONB<br>Not within tranquility area<br>Not within/adjacent to NIA | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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 <sup>1</sup>  | Assessment Criteria  | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)                                       |  |
|---|--|-----------------------------------|--|------------|---|--|
| <b>5. Cultural Heritage:</b><br>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  |            |   |  |
| <b>6. Biodiversity:</b><br>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.<br><br>No other designations in close proximity. | Location of designations (local, national, international)<br>Aerial photography<br>woodlands and trees |
|   | Does the Plan support net gain?  | 0                                 | National or International designation between 250-1000m.<br>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 <sup>1</sup>   | 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  |                         |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Grade 3 (Greenfield land)<br>Not within mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                                   |  |                         |   |   |
| <b>8. Climate Change Emissions:</b><br>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 <sup>1</sup>  | 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?  |                                   |  |            |   |
| <b>9. Climate Change Resilience:</b><br>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? |                                   |  |            |   |
| <b>10. Culture:</b><br>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?   |                                   |  |            |   |
| <b>11. Crime and safety:</b><br>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   |
| <b>12. Health and Population:</b>   | Does the Plan provide an adequate distribution of   | +                                 | Site is specifically for affordable housing or | ?          | Site is put forward for employment use.                                   |

| ISA Objective <sup>1</sup>   | 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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                                 | All other sites   |            |   |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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? | +<br>?                            | 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   |            |   |
| <b>14. Education and training:</b><br>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 <sup>1</sup>   | 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   |                         |   |   |
| <b>15. Accessibility:</b><br>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?   |                                   |   |                         |   |   |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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 <sup>1</sup>   | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*                                      | Commentary                              | Information Sources Required (all require size, type and number of units) |  |
|--|---|-----------------------------------|--|---|---|--|
| <b>17. Employment and Economy:</b><br>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 Employment Use Allocation: Loutherville Road, Ventnor, Isle of Wight, PO38 1BL



**Site Name:** Loutherville 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 Loutherville 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 (m<sup>2</sup>):** 7,018

**Regeneration Area:** The Bay

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |  |
|---|---|-----------------------------------|--|------------|--|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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  |            |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

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

| ISA Objective <sup>1</sup>   | 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?                         |                                   |  |            |   |
| <b>4. Landscape (including Noise):</b><br>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<br>Not within AONB<br>Not within tranquility area<br>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<br>Location of tranquility areas<br>Location of NIA<br>Location of Dark Skies          |

| ISA Objective <sup>1</sup>  | Assessment Criteria  | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |  |
|---|--|-----------------------------------|--|------------|--|--|
| <b>5. Cultural Heritage:</b><br>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  |            |  |  |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>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 <sup>1</sup>   | 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  |                         |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Grade 5 and urban mixed use<br>Not within mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                                   |  |                         |   |   |
| <b>8. Climate Change Emissions:</b><br>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 <sup>1</sup>  | 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?  |                                   |  |            |   |
| <b>9. Climate Change Resilience:</b><br>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? |                                   |  |            |   |
| <b>10. Culture:</b><br>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?   |                                   |  |            |   |
| <b>11. Crime and safety:</b><br>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   |
| <b>12. Health and Population:</b>   | Does the Plan provide an adequate distribution of   | +                                 | Site is specifically for affordable housing or | ?          | Site is put forward for employment use.                                   |

| ISA Objective <sup>1</sup>   | 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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                                 | All other sites  |            |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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? | +<br>?                            | 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  |            |  |
| <b>14. Education and training:</b><br>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 <sup>1</sup>   | 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                                      |            |   |  |
| <b>15. Accessibility:</b><br>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?   |                                   |  |            |   |  |
| <b>16. Material Assets:</b><br>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.                 | PROW<br>Cycle network<br>Rail network<br>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 <sup>1</sup>   | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)* | Commentary  | Information Sources Required (all require size, type and number of units) |  |
|--|---|-----------------------------------|-------------------------|---|---|--|
| <b>17. Employment and Economy:</b><br>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: 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 SG0E1.

**Site ID:** -

**Grid Reference:** SZ 59692 91062

**Size (m<sup>2</sup>):** 146,663

**Regeneration Area:** Ryde

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |  |
|---|---|-----------------------------------|--|------------|--|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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  |            |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

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

| ISA Objective <sup>1</sup>   | 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?                         |                                   |  |            |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not within AONB<br>Not within tranquility area<br>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  |            |  |



| ISA Objective <sup>1</sup>  | Assessment Criteria  | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |  |
|---|--|-----------------------------------|--|------------|--|--|
| <b>5. Cultural Heritage:</b><br>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  |            |  |  |
| <b>6. Biodiversity:</b><br>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.<br><br>No other designations in close proximity. | Location of designations (local, national, international)<br>Aerial photography<br>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 <sup>1</sup>   | 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  |                         |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Grade 3 (Greenfield land)<br>Within mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                                   |  |                         |   |   |
| <b>8. Climate Change Emissions:</b><br>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 <sup>1</sup>  | 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?  |                                   |  |            |   |
| <b>9. Climate Change Resilience:</b><br>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? |                                   |  |            |   |
| <b>10. Culture:</b><br>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?   |                                   |  |            |   |
| <b>11. Crime and safety:</b><br>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   |
| <b>12. Health and Population:</b>   | Does the Plan provide an adequate distribution of   | +                                 | Site is specifically for affordable housing or | ?          | Site is put forward for employment use.                                   |

| ISA Objective <sup>1</sup>   | 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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                                 | All other sites   |            |   |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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? | +<br>?                            | 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. |
|  | 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   |            |   |
| <b>14. Education and training:</b><br>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 <sup>1</sup>   | 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                                      |            |   |
| <b>15. Accessibility:</b><br>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?   |                                   |  |            |   |
| <b>16. Material Assets:</b><br>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.                      |
|  | 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 <sup>1</sup>   | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)* | Commentary                              | Information Sources Required (all require size, type and number of units) |   |  |                            |
|--|---|-----------------------------------|-------------------------|---|---|---|--|----------------------------|
| <b>17. Employment and Economy:</b><br>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?  |                                   |                         |   |   | - | The site is for housing in existing employment opportunity area or an employment allocation area |                            |
|  | Does the Plan facilitate economic development?  | ?                                 |                         |   |   |   |  | Other types of development |
|  | Does the Plan support and encourage full-time employment opportunities?                                 |                                   |                         |   |   |   |  |                            |
|  | 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 (m<sup>2</sup>):** 29,951

**Regeneration Area:** The Bay

| ISA Objective <sup>1</sup> | 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  |

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

| ISA Objective <sup>1</sup>  | 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<br>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  |                         |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |                         |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>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 <sup>1</sup>   | 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?                                    |                                   |  |            |   |
| <b>4. Landscape (including Noise):</b><br>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<br>Not within AONB<br>Not within tranquility area<br>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  |            |   |
| <b>5. Cultural Heritage:</b><br>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 <sup>1</sup>  | 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  |                         |  |  |
| <b>6. Biodiversity:</b><br>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.<br><br>No other designations in close proximity. | Location of designations (local, national, international)<br>Aerial photography<br>woodlands and trees   |
|   | Does the Plan support net gain?  | 0                                 | National or International designation between 250-1000m.<br>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  |                         |  |  |
| <b>7. Land use, soils and agriculture:</b><br>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/<br>brownfield   |                         | Not in RIGGS<br>ALC Grade 3 (Greenfield land)<br>Within mineral safeguarding area (SP9 and DM20)   | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register<br>(we don't have this) |

| ISA Objective <sup>1</sup>   | 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><b>8. Climate Change Emissions:</b> 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><b>9. Climate Change Resilience:</b> 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 <sup>1</sup>  | 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? |                                   |  |            |   |
| <b>10. Culture:</b><br>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?   |                                   |  |            |   |
| <b>11. Crime and safety:</b><br>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   |
| <b>12. Health and Population:</b><br>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 <sup>1</sup>   | 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?   |                                   |  |                         |   |   |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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<br>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).                                       |                                   |  |                         |   |   |
| <b>14. Education and training:</b><br>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 <sup>1</sup>   | Assessment Criteria  | Site Specific Assessment Criteria | Effect (colour coding)* | Commentary                              | Information Sources Required (all require size, type and number of units) |
|--|--|-----------------------------------|-------------------------|---|---|
| <b>15. Accessibility:</b><br>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?   |                                   |                         |   |   |
| <b>16. Material Assets:</b><br>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?                   | +<br>0                            |                         | Site is located w                       | PROW<br>Cycle network<br>Rail network<br>Bus network                      |
|  | Does it support Solent crossing network?   | All other developments            |                         |   |   |
|  | Does it support the continued operation of the rail network?   |                                   |                         |   |   |
| <b>17. Employment and Economy:</b><br>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 <sup>1</sup> | 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 (m<sup>2</sup>):** 19,732

**Regeneration Area:** West Medina



| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |
|---|---|-----------------------------------|--|------------|--|
| <b>1. Air Quality:</b><br>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  |            |  |
| <b>2. Coasts:</b><br>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  |            |  |
| <b>3. Water Quality and Resources:</b><br>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.  |

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

| ISA Objective <sup>1</sup>   | 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?                         |                                   |  |            |   |
| <b>4. Landscape (including Noise):</b><br>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<br>Not within AONB<br>Not within tranquility area<br>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<br>Location of tranquility areas<br>Location of NIA<br>Location of Dark Skies      |

| ISA Objective <sup>1</sup>  | Assessment Criteria  | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|--|-----------------------------------|--|------------|---|--|
| <b>5. Cultural Heritage:</b><br>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  |            |   |  |
| <b>6. Biodiversity:</b><br>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.<br><br>No other designations in close proximity. | Location of designations (local, national, international)<br>Aerial photography<br>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 <sup>1</sup>   | 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  |                         |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Urban<br>Not within a mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                                   |  |                         |   |   |
| <b>8. Climate Change Emissions:</b><br>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 <sup>1</sup>  | 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?  |                                   |  |            |   |
| <b>9. Climate Change Resilience:</b><br>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? |                                   |  |            |   |
| <b>10. Culture:</b><br>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?   |                                   |  |            |   |
| <b>11. Crime and safety:</b><br>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   |
| <b>12. Health and Population:</b>   | Does the Plan provide an adequate distribution of   | +                                 | Site is specifically for affordable housing or | ?          | Site is put forward for employment use.                                   |

| ISA Objective <sup>1</sup>   | 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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                                 | All other sites   |            |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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? | +<br>?                            | 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).<br>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   |            |  |
| <b>14. Education and training:</b><br>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 <sup>1</sup>   | 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                  |            |   |
| <b>15. Accessibility:</b><br>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?   |                                   |                                  |            |   |
| <b>16. Material Assets:</b><br>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  |
|  | Does it support Solent crossing network?   |                                   |                                  |            |   |
|  | Does it support the continued operation of the rail network?   | -                                 | All other developments           |            |   |

| ISA Objective <sup>1</sup>   | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*                                      | Commentary                              | Information Sources Required (all require size, type and number of units) |  |
|--|---|-----------------------------------|--|---|---|--|
| <b>17. Employment and Economy:</b><br>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 <sup>1</sup>                             | Assessment Criteria  | Site Specific Assessment Criteria | Effect (colour coding)* | Commentary  | Information Sources Required (all require size, type and number of units) |
|--|--|-----------------------------------|-------------------------|---|---|
| 1. Air Quality:<br>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<br>Cycleways<br>Bus routes<br>Railways                   |
|  | Does the Plan seek to decrease reliance on private vehicles? | 0                                 |                         |   |   |

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

| ISA Objective <sup>1</sup>  | 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)?  | -<br>Site not near existing public transport.<br>Site is located adjacent to school, hospital, care home. | Yellow                  |  |  |
|   |   | ?<br>All other sites  |                         |  |  |
| <b>2. Coasts:</b><br>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? | -<br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?<br>All other sites  |                         |  |  |
| <b>3. Water Quality and Resources:</b><br>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)?                                 | +<br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |
|   | Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?   | 0<br>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?   | -<br>The site is in or partly within flood zone 3 or a groundwater source protection zone                 |                         |  |  |

| ISA Objective <sup>1</sup>   | 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?                                    |                                   |  |                         |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not within AONB<br>Not within tranquility area<br>Not within/adjacent to NIA    | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |                         |  |  |
| <b>5. Cultural Heritage:</b><br>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 <sup>1</sup>  | 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  |   |  |
| <b>6. Biodiversity:</b><br>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.<br>Solent and Dorset Coast SPA located 440 m north.                                     |
|   | Does the Plan support net gain?  | 0                                 | National or International designation between 250-1000m.<br>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  |   |  |
| <b>7. Land use, soils and agriculture:</b><br>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/<br>brownfield   | Not in RIGGS<br>ALC Grade Urban<br>Not within mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register<br>(we don't have this) |

| ISA Objective <sup>1</sup>   | 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><b>8. Climate Change Emissions:</b> 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><b>9. Climate Change Resilience:</b> 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 <sup>1</sup>  | 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? |                                   |                         |  |   |
| <b>10. Culture:</b><br>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?   |                                   |                         |  |   |
| <b>11. Crime and safety:</b><br>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   |
| <b>12. Health and Population:</b><br>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 <sup>1</sup>   | 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?   |                                   |  |                         |   |   |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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<br>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  |                         |   |   |
| <b>14. Education and training:</b><br>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 <sup>1</sup>   | Assessment Criteria  | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |
|--|--|-----------------------------------|--|------------|---|
| <b>15. Accessibility:</b><br>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?   |                                   |  |            |   |
| <b>16. Material Assets:</b><br>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.<br><br>PROW<br>Cycle network<br>Rail network<br>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   |            |   |
| <b>17. Employment and Economy:</b><br>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 |            |   |



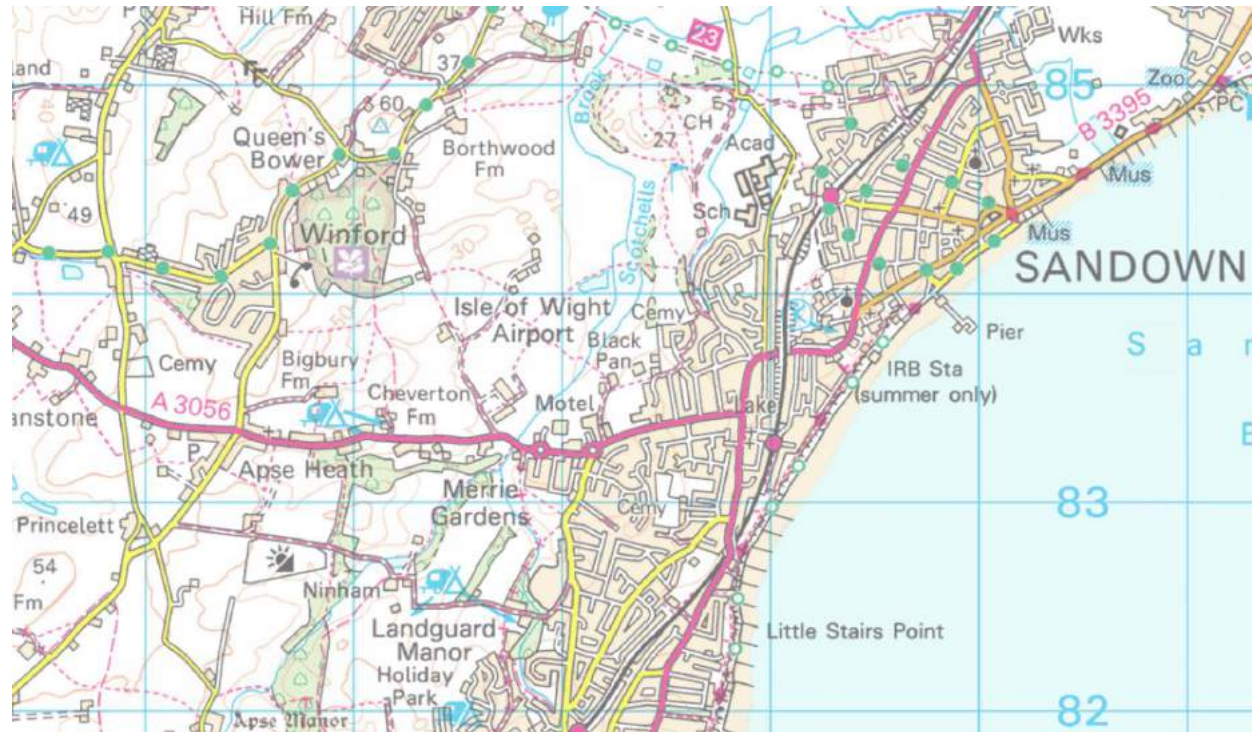
| ISA Objective <sup>1</sup> | Assessment Criteria  | Site Specific Assessment Criteria |                            | Effect (colour coding)* | Commentary | Information Sources Required (all require size, type and number of units) |
|----------------------------|--|-----------------------------------|----------------------------|-------------------------|------------|---|
|                            | Does the Plan support and encourage full-time employment opportunities?<br>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 (m<sup>2</sup>):** -  
**Regeneration Area:** The Bay

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|---|-----------------------------------|--|------------|---|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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  |            |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

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

| ISA Objective <sup>1</sup>   | 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?                         |                                   |  |            |   |
| <b>4. Landscape (including Noise):</b><br>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<br>Not within AONB<br>Not within tranquility area<br>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<br>Location of tranquility areas<br>Location of NIA<br>Location of Dark Skies          |

| ISA Objective <sup>1</sup>  | Assessment Criteria  | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|--|-----------------------------------|--|------------|---|--|
| <b>5. Cultural Heritage:</b><br>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  |            |   |  |
| <b>6. Biodiversity:</b><br>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)<br>Aerial photography<br>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 <sup>1</sup>   | 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  |                         |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Grade Urban<br>Not within mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                                   |  |                         |   |   |
| <b>8. Climate Change Emissions:</b><br>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 <sup>1</sup>  | 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?  |                                   |  |                                     |   |
| <b>9. Climate Change Resilience:</b><br>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? |                                   |  |                                     |   |
| <b>10. Culture:</b><br>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?   |                                   |  |                                     |   |
| <b>11. Crime and safety:</b><br>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   |
| <b>12. Health and Population:</b>   | Does the Plan provide an adequate distribution of   | +                                 | Site is specifically for affordable housing or | Site is put forward for health use. |   |

| ISA Objective <sup>1</sup>   | 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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                                 | All other sites  |            |  |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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? | +<br>?                            | 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<br>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  |            |  |  |
| <b>14. Education and training:</b><br>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 <sup>1</sup>   | 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   |            |   |
| <b>15. Accessibility:</b><br>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?   |                                   |   |            |   |
| <b>16. Material Assets:</b><br>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  |            |   |
| <b>17. Employment and Economy:</b><br>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 <sup>1</sup> | 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

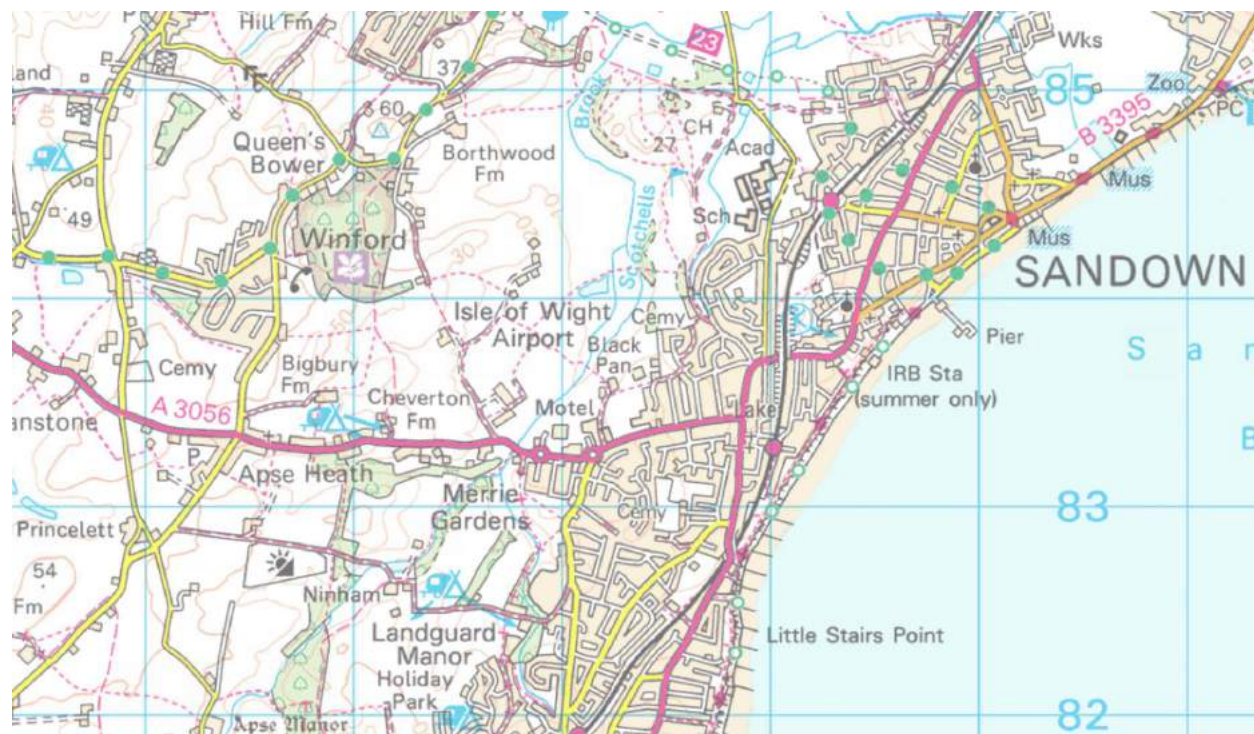
| Symbol | Explanation of the Effect  |
|--------|--|
| +      | Positive/ Neutral: will result in either a neutral or positive impact on the objective         |
| 0      | Negligible: Negligible effect on the objective   |
| -      | Negative: Option will result on a negative impact on the objective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

## ISA Appendix 4: Assessment of Health and Employment Sites

### Health Sites

#### 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 (m<sup>2</sup>):** -

**Regeneration Area:** The Bay

## ISA Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |  |
|---|---|-----------------------------------|--|------------|---|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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  |            |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

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

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>1</sup>   | 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?                         |                                   |  |            |  |
| <b>4. Landscape (including Noise):</b><br>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  | ?          | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>1</sup>  | Assessment Criteria   | Site Specific Assessment Criteria |  | Effect (colour coding)* | Commentary   | Information Sources Required (all require size, type and number of units)                                       |
|---|---|-----------------------------------|--|-------------------------|--|---|
| <p><b>5. Cultural Heritage:</b><br/>Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.</p> | <p>Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?</p> | -                                 | A cultural heritage site asset is on site or immediate vicinity  |                         | <p>SANDOWN BARRACK BATTERY Scheduled Monument is located adjacent to the site.</p>   | <p>Location of cultural heritage Assets</p>   |
|   |   | 0                                 | A cultural heritage site is within 250m of the site boundary.  |                         |  |   |
|   |   | ?                                 | All other sites  |                         |  |   |
| <p><b>6. Biodiversity:</b><br/>Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.</p>                     | <p>Does the Plan seek to protect and enhance international, national, or locally designated sites and species?</p>                    | +                                 | The site use is specifically for the purpose biodiversity improvement  |                         | <p>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.</p> | <p>Location of designations (local, national, international)<br/>Aerial photography<br/>woodlands and trees</p> |
|   | <p>Does the Plan support net gain?</p>  | 0                                 | National or International designation between 250-1000m. The Site is within a SINC.  |                         |  |   |
|   | <p>Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?</p>                                      | -                                 | 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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>1</sup>   | 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  |                         |   |   |
| <p><b>7. Land use, soils and agriculture:</b><br/>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<br>ALC Grade Urban<br>Not within mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                                   |  |                         |   |   |
| <p><b>8. Climate Change Emissions:</b><br/>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? |                                   |  |                         |   |   |

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>1</sup>  | 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?  |                                   |  |            |   |
| <b>9. Climate Change Resilience:</b><br>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? |                                   |  |            |   |
| <b>10. Culture:</b><br>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?   |                                   |  |            |   |
| <b>11. Crime and safety:</b><br>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   |
| <b>12. Health and Population:</b>   | Does the Plan provide an adequate distribution of   | +                                 | Site is specifically for affordable housing or |            | Site is put forward for health use.                                       |



**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>1</sup>  | Assessment Criteria  | Site Specific Assessment Criteria |  | Effect (colour coding)* | Commentary   | Information Sources Required (all require size, type and number of units) |
|---|--|-----------------------------------|--|-------------------------|--|---|
| <p>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<br/>To develop and maintain a balanced and sustainable population structure on the Island</p>                                 | affordable housing across the Island?  |                                   | elderly care facilities or health care facilities  |                         |  |   |
|   | <p>Does the Plan support an aging population?<br/>Does the Plan help to achieve a balanced population structure on the Island?</p>                                     | ?                                 | All other sites  |                         |  |   |
| <p><b>13. Social Inclusion and Equality:</b><br/>To reduce the level and distribution of poverty and social exclusion across the Island<br/>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br/>Relatively high house price to income ratio.<br/>Requirement for Gypsy and Traveller sites.</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? | +<br>?                            | 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<br>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).                                       | ?                                 | All other sites  |                         |  |   |
| <p><b>14. Education and training:</b><br/>To raise educational achievement levels across the Island and develop</p>   | 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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>1</sup>   | 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   |            |   |
| <b>15. Accessibility:</b><br>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?   |                                   |   |            |   |
| <b>16. Material Assets:</b><br>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  |            |   |
| <b>17. Employment and Economy:</b><br>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 Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>1</sup> | 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?                              | -                                 |                         |            |   |                            |
|                            | 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? |                                   |                         |            |   |                            |

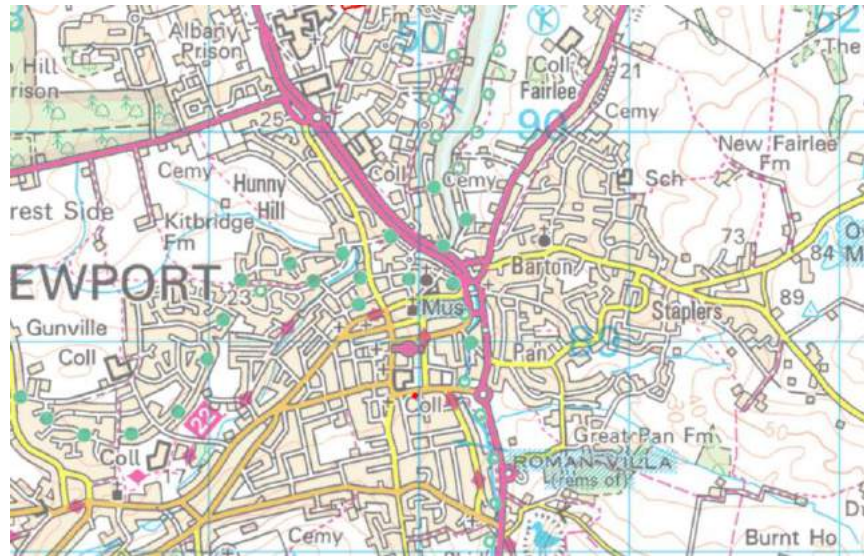
\*Colour Coding Key

| 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 |

## ISA Appendix 4: Assessment of Health and Employment Sites

### 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 <sup>2</sup>                             | Assessment Criteria  | Site Specific Assessment Criteria | Effect (colour coding)* | Commentary  | Information Sources Required (all require size, type and number of units) |
|--|--|-----------------------------------|-------------------------|---|---|
| 1. Air Quality:<br>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<br>Cycleways<br>Bus routes<br>Railways                   |
|  | Does the Plan seek to decrease reliance on private vehicles? | 0                                 |                         |   |   |

<sup>2</sup> Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>2</sup>  | 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)?  | -<br>?<br>-                       | Site not near existing public transport. Site is located adjacent to school, hospital, care home.<br>All other sites  |            |  |  |
| <b>2. Coasts:</b><br>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?<br>Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?   | -<br>?                            | Site is in Coastal Change Management Area/ or Land at Potential Risk from Future Ground Instability?<br>All other sites   | ?          | The Site is not within a Coastal Management area or Land at Potential Risk from Future Ground Instability.   | Location of at risk areas<br>Distance from coastline?                            |
| <b>3. Water Quality and Resources:</b><br>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)?<br>Does the Plan seek to minimise adverse effects on water hydromorphology, natural processes and aquatic environment?<br>Does the Plan seek to ensure it does not contribute to increase flooding? | +<br>0<br>-                       | Site is for or includes water infrastructure<br>Is the site adjacent to or within 100m of water body including coast.<br>The site is in or partly within flood zone 3 or a groundwater source protection zone |            | 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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

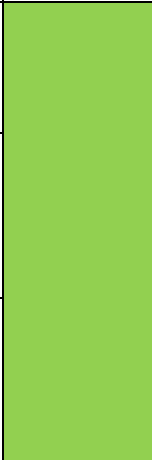
**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>2</sup>   | 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?                                    |                                   |  |                         |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not within AONB<br>Not within tranquility area<br>Not within/adjacent to NIA    | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |                         |  |  |
| <b>5. Cultural Heritage:</b><br>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 Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>2</sup>  | 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  |   |  |
| <b>6. Biodiversity:</b><br>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.<br>Solent and Dorset Coast SPA located 440 m north.    | Location of designations (local, national, international)<br>Aerial photography<br>woodlands and trees   |
|   | Does the Plan support net gain?  | 0                                 | National or International designation between 250-1000m.<br>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  |   |  |
| <b>7. Land use, soils and agriculture:</b><br>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/<br>brownfield   | Not in RIGGS<br>ALC Grade Urban<br>Not within mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register<br>(we don't have this) |

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>2</sup>  | 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. 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><b>8. Climate Change Emissions:</b> 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><b>9. Climate Change Resilience:</b> 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 Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>2</sup>  | 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? |                                   |                         |  |   |
| <b>10. Culture:</b><br>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?   |                                   |                         |  |   |
| <b>11. Crime and safety:</b><br>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   |
| <b>12. Health and Population:</b><br>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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>2</sup>   | 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?   |                                   |  |                         |   |   |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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<br>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).                                       | -                                 |  |                         |   |   |
|  |  | ?                                 |  |                         |   |   |
| <b>14. Education and training:</b><br>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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>2</sup>   | Assessment Criteria  | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)         |  |
|--|--|-----------------------------------|--|------------|---|--|
| <p><b>15. Accessibility:</b><br/>Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.</p>                           | 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?   |                                   |  |            |   |  |
| <p><b>16. Material Assets:</b><br/>To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.</p> | 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<br>Cycle network<br>Rail network<br>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   |            |   |  |
| <p><b>17. Employment and Economy:</b><br/>Facilitate high and stable levels of employment so everyone benefits from economic growth.</p>   | 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. | 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 |            |   |  |

## ISA Appendix 4: Assessment of Health and Employment Sites

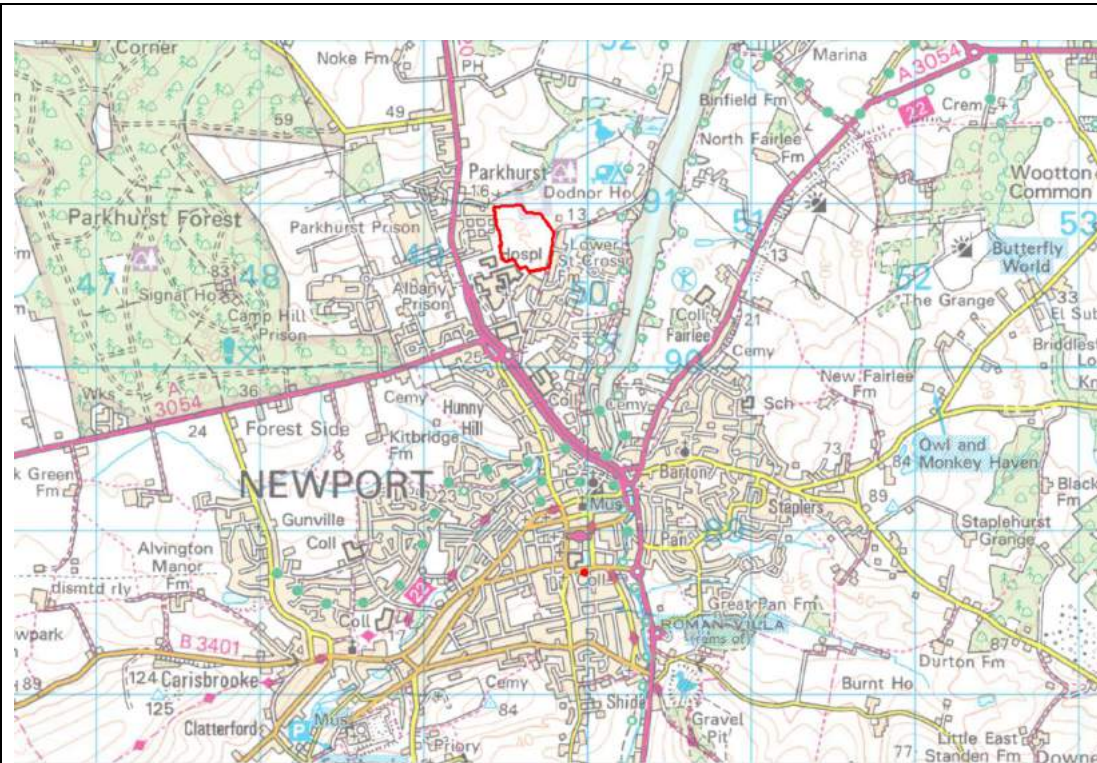
| ISA Objective <sup>2</sup> | Assessment Criteria   | Site Specific Assessment Criteria |                            | Effect (colour coding)* | Commentary | Information Sources Required (all require size, type and number of units) |
|----------------------------|---|-----------------------------------|----------------------------|-------------------------|------------|---|
|                            | Does the Plan support and encourage full-time employment opportunities?     | ?                                 | 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 |

## ISA Appendix 4: Assessment of Health and Employment Sites

### 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 Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>3</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |  |
|---|---|-----------------------------------|--|------------|--|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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  |            |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>3</sup> Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>3</sup>   | 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?                         |                                   |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not within AONB<br>Not within tranquility area<br>Not within/adjacent to NIA (nearest NIA is 200 m west) | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>3</sup>  | Assessment Criteria   | Site Specific Assessment Criteria |  | Effect (colour coding)* | Commentary   | Information Sources Required (all require size, type and number of units)                              |
|---|---|-----------------------------------|--|-------------------------|--|--|
| <p><b>5. Cultural Heritage:</b><br/>Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.</p> | <p>Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?</p> | -                                 | 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  |                         |  |  |
| <p><b>6. Biodiversity:</b><br/>Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.</p>                     | <p>Does the Plan seek to protect and enhance international, national, or locally designated sites and species?</p>                    | +                                 | 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)<br>Aerial photography<br>woodlands and trees |
|   | <p>Does the Plan support net gain?</p>  | 0                                 | National or International designation between 250-1000m.<br>The Site is within a SINC.   |                         |  |  |
|   | <p>Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?</p>                                      | -                                 | 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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>3</sup>   | 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                     |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Grade 3<br>Not within mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                                   |  |                         |   |   |
| <b>8. Climate Change Emissions:</b><br>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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>3</sup>  | 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?  |                                   |  |                                     |   |
| <b>9. Climate Change Resilience:</b><br>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? |                                   |  |                                     |   |
| <b>10. Culture:</b><br>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?   |                                   |  |                                     |   |
| <b>11. Crime and safety:</b><br>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   |
| <b>12. Health and Population:</b>   | Does the Plan provide an adequate distribution of   | +                                 | Site is specifically for affordable housing or | Site is put forward for health use. |   |

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>3</sup>  | Assessment Criteria  | Site Specific Assessment Criteria |  | Effect (colour coding)* | Commentary  | Information Sources Required (all require size, type and number of units) |
|---|--|-----------------------------------|--|-------------------------|---|---|
| <p>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<br/>To develop and maintain a balanced and sustainable population structure on the Island</p>                                 | affordable housing across the Island?  |                                   | elderly care facilities or health care facilities  |                         |   |   |
|   | <p>Does the Plan support an aging population?<br/>Does the Plan help to achieve a balanced population structure on the Island?</p>                                     | ?                                 | All other sites  |                         |   |   |
| <p><b>13. Social Inclusion and Equality:</b><br/>To reduce the level and distribution of poverty and social exclusion across the Island<br/>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br/>Relatively high house price to income ratio.<br/>Requirement for Gypsy and Traveller sites.</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? | +<br>?                            | 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<br>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  |                         |   |   |
| <p><b>14. Education and training:</b><br/>To raise educational achievement levels across the Island and develop</p>   | 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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>3</sup>   | 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   |            |   |
| <b>15. Accessibility:</b><br>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?   |                                   |   |            |   |
| <b>16. Material Assets:</b><br>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  |            |   |
| <b>17. Employment and Economy:</b><br>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 Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>3</sup> | 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 |

## ISA Appendix 4: Assessment of Health and Employment Sites

### Employment Sites

#### 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 SGOE1.

**Site ID:** -

**Grid Reference:** SZ 49259 94477

**Size (m<sup>2</sup>):** 19,732

**Regeneration Area:** West Medina

## ISA Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>4</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |
|---|---|-----------------------------------|--|------------|--|
| <b>1. Air Quality:</b><br>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  |            |  |
| <b>2. Coasts:</b><br>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  |            |  |
| <b>3. Water Quality and Resources:</b><br>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.  |

<sup>4</sup> Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>4</sup>   | 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?                         |                                   |  |            |  |
| <b>4. Landscape (including Noise):</b><br>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  | ?          | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>4</sup>  | Assessment Criteria   | Site Specific Assessment Criteria |  | Effect (colour coding)*  | Commentary   | Information Sources Required (all require size, type and number of units)                                       |
|---|---|-----------------------------------|--|--|--|---|
| <p><b>5. Cultural Heritage:</b><br/>Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.</p> | <p>Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?</p> | -                                 | A cultural heritage site asset is on site or immediate vicinity  | <p style="background-color: yellow;"></p>                      | <p>Northwood Cemetery Grade II Listed Building is 160 m north of the Site.</p>   | <p>Location of cultural heritage Assets</p>   |
|   |   | 0                                 | A cultural heritage site is within 250m of the site boundary.  |  |  |   |
|   |   | ?                                 | All other sites  |  |  |   |
| <p><b>6. Biodiversity:</b><br/>Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.</p>                     | <p>Does the Plan seek to protect and enhance international, national, or locally designated sites and species?</p>                    | +                                 | The site use is specifically for the purpose biodiversity improvement  | <p style="background-color: yellow; text-align: center;">?</p> | <p>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.</p> <p>No other designations in close proximity.</p> | <p>Location of designations (local, national, international)<br/>Aerial photography<br/>woodlands and trees</p> |
|   | <p>Does the Plan support net gain?</p>  | 0                                 | National or International designation between 250-1000m. The Site is within a SINC.  |  |  |   |
|   | <p>Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?</p>                                      | -                                 | 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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>4</sup>   | 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  |                         |   |   |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Urban<br>Not within a mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                                   |  |                         |   |   |
| <b>8. Climate Change Emissions:</b><br>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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>4</sup>  | 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?  |  |                         |   |   |
| <b>9. Climate Change Resilience:</b><br>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? |  |                         |   |   |
| <b>10. Culture:</b><br>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?   |  |                         |   |   |
| <b>11. Crime and safety:</b><br>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   |
| <b>12. Health and Population:</b>   | Does the Plan provide an adequate distribution of   | + Site is specifically for affordable housing or | ?                       | Site is put forward for employment use. |   |

### ISA Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>4</sup>   | 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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                                 | All other sites   |            |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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? | +<br>?                            | 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).<br>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                      |            |  |
| <b>14. Education and training:</b><br>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   |            |  |
|  |  |                                   |   |            | Location of existing traveller sites<br>Location of areas of deprivation   |
|  |  |                                   |   |            | N/A  |

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>4</sup>   | 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   |                         |                        |   |
| <b>15. Accessibility:</b><br>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?   |                                   |   |                         |                        |   |
| <b>16. Material Assets:</b><br>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 | PROW<br>Cycle network<br>Rail network<br>Bus network                      |
|  | Does it support Solent crossing network?   |                                   |   |                         |                        |   |
|  | Does it support the continued operation of the rail network?   | -                                 | All other developments  |                         |                        |   |

## ISA Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>4</sup>   | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)* | Commentary  | Information Sources Required (all require size, type and number of units) |  |
|--|---|-----------------------------------|-------------------------|---|---|--|
| <b>17. Employment and Economy:</b><br>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 |

## ISA Appendix 4: Assessment of Health and Employment Sites

### 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 (m<sup>2</sup>):** 7,018

**Regeneration Area:** The Bay

## ISA Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>5</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |
|---|---|-----------------------------------|--|------------|--|
| <b>1. Air Quality:</b><br>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. |
|   | 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  |            |  |
| <b>2. Coasts:</b><br>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  |            |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River   |

<sup>5</sup> Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)



**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>5</sup>   | 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?                         |                                   |  |                         |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not within AONB<br>Not within tranquility area<br>Not within/adjacent to NIA | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>5</sup>  | Assessment Criteria   | Site Specific Assessment Criteria |  | Effect (colour coding)* | Commentary  | Information Sources Required (all require size, type and number of units)                                       |
|---|---|-----------------------------------|--|-------------------------|---|---|
| <p><b>5. Cultural Heritage:</b><br/>Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.</p> | <p>Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?</p> | -                                 | A cultural heritage site asset is on site or immediate vicinity  |                         | <p>No listed buildings and cultural heritage assets within 250 m of the Site.</p>   | <p>Location of cultural heritage Assets</p>   |
|   |   | 0                                 | A cultural heritage site is within 250m of the site boundary.  |                         |   |   |
|   |   | ?                                 | All other sites  |                         |   |   |
| <p><b>6. Biodiversity:</b><br/>Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.</p>                     | <p>Does the Plan seek to protect and enhance international, national, or locally designated sites and species?</p>                    | +                                 | The site use is specifically for the purpose biodiversity improvement  |                         | <p>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.</p> | <p>Location of designations (local, national, international)<br/>Aerial photography<br/>woodlands and trees</p> |
|   | <p>Does the Plan support net gain?</p>  | 0                                 | National or International designation between 250-1000m. The Site is within a SINC.  |                         |   |   |
|   | <p>Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?</p>                                      | -                                 | 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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>5</sup>   | 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  |                         |   |   |
| <p><b>7. Land use, soils and agriculture:</b><br/>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<br>ALC Grade 5 and urban mixed use<br>Not within mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                                   |  |                         |   |   |
| <p><b>8. Climate Change Emissions:</b><br/>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?  |   |                                   |  |                         |   |   |

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>5</sup>  | 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?  |  |                         |   |   |
| <b>9. Climate Change Resilience:</b><br>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? |  |                         |   |   |
| <b>10. Culture:</b><br>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?   |  |                         |   |   |
| <b>11. Crime and safety:</b><br>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   |
| <b>12. Health and Population:</b>   | Does the Plan provide an adequate distribution of   | + Site is specifically for affordable housing or | ?                       | Site is put forward for employment use. |   |

### ISA Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>5</sup>   | 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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                                 | All other sites  |            |  |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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? | +<br>?                            | 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  |            |  |
| <b>14. Education and training:</b><br>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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>5</sup>   | 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   |                         |   |   |
| <b>15. Accessibility:</b><br>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?   |                                   |   |                         |   |   |
| <b>16. Material Assets:</b><br>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 Ventnor Secondary Settlement Area. | PROW<br>Cycle network<br>Rail network<br>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 Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>5</sup>   | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)* | Commentary  | Information Sources Required (all require size, type and number of units) |  |
|--|---|-----------------------------------|-------------------------|---|---|--|
| <b>17. Employment and Economy:</b><br>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 |

## ISA Appendix 4: Assessment of Health and Employment Sites

### 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 (m<sup>2</sup>):** 62,334

**Regeneration Area:** East Medina



## ISA Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>6</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)   |
|---|---|-----------------------------------|--|------------|---|
| <b>1. Air Quality:</b><br>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  |            |   |
| <b>2. Coasts:</b><br>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  |            |   |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River  |

<sup>6</sup> Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>6</sup>   | 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?                         |                                   |  |            |  |
| <b>4. Landscape (including Noise):</b><br>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  | ?          | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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 Appendix 4: Assessment of Health and Employment Sites**

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

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>6</sup>  | 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  |                         |   |  |
| <p><b>7. Land use, soils and agriculture:</b><br/>                     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<br>Southern half of the Site is ALC Grade 3, northern half is urban. | Location of RIGGS<br>Location of agri land grading Contaminated land register (we don't have this)<br>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?  |                                   |  |                         |   |  |
| <p><b>8. Climate Change Emissions:</b><br/>                     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?   |   |                                   |  |                         |   |  |

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>6</sup>  | 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?  |                                   |  |            |   |  |
| <b>9. Climate Change Resilience:</b><br>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? |                                   |  |            |   |  |
| <b>10. Culture:</b><br>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?   |                                   |  |            |   |  |
| <b>11. Crime and safety:</b><br>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   |  |
| <b>12. Health and Population:</b>   | Does the Plan provide an adequate distribution of   | +                                 | Site is specifically for affordable housing or | ?          | Site is put forward for employment use.                                   |  |

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>6</sup>  | Assessment Criteria  | Site Specific Assessment Criteria |   | Effect (colour coding)* | Commentary   | Information Sources Required (all require size, type and number of units)       |
|---|--|-----------------------------------|---|-------------------------|--|---|
| <p>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<br/>To develop and maintain a balanced and sustainable population structure on the Island</p>                                 | affordable housing across the Island?  |                                   | elderly care facilities or health care facilities   |                         |  |   |
|   | <p>Does the Plan support an aging population?<br/>Does the Plan help to achieve a balanced population structure on the Island?</p>                                     | ?                                 | All other sites   |                         |  |   |
| <p><b>13. Social Inclusion and Equality:</b><br/>To reduce the level and distribution of poverty and social exclusion across the Island<br/>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br/>Relatively high house price to income ratio.<br/>Requirement for Gypsy and Traveller sites.</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? | +<br>?                            | 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. | <p>Location of existing traveller sites<br/>Location of areas of derivation</p> |
|   | 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                      |                         |  |   |
| <p><b>14. Education and training:</b><br/>To raise educational achievement levels across the Island and develop</p>   | 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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>6</sup>   | 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   |                         |   |   |
| <b>15. Accessibility:</b><br>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?   |                                   |   |                         |   |   |
| <b>16. Material Assets:</b><br>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 East Medina Primary Settlement Area. | PROW<br>Cycle network<br>Rail network<br>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 Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>6</sup>   | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*                                      | Commentary                              | Information Sources Required (all require size, type and number of units) |  |
|--|---|-----------------------------------|--|---|---|--|
| <b>17. Employment and Economy:</b><br>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 |



## ISA Appendix 4: Assessment of Health and Employment Sites

### 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 SG0E1.

**Site ID:** -

**Grid Reference:** SZ 50738 88538

**Size (m<sup>2</sup>):** 30,991

**Regeneration Area:** Newport

## ISA Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>7</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |
|---|---|-----------------------------------|--|------------|--|
| <b>1. Air Quality:</b><br>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.                                 |
|   | 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  |            |  |
| <b>2. Coasts:</b><br>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  |            |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River   |

<sup>7</sup> Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>7</sup>   | 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?                         |                                   |  |                         |   |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not within AONB<br>Not within tranquility area<br>Not within/adjacent to NIA | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>7</sup>  | Assessment Criteria   | Site Specific Assessment Criteria |  | Effect (colour coding)* | Commentary   | Information Sources Required (all require size, type and number of units)                                       |
|---|---|-----------------------------------|--|-------------------------|--|---|
| <p><b>5. Cultural Heritage:</b><br/>Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.</p> | <p>Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?</p> | -                                 | A cultural heritage site asset is on site or immediate vicinity  |                         | <p>Great Pan Farmhouse Grade II Listed Building is adjacent to the Site on the opposite side of Pan Lane.</p>            | <p>Location of cultural heritage Assets</p>   |
|   |   | 0                                 | A cultural heritage site is within 250m of the site boundary.  |                         |  |   |
|   |   | ?                                 | All other sites  |                         |  |   |
| <p><b>6. Biodiversity:</b><br/>Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.</p>                     | <p>Does the Plan seek to protect and enhance international, national, or locally designated sites and species?</p>                    | +                                 | The site use is specifically for the purpose biodiversity improvement  |                         | <p>Shide Quarry SSSI and SINC is located 240 m south of the Site.<br/><br/>No other designations in close proximity.</p> | <p>Location of designations (local, national, international)<br/>Aerial photography<br/>woodlands and trees</p> |
|   | <p>Does the Plan support net gain?</p>  | 0                                 | National or International designation between 250-1000m. The Site is within a SINC.  |                         |  |   |
|   | <p>Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?</p>                                      | -                                 | 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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>7</sup>   | 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  |                         |   |   |
| <p><b>7. Land use, soils and agriculture:</b><br/>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<br>ALC Grade 3 (Greenfield land)<br>Not within mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                                   |  |                         |   |   |
| <p><b>8. Climate Change Emissions:</b><br/>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? |                                   |  |                         |   |   |

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>7</sup>  | 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?  |  |                         |   |   |
| <b>9. Climate Change Resilience:</b><br>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? |  |                         |   |   |
| <b>10. Culture:</b><br>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?   |  |                         |   |   |
| <b>11. Crime and safety:</b><br>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   |
| <b>12. Health and Population:</b>   | Does the Plan provide an adequate distribution of   | + Site is specifically for affordable housing or | ?                       | Site is put forward for employment use. |   |

### ISA Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>7</sup>   | 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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                                 | All other sites   |            |   |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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? | +<br>?                            | 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   |            |   |
| <b>14. Education and training:</b><br>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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>7</sup>   | 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   |                         |   |   |
| <b>15. Accessibility:</b><br>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?   |                                   |   |                         |   |   |
| <b>16. Material Assets:</b><br>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<br>Cycle network<br>Rail network<br>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 Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>7</sup>   | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*                                      | Commentary                              | Information Sources Required (all require size, type and number of units) |  |
|--|---|-----------------------------------|--|---|---|--|
| <b>17. Employment and Economy:</b><br>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 |

## ISA Appendix 4: Assessment of Health and Employment Sites

### 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 SG0E1.

**Site ID:** -

**Grid Reference:** SZ 59692 91062

**Size (m<sup>2</sup>):** 146,663

**Regeneration Area:** Ryde

## ISA Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>8</sup>  | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)*  | Commentary | Information Sources Required (all require size, type and number of units)  |  |
|---|---|-----------------------------------|--|------------|--|--|
| <b>1. Air Quality:</b><br>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<br>Cycleways<br>Bus routes<br>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  |            |  |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |            |  |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>Detailed River Network/Main River |

<sup>8</sup> Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>8</sup>   | 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?                         |                                   |  |                         |  |  |
| <b>4. Landscape (including Noise):</b><br>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<br>Not within AONB<br>Not within tranquility area<br>Not within/adjacent to NIA      | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>8</sup>  | Assessment Criteria   | Site Specific Assessment Criteria |  | Effect (colour coding)* | Commentary  | Information Sources Required (all require size, type and number of units)                                       |
|---|---|-----------------------------------|--|-------------------------|---|---|
| <p><b>5. Cultural Heritage:</b><br/>Maintain, protect and enhance buildings, sites and features of archaeological, historical or architectural interest and their settings.</p> | <p>Does the Plan seek to conserve or enhance designated or locally important historic assets (including archaeological deposits)?</p> | -                                 | A cultural heritage site asset is on site or immediate vicinity  |                         | <p>Smallbrook Farmhouse Grade II Listed Building is 100 m south of the Site.</p>  | <p>Location of cultural heritage Assets</p>   |
|   |   | 0                                 | A cultural heritage site is within 250m of the site boundary.  |                         |   |   |
|   |   | ?                                 | All other sites  |                         |   |   |
| <p><b>6. Biodiversity:</b><br/>Conserve and enhance the biodiversity, flora and fauna of the Plan area including natural habitat and protected species.</p>                     | <p>Does the Plan seek to protect and enhance international, national, or locally designated sites and species?</p>                    | +                                 | The site use is specifically for the purpose biodiversity improvement  | ?                       | <p>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.</p> <p>No other designations in close proximity.</p> | <p>Location of designations (local, national, international)<br/>Aerial photography<br/>woodlands and trees</p> |
|   | <p>Does the Plan support net gain?</p>  | 0                                 | National or International designation between 250-1000m. The Site is within a SINC.  |                         |   |   |
|   | <p>Does the Plan seek to enhance biodiversity, ecological networks and habitat connectivity?</p>                                      | -                                 | 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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>8</sup>   | 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  |                         |   |   |
| <p><b>7. Land use, soils and agriculture:</b><br/>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<br>ALC Grade 3 (Greenfield land)<br>Within mineral safeguarding area | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)<br>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?  |                                   |  |                         |   |   |
| <p><b>8. Climate Change Emissions:</b><br/>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?  |   |                                   |  |                         |   |   |

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>8</sup>  | 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?  |                                   |  |            |   |  |
| <b>9. Climate Change Resilience:</b><br>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? |                                   |  |            |   |  |
| <b>10. Culture:</b><br>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?   |                                   |  |            |   |  |
| <b>11. Crime and safety:</b><br>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   |  |
| <b>12. Health and Population:</b>   | Does the Plan provide an adequate distribution of   | +                                 | Site is specifically for affordable housing or | ?          | Site is put forward for employment use.                                   |  |

### ISA Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>8</sup>   | 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<br>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?<br>Does the Plan help to achieve a balanced population structure on the Island?   | ?                                 | All other sites   |            |   |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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? | +<br>?                            | 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. |
|  | 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                      |            |   |
| <b>14. Education and training:</b><br>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   |            |   |
|  |  |                                   |   |            | Location of existing traveller sites<br>Location of areas of derivation   |
|  |  |                                   |   |            | N/A   |



**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>8</sup>   | 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   |                         |  |   |
| <b>15. Accessibility:</b><br>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?   |                                   |   |                         |  |   |
| <b>16. Material Assets:</b><br>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 Ryde Primary Settlement Area. | PROW<br>Cycle network<br>Rail network<br>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 Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>8</sup>   | Assessment Criteria   | Site Specific Assessment Criteria | Effect (colour coding)* | Commentary  | Information Sources Required (all require size, type and number of units) |  |
|--|---|-----------------------------------|-------------------------|---|---|--|
| <b>17. Employment and Economy:</b><br>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 |

**ISA Appendix 4: Assessment of Health and Employment Sites**

**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 (m<sup>2</sup>):** 29,951

**Regeneration Area:** The Bay

| ISA Objective <sup>9</sup> | Assessment Criteria                                   | Site Specific Assessment Criteria | Effect (colour coding)* | Commentary  | Information Sources Required (all require size, type and number of units) |
|----------------------------|---|-----------------------------------|-------------------------|---|---|
| <b>1. Air Quality:</b>     | 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  |

<sup>9</sup> Refer to ISA Scoping for full details of objectives (section 6, Table 6.1)

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>9</sup>  | 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<br>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  |                         |   |  |
| <b>2. Coasts:</b><br>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<br>Distance from coastline?                            |
|   | Does the Plan sustain natural systems and processes for managed retreat of the coastline where applicable?  | ?                                 | All other sites  |                         |   |  |
| <b>3. Water Quality and Resources:</b><br>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<br>Groundwater Protection Zones<br>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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>9</sup>   | 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?                                    |                                   |  |   |  |
| <b>4. Landscape (including Noise):</b><br>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  | ?   | Location of AONB<br>Location of tranquility areas<br>Location of NIA<br>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  |   |  |
| <b>5. Cultural Heritage:</b><br>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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>9</sup>  | 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  |  |  |
| <b>6. Biodiversity:</b><br>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.<br><br>No other designations in close proximity. | Location of designations (local, national, international)<br>Aerial photography<br>woodlands and trees |
|   | Does the Plan support net gain?  | 0                                 | National or International designation between 250-1000m.<br>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  |  |  |
| <b>7. Land use, soils and agriculture:</b><br>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<br>ALC Grade 3 (Greenfield land)<br>Within mineral safeguarding area (SP9 and DM20)   | Location of RIGGS<br>Location of agri land grading<br>Contaminated land register (we don't have this)  |

**ISA Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>9</sup>  | 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. 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  | [Red]                   |            | 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><b>8. Climate Change Emissions:</b> 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><b>9. Climate Change Resilience:</b> 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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>9</sup>  | 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? |                                   |  |                         |   |   |
| <b>10. Culture:</b><br>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?   |                                   |  |                         |   |   |
| <b>11. Crime and safety:</b><br>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   |
| <b>12. Health and Population:</b><br>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 Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>9</sup>   | 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?   |                                   |  |                         |   |   |
| <b>13. Social Inclusion and Equality:</b><br>To reduce the level and distribution of poverty and social exclusion across the Island<br>Areas of deprivation on the Island, unfit housing, single pensioner households, and homelessness.<br>Relatively high house price to income ratio.<br>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<br>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  |                         |   |   |
| <b>14. Education and training:</b><br>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 Appendix 4: Assessment of Health and Employment Sites**

| ISA Objective <sup>9</sup>   | Assessment Criteria  | Site Specific Assessment Criteria | Effect (colour coding)*   | Commentary                              | Information Sources Required (all require size, type and number of units) |
|--|--|-----------------------------------|---|---|---|
| <p><b>15. Accessibility:</b><br/>Improve accessibility to key services and facilities. To protect, enhance and make accessible the Islands green infrastructure.</p>                           | 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?   |                                   |   |   |   |
| <p><b>16. Material Assets:</b><br/>To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.</p> | Will it help to ensure that developments are supported by strong public transport, walking and cycling routes?                   | +<br>0                            | Site is located within an existing Primary or Secondary Settlement Area | Site is located w                       | PROW<br>Cycle network<br>Rail network<br>Bus network                      |
|  | Does it support Solent crossing network?   |                                   |   |   |   |
|  | Does it support the continued operation of the rail network?   | -                                 | All other developments  |   |   |
| <p><b>17. Employment and Economy:</b><br/>Facilitate high and stable levels of employment so everyone benefits from economic growth.</p>   | 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?   |                                   |   |   |   |

### ISA Appendix 4: Assessment of Health and Employment Sites

| ISA Objective <sup>9</sup> | 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?                              | -                                 | Green                   |            |   |  |
|                            | Does the Plan support and encourage full-time employment opportunities?     | ?                                 |                         |            |   | The site is for housing in existing employment opportunity area or an employment allocation area |
|                            | 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 |

**Appendix 5 ISA Island Planning Strategy Workshop March 2022 Outputs**

|   | ISA Initial Commentary on IPS Reg 18 Consultation Version   | Changes Made and Reasons Why   |
|---|---|--|
| <b>Workshop 1 Outcomes: Growth Policies</b>   |   |  |
| <b>G1<br/>Our Approach<br/>Towards<br/>Sustainable<br/>Development<br/>and Growth</b> | <b>Suggested Improvements:</b> Consider removing reference to specific sites and schemes and determine whether the aim could be to reduce the requirement for travel, with a focus of local active travel. Consider providing details of how all the aspects will be supported and be delivered and how these will be achieved, for example where in the plan is support for health and wellbeing and how does it support people to live long healthy active lifestyles as there is no evidence within these group of policies to support this. Consider providing more detail on preferred locations e.g. large settlements over rural, focusing on deprived areas for example, providing general areas of education and healthcare etc. Where is public open space and public realm encouraged? With respect to the natural environment there could be a much more ambitious target to enhance and improve the natural environment and one way this can be realised is via net gain. With respect to reference to the high street, focusing on retail only does not capture the huge opportunities for evolution of the high street and the potential benefits it could have to many of the ISA objectives over the plan period.                          | Remove all front end and leave the last two points to avoid repetition.  |
| <b>G2<br/>Priority<br/>locations for<br/>development<br/>and growth</b>               | <b>Suggested Improvements:</b> Consider including that non allocated sites must be shown not have a detrimental effect on the environment. Providing more detail for non-housing related developments to ensure more consideration of commercial areas.   | All settlements include the most deprived areas on the island. Ryde and Newport primary areas are located in a primary settlement and therefore covered.<br><br>Council don't want to prioritise any further. No changes proposed.<br><br>Environmental detriment covered in statement of delivery, so no changes proposed.  |
| <b>G3<br/>Developer<br/>contributions</b>   | <b>Suggested Improvements:</b> Consider using stronger wording than 'seeks', to ensure the policy is robust. It could be stated that development that does not provide sufficient developer contributions will not be supported, this prevents contributions being optional/ challenged. Consider removing 'infrastructure' when referring to stakeholders and replace with terminology that encompasses other bodies such as NE, HE, EA and Sports England to ensure the full range of environmental benefits can be considered. Evidence of the how the dialogue with stakeholders should be provided i.e., comprise include full list of consultations with dates and names, along with specific outcomes and mitigations in the form of a consultation statement. With respect to ecology aspects, net gain should be separated out from developer contributions. Net gain should be required or expected for all developments (consider a sperate policy). This is critical to ensure ISA objective 6 (biodiversity) obtains a positive score and the opportunities during the plan period are captured and delivered. The ecology line item could be written to ensure it captures non designated sites, connectivity, species and tree planting etc. | Change the words 'seeks' to 'required' on the basis of the EPA act.<br><br>Council will remove the first sentence of the last paragraph so comments re infrastructure removed now not relevant.<br><br>The above contributions will be secured through.... Will be the final line.<br><br>Change point three simplify and re word and focus on net gain.   |
| <b>G4<br/>Managing<br/>viability</b>  | <b>Suggested Improvements:</b> Consider including specific statement that these viabilities will only be considered only in exceptional circumstances and explain when these circumstances will be considered otherwise this policy provides an avenue for developers to bring viable sites to the authority as the norm. Consider that as part of viability assessment mitigation must be provided.  | Issue around including exceptional certainties and then have to define all these circumstances. Based upon the requirements of an open book viability assessment verified by the council. Allocated sites would not be expected to be unviable.<br><br>Council will revise opening line to help define rarity of the use of this policy, supporting text will be amended to give a stronger starting point and set the tone to when viability can be used. |
| <b>G5<br/>Ensuring<br/>planning<br/>permissions are<br/>delivered</b>                 | <b>Suggested Improvements:</b> N/A  | None   |
| <b>Workshop 2 Outcomes: Housing Policies</b>  |   |  |
| <b>H1<br/>Planning for<br/>housing delivery</b>                                       | <b>Suggested Improvements:</b> Refer to comments provided for those policies referenced.  | None   |

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| <b>H2<br/>Sites Allocated<br/>for Housing</b>   | <b>Suggested Improvements:</b> Refer to specific site assessments in Appendix 2.   | Remove paragraph relating to infrastructure owing to repetition, and streamlining   |
| <b>H3<br/>General<br/>Requirements</b>          | <p><b>Suggested Improvements:</b> Consider net gain being standalone and mixed with and open space and buffers which are not net gain. Important to ensure policy is future proof for the plan period and this area is always evolving so although the white paper current recommends 10% important to ensure there is flexibility for the policy to evolve by considering including a statement regarding or as per reflected in in government guidance or similar.</p> <p>Refer to standards or policies for items like vehicle and pedestrian safety to ensure its robust and define and explain what improved access to public transport might look like. Provide more specific detail around tree loss and what developers need to show in this regard. To ensure this issue is adequately address consider the requirement for arboriculture statement where the applicant must demonstrate how trees and hedgerows have been protected, retained, or mitigated for.</p> <p>Consider either removing or providing more detail regarding how the council will work with the developer on phasing. Clearly define what 'sustainable', 'high quality', 'appropriate', 'taking account of setting', 'appropriate buffers', 'improved access to public transport' would look like and how it will be achieved.</p> <p>With respect to the SANG, it states that developments will be 'expected to provide' which leaves it open to interpretation, consider expected with required.</p> <p>Should this policy be the main location to capture environmental aspects consider the inclusion of climate change resilience, health, education etc as at the moment it focused on , biodiversity and trees rather than the full range of topics.</p> | Council to consider benefit of this policy and what's repeated elsewhere. Some points re phasing are important, but could they be included elsewhere (e.g. in H2) and overall policy removed? Too much specific content to be added to other policies, therefore justifies separate policy on general requirements for housing development.   |
| <b>H4<br/>Infilling outside<br/>settlements</b> | <b>Suggested Improvements:</b> Consider stating only considered as exception when infilling. Consider including details of exactly what is required to be demonstrated to ensure the policy is robust and defensible and what is an important open space?  | What is an important open space? Council have policies to protect open space already, so repetition. Agreed to remove referencing re open spaces.   |
| <b>H5<br/>Affordable<br/>Housing</b>            | <b>Suggested Improvements:</b> There is need to clarify the AONB. Consider whether there could be any potential opportunities to encourage development and regeneration in deprived areas.   | Policy doesn't encourage development in the AONB but exists to cover such circumstances e.g. windfall etc, so no conflict with the designation. No change.  |
| <b>H6<br/>Housing in the<br/>countryside</b>    | <b>Suggested Improvements:</b> Clarify size of developments (isolated or over 9 dwellings) with the policy H5 as there is currently conflict. Consider including reference to minimising light, noise to protect dark skies and tranquillity.  | Policy renamed to clarify purpose re. <i>New homes in the countryside outside of the settlement boundaries</i> . Opening para now clarifies position on new homes in the countryside with, " <i>New homes in the countryside outside of the settlement boundaries that are not infill development (policy H4) will only be supported where they meet at least one of the follow criteria...</i> " |
| <b>H7<br/>Rural and First<br/>Homes</b>         | <b>Suggested Improvements:</b> Clarify if rural exception sites are allowed in AONB, recommend stating 'rural exception sites and first homes sites will not be allowed in any designated areas including the AONB. Consider defining adjacent to minimise challenges and the potential for sprawl. Consider including details that application will need to be include the assessment of environmental impacts and will need to assess and show no significant impacts that cannot be mitigated.  | Rural exception site can be in AONB, first homes are not, set out in main policy text.<br><br>How do you define adjacent, some don't have a formal boundary, adjacent? IOW have made a decision to remove reference to adjacent (in terms of a defined boundary relationship) and leave just exceptions only.   |
| <b>H8<br/>Ensuring Right<br/>Mix</b>            | <b>Suggested Improvements:</b> Consider changing the word 'should' to 'must' to ensure the policy is robust.   | Change 'should' to 'must' agreed.   |

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| <b>H9<br/>New housing on developed land</b>                  | <b>Suggested Improvements:</b> Consider tangible ways to support brownfield development, for example allowing exception to other policies (i.e., affordable housing). Consider other ways these sites can be brought forward for example not requiring gardens with accessible soil but other amenity value. Consider other uses from housing which may be more suitable for Part 1 sites for example commercial or SANGs. Reference should be made to the need for applications to be supported by a conceptual model and where applicable remedial action plans. If practical, consider other benefits such as consultations with the CLO regarding the conceptual model and remedial action plans. | Caution to change owing to opening to using brownfield as a excuse to no comply with polices, but making the distinction of part 2a sites. Or sites on contaminated register. Way to incentives those sites that need to be brought forward.<br><br>Do not want to provide free pre app advice for those on the register.   |
| <b>H10<br/>Self and custom build</b>                         | <b>Suggested Improvements:</b> Could this be included in policy H8 instead of a standalone policy.  | None  |
| <b>H11<br/>Gypsy traveller and show people</b>               | <b>Suggested Improvements:</b> Provide further details on what and where the council will be providing to ensure needs can be meet as there are no allocated sites for this purpose therefore no guarantee that needs of gypsy, travellers and travelling show people can be meet. Allocated sites would need to be subject to ISA assessment.  | A separate DPD will be provided to provide this additional detail.  |
| <b>Notes</b>   |   | New inclusions of two sites. Effectively moved from appendices into main body<br><br>HA39, HA44Are now in these polices and have been assessed herein   |
| <b>Workshop 3 Outcomes: Economy Policies</b>                 |   |   |
| <b>E1<br/>Supporting and growing our economy</b>             | <b>Improvements:</b> Consider including a statement regarding general principles of employment, explaining if employment will be allowed outside of these allocations.  | Other polices within the employment section that deal with outside of allocations E2 and rural.   |
| <b>E2<br/>Sustainable economic development</b>               | <b>Suggested Improvements:</b> Remove repetition regarding water access. Include a statement regarding the need to show no negative aspects to the natural environment.   | Water specific policy is more focused on medina in E5, so keen to keep reference to waterside in here.<br>Council want to avoid cross-referencing and repetition of policies. Policy EV2 protects the environment and requires improvement (net gain). Separate paragraph (1.8) at the front of the plan on making sure any user of the local plan considers all relevant policies. |
| <b>E3<br/>Upskilling the island</b>                          | <b>Suggested Improvements:</b> Consider including an additional line stating must be in line with other policies that protect the environment or similar.   | Council want to avoid cross referencing so no action.<br>Council will include a text in the intro to the polices section about using the plan as whole.   |
| <b>E4<br/>Supporting the rural economy</b>                   | <b>Suggested Improvements:</b> It is essential the policy goes further to explicitly state both what is allowed and what is not allowed with regards to development in rural areas. Further details are required to ensure that such development does not have negative impacts on other aspects of the environment.  | Council want to avoid cross-referencing and repetition of policies.<br>Include an additional statement in the transport paragraph to include improving public access to the countryside, seeking opportunities to connect with existing public access network.  |
| <b>E5<br/>Maintaining employment sites with water access</b> | <b>Suggested Improvements:</b> Consider including a statement regarding support of water based activities.  | Expand the title to be clear this relates to the Medina Valley only. Spatially this is meant to be very specific.<br><br>Comfortable that there is no requirement for reference to ancillary in here, as E2 would support that business.  |
| <b>E6<br/>Digital Infrastructure</b>                         | <b>Suggested Improvements:</b> Change wording from 'expect' to 'require' ensuring its robust. Clarify what type of development is this just commercial, if so what size/ type, does it apply to housing?  | Council happy to change wording.  |

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| <b>E7 Supporting and Improving our Town Centres</b> | <b>Suggested Improvements:</b> Town centres are evolving, and the policy does not reflect this as it does not include other uses for town centres and open spaces, social spaces. Consider amending the policy to provide a clear vision for the town centre which can evolve during the plan period.   | Included reference to 'public realm' within policy. Other uses covered by amended Class E.   |
| <b>E8 Supporting the Evening Economy</b>            | <b>Suggested Improvements:</b> N/A  | Potentially to look at combining E8 and E7 into a single policy, but ensure references to antisocial behaviour and crime are included.   |
| <b>E9 Supporting High Quality Tourism</b>           | <b>Suggested Improvements:</b> N/A  | No change.   |
| <b>E10 The Bay Tourism Opportunity Area</b>         | <b>Suggested Improvements:</b> Consider combining policies regarding tourism.   | Initial view is to keep them separate  |
| <b>E11 Ryde Tourism Opportunity Zones</b>           | <b>Suggested Improvements:</b> Consider combining policies regarding tourism.   | Initial view is to keep them separate.   |
| <b>Workshop 4 Outcomes: Transport Policies</b>      |   |  |
| <b>T1 Better connected Island</b>                   | <b>Improvements:</b> Consider re visiting the overriding purpose of this objective to support connectivity whilst avoiding negative impacts and seeking environmental opportunities. Consider changing the policy to say it is supporting certain types of schemes, to avoid conflicts with the emerging LTP and potentially exclude other schemes which could have positive impacts on the SA objectives. It is critical to strengthen the requirement of environmental opportunities and with respect to all SA objectives and in particular biodiversity and net gain.<br>Consider if this is the best place for the reference to airports and consider other places elsewhere in the plan (as it isn't considered sustainable transport), also provide additional details in regards to how airports will be supported as this potentially has an impact on the SA objectives.<br>The statement 'The creation of new sustainable transport routes will be supported' is repetitive and there is no definition.<br>With regards to the statement 'should not cause a significantly adverse impact to local or strategic road network that cannot be managed or mitigated'. This seems like an important point which needs defining as could lead to negative impacts of a number of the SA objectives. | There is need to check refencing LTP of RDP, key infrastructure delivery plan which more flexible and more resilient source of transport infrastructure improvements throughout the life of plan.  |
| <b>T 2 Sustainable transport</b>                    | <b>Suggested Improvements:</b> Consider widening the breath statement regarding 'safer routes to school and other significant destination' to include 'sensitive locations'. To ensure that the policy doesn't have the potential negative environmental impacts consider including statement in this regard.   | More generic link to the transport plan, liaison with transport planners to ensure these are in alignment.   |
| <b>T3 Cross Solent Transport</b>                    | <b>Suggested Improvements:</b> The statement regarding the need to demonstrate environmental and economic benefits is unnecessary as new terminals would be subject to the EIA. Consider simplifying.   | Considered that some could be outside EIA and therefore it's important to retain in the policy.<br>Ensure includes benefits and not just impacts and adverse effects.  |
| <b>T 4 Supporting Rail network</b>                  | <b>Suggested Improvements:</b> Consider including a statement which protects these aspects of the environment.  | Enabling development around hub, should be in the local plan, but some of these items might be better placed in the LTP i.e. timetabling, connections etc. Need to discuss with LTP plan makers on rail provision and that the plans are aligned. Still important to include info on movement sustainable around the island. |
| <b>T 5 Electric charging vehicles</b>               | <b>Suggested Improvements:</b> Consider change in wording from should include provision to must to ensure statement is robust. Currently states major, why cannot this be for all developments. Use of the term major developments leaves flexibility and uncertainty and is not capturing the opportunity for positive effects on air quality and emissions. Consider specifying the speed of charging points.   | Agreed this needs to be more explicit and expand, very fast moving area, must require, not just in principle support. To include tourism, commercial not just residential. Support for future charging hubs. Alternatives for off site charging where on site charging not viable.   |



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| <b>T 6 Parking provision</b>                          | <b>Suggested Improvements:</b> Use of the term 'well designed' is ambiguous. Consider changing wording. Use of the word 'adequate' weakens the policy. Consider amending the wording to state that applications must be supported by statement justifying the number of private parking provided. With respect to bicycle parking, consider including set number that is required per unit as again the 'adequate' can be interpreted.  | Detail is in SPD, have a think about setting out in the policy what factors the SPD will cover, what factors the policy will cover.  |
| <b>Workshop 5 Outcomes: Communities Policies</b>      |   |  |
| <b>C1<br/>High Quality Design for New Development</b> | <b>Suggested Improvements:</b> This policy has the potential to support biodiversity through enhancing the ecological value of new development, through wildlife corridors and hedgerows/trees. Remove wording of 'where possible' with regards to protecting and improving land, water quality to ensure not optional.   | Inclusion of wildlife corridors and hedgerow. IOW agreed to remove where possible to required to make not optional.  |
| <b>C2<br/>Improving our Public Realm</b>              | <b>Suggested Improvements:</b> The overarching aim of the policy is unclear; there are benefits for ISA15 and ISA4 which could be more clearly demonstrated. The policy would benefit from a definition of <i>high quality public spaces</i> , with an inclusion of other aspects of these quality spaces i.e., preserve tranquillity/minimise light spill. Consideration of impacts to Local Character Areas and/or light spill should be mentioned (through the implementation of a lighting strategy). The policy could be strengthened by adding in commentary on conserving and enhancing the local landscape setting and local identity of settlements to support ISA5. The relationship between soft landscaping and biodiversity net gain could be emphasised to allow a positive score for ISA6, provided that adverse effects to designated sites are not caused through the development. | It was agreed that the ISA comments are not relevant and that HCC misunderstood the policy.  |
| <b>C3<br/>Improving our Health and Wellbeing</b>      | <b>Suggested Improvements:</b> Consider include wording to ensure the HIA include assessment outcomes must demonstrate clear benefits to the overall health and wellbeing impact of the development.  | No point in doing the health impact assessment, but not including the outcomes as mitigation in the application. Make changes to make sure the policy is easier to follow. |
| <b>C4<br/>Health Hub at St Mary's Hospital</b>        | <b>Suggested Improvements:</b> Access to NHS and other healthcare services on the island might also require consideration of transport routes and public transport services to achieve this.  | Consideration of access is in supporting text. Very specific to the hospital, no change.   |
| <b>C 5<br/>Facilitating Independent Living</b>        | <b>Suggested Improvements:</b> For the provision of 20% accessible dwellings to be beneficial, the last statement within this policy needs to be supported by detail on how this will be enforced through the planning system.  | Change the word expected to required.  |
| <b>C 6<br/>Providing Annexe Accommodation</b>         | <b>Suggested Improvements:</b> N/A  | No change  |
| <b>C 7<br/>Delivering Locality Hubs</b>               | <b>Suggested Improvements:</b> N/A  | No change  |
| <b>C 8<br/>Facilitating a Blue Light Hub</b>          | <b>Suggested Improvements:</b> N/A  | No change  |
| <b>C 9<br/>Education Provision</b>                    | <b>Suggested Improvements:</b> N/A  | No change  |

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| <b>C 10</b><br><b>Supporting Renewable Energy and Low Carbon Technologies</b>   | <b>Suggested Improvements:</b> Consider stating that development supporting green infrastructure will be supported rather than listing the types as this does not future proof the plan or allow for innovative idea technology moving forwards in the plan period. It is recommended that changes be made not to support development in the AONB and other sensitive areas as this may have significant negative effect. Consider the need for applications to be supported full assessment of risks and details of mitigation measures. | Agreed to set out scale, rather than specific types and take out specifics. Covered in the environment polices.   |
| <b>C 11</b><br><b>Lowering Carbon and Energy Consumption in New Development</b> | <b>Suggested Improvements:</b> Remove the term 'wherever possible' as this suggests its optional and allows challenge. 'Major development' should be defined. The policy should set clear and ambitious targets for carbon emission targets, renewable energy, and recycling to assist with achieving zero emission by 2050. It should encourage innovation and other options. In summary, the policy should be more ambitious and include clear measurable targets.  | Will use 'require' for all new residential homes to be net zero. This policy will be re written to tie into councils' ambitions for net zero targets.   |
| <b>C 12</b><br><b>Utility Infrastructure Requirements for New Development</b>   | <b>Suggested Improvements:</b> N/A  | N/A   |
| <b>C 13</b><br><b>Maintaining Key Utility Infrastructure</b>                    | <b>Suggested Improvements:</b> Consider the addition of a statement ensuring such applications would generally be supported in these areas but only where it can be demonstrated that there are no negative effects to for example landscape, biodiversity to ensure these are adequately considered and any potential impacts assessed and mitigated.  | Considered to be covered in the environmental policies, no changes to be made.  |
| <b>C 14</b><br><b>Providing Social and Community Infrastructure</b>             | <b>Suggested Improvements:</b> Consider whether economic reasons are an appropriate justification for loss of community infrastructure. Consider re wording that alternative will always be required within the same community rather than 'where appropriate'. To strengthen protection of existing facilities and ensure on going provision for the Plan period.  | There is some supporting text that can be used to revised the polices. Will use the term 'local economy' to narrow the scope.   |
| <b>C 15</b><br><b>Community-led Planning</b>                                    | <b>Suggested Improvements:</b> The policy does not explain how conflict between said plans may be resolved.   | Effectively got to be in accordance with all plans. In theory no conflict and should be aligned. Most recent one would take priority. Will add in some bullet points on issues neighbourhood plans might seek to address.   |
| <b>Workshop 6 Outputs: Environment Policies</b>                                 |   |   |
| <b>EV1</b><br><b>Conserving and enhancing historic environment</b>              | <b>Suggested Improvements:</b> "Demonstrate where they have been informed by sufficient evidence, including where necessary through field work, ..." "Loss of scheduled monuments and archaeological sites of demonstrable equivalence, ...."   | Amendment to ensure the second point requires all of b/d need to be met re substantial harm. The inclusion of 'if not viable' provides a loophole for assets to be harmed. Agreed that there is need to be explicit and that all points must apply and you can't cherry pick one point i.e. not viable. |

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| <p><b>EV2</b></p> <p><b>Ecological Assets and opportunities for enhancements</b></p>     | <p><b>Suggested Improvements:</b> Amend term 'located away from', to development must be shown not have an impact on designated site via HRA or similar. Include references net gain policy. Consider tightening the exceptions and whether permanent damage would be acceptable under any circumstances. On the three numbered points: 1) Consider adding that not providing ecological assessment must be fully justified i.e. the expectation is that all applications should include at least a Preliminary Ecological Assessment. Applicants should be pointed towards tools such as Biodiversity Checklists as a means of conduction due diligence prior to submission. May also wish to highlight the role of pre-application engagement to flush. 2) Highlight that BNG is in addition to any required mitigation/enhancement measures already needed. The policy should include reference to the mitigation hierarchy – i.e. that the expectation is that development first avoids impacts and then only compensates as a last resort.</p> | <p>Re write first line, to strengthen policy. Development proposals will be required to protect and enhance integrity.....</p> <p>Remove section about development must located away from... Change to say development shouldn't have an impact upon....</p> <p>Applications need to consider impacts and gain, agreed to re word policy to take away ambiguity that exists and recognise hierarchy relating to net gain and protection.</p>   |
| <p><b>EV3</b></p> <p><b>Recreation Impact on the Solent European Sites</b></p>           | <p><b>Suggested Improvements:</b> Consider amending the term net gain which can be confused for biodiversity net gain. Consider whether this policy should relate to housing developments (above a certain size or dwelling number) or all development types. Consider mentioning that this is in addition to HRA.</p>  | <p>There is strategic mitigation plan for this particular issue. The council felt this issue needed its own standalone policy. This relates to mitigation in addition to EV2.</p> <p>The main impacts were associated with activities around recreation and homes, which is why it relates to housing specifically. No change. All housing, regardless of size. Change to say net increase instead of net gain of housing for clarity.</p>   |
| <p><b>EV4</b></p> <p><b>Water Quality Impact on Solent European Sites (nitrates)</b></p> | <p><b>Suggested Improvements:</b> Recommend that the statement regarding the position statement be amended to say all applications should be made in strict accordance with the current position statement therefore ensuing future proofing of the plan as these changes.</p>  | <p>The council feel this needs a specific policy. Agreed to make the change regarding all applications must be in accordance with the position statement.</p>  |
| <p><b>EV5</b></p> <p><b>Trees Woodland and hedgerows</b></p>                             | <p><b>Suggested Improvements:</b> To ensure the policy achieves its objective it is important that there is a requirement that applications must include details of trees and hedgerows on site arb and hedgerow assessments in order to allow the council to make the assessment (either surveys or statements). The policy should provide measurable targets to ensure these items are protected but also increased the show how the IOW will meet the 2060 target. Consider including reference to net gain.</p>   | <p>Agreed that there is a need to be more ambitious, to require improvement and enhancement rather than retention and maintain.</p> <p>Consider re wording to tighten. Mention the role tree planting can play in BNG.</p> <p>The word 'encourage', change to 'will require demonstrate' compliance. This makes it much stronger. EV2 to pick up others things like meadows and ponds etc.</p>   |
| <p><b>EV6</b></p> <p><b>Protecting and providing green open spaces</b></p>               | <p><b>Improvements:</b> Consider changing the term 'expected' to 'are required' or 'must'. Consider combining EV6 and EV7 to avoid repetition.</p>  | <p>Agreed to change policy to state all developments will be required to provide and enhance public open space in line with the standards in the ....</p> <p>Concern that the open space assessment maybe doesn't cover widely all open space and should include the playing fields strategy. The policy also wants to seek to encouraging recreation areas and publicly accessible greenspaces. Council to think about the bullets and ensure it encompassing the full range (e.g. playing pitch strategy).</p> |
| <p><b>EV7</b></p> <p><b>Local green spaces</b></p>                                       | <p><b>Suggested Improvements:</b> Define special circumstances. Change wording consider to 'support' or 'encourage'. Consider combining EV6 and EV7 to avoid repetition.</p>  | <p>Council comfortable that special circumstances are clearly defined in NPPF, so no change required. Discussed the merging and the council feel area requires a standalone policy.</p>  |
| <p><b>EV8</b></p> <p><b>Protecting high grade agricultural land</b></p>                  | <p><b>Improvements:</b> Remove reference to large sites to avoid conflict and ensure it is in line with spatial strategy and exception policies.</p>  | <p>If in the future the council ended up in a position of presumption of sustainable development this policy would be there to protect agricultural land. So it was felt it was necessary to retain.</p> <p>Council in agreement that having a size threshold is a loophole for salami slicing. Agreed its essential to remove threshold. To say development full stop.</p>  |

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| <p><b>EV9</b></p> <p><b>Protecting our landscapes and seascapes</b></p>                       | <p><b>Improvements:</b> Recommend clearly defining the aim of the policy to include the protection and enhancement of the landscape (including seascape), focusing on landscape, townscape, character, and visual aspects of the IOW. Consider removing references to biodiversity, climate change which are included in other policies. Consider moving RIGGS to policy EV8 which relates to soils and geology. Change the word 'expected' to 'required'. Include clear wording regarding how views and character areas will be protected. Are there any exceptions? and when and how exceptions will be made. the exceptions to this. Consider a statement which says any developments which have a negative impact on these aspect after mitigation will not be supported. Consider requirement for certain size of development to require landscape visual impact assessment and potentially ZVTs? Consider how these aspects are addressed in AONB in particular.</p> | <p>The focus of this policy is visual impact, agreed to remove the last 2 bullet points.</p> <p>Agreed to change the front statement from 'expect' to 'require'.</p> <p>Developers may include a brief statement re landscape but not be required to provide evidence base. Consider providing specific thresholds of when landscape information is required, look for some wording stating when LVIAs may be required, for example for applications with potential landscape impacts.</p> |
| <p><b>EV10</b></p> <p><b>Preserving settlement identity</b></p>                               | <p><b>Improvements:</b> Consider whether the policy is needed with the existing spatial strategy.</p>  | <p>Agreed that higher tiered polices do address this issue. But retained should housing polices become out of date. No change.</p>   |
| <p><b>EV11</b></p> <p><b>IOW AONB</b></p>   | <p><b>Improvements:</b> It is imperative that all references to the AONB within all policies are in full agreement with regards to what is allowed and what is not allowed and the exceptions explicitly stated so no ambiguity remains. They should also be in line with the spatial strategy as the AONB is outside of the settlement boundaries. Provide clarity regarding whether this refers only to exception sites, or green infrastructure. Amendments are required across all groups of policies to ensure the AONB is sufficiently protected.</p>  | <p>Remove the wording 'carefully assessed'. Amend opening paragraph and remove. Include a bullet with cumulative effects taken into account.</p>   |
| <p><b>EV12</b></p> <p><b>Dark Skies</b></p>   | <p><b>Improvements:</b> Clarify what development would be allowed in the dark skies and how this is fits in with the spatial strategy. For example, does this only apply to exception sites or sites of certain size or type? Consider no outside lighting and / or mitigation measures.</p>   | <p>Outside of planning lighting is largely out of control. Acceptance of recognition that it is a step in the right direction. No change.</p>  |
| <p><b>EV13:</b></p> <p><b>management water reousrces</b></p>                                  | <p><b>Improvements:</b> Consider combing with EV15.</p>  | <p>No change.</p>  |
| <p><b>EV14</b></p> <p><b>Managing Flood risk</b></p>  | <p><b>Improvements:</b> Consider change of terminology regarding 'be safe from flooding'. Clarify whether this is applied to all sites regardless of size.</p>   | <p>The words 'be safe from flooding' are defined ' as dry, flood zone 1. Add required for all new development regardless of size for clarity.</p>  |
| <p><b>EV15:</b></p> <p><b>Monkmead Catchment</b></p>  | <p><b>Improvements:</b> Consider removing the refer to a particular location and including a policy reading the water environment of the Island (see EV15).</p>  | <p>The council want to retain as this is a locationally specific (to Monktonmead catchment) issue.</p>   |
| <p><b>EV16</b></p> <p><b>Managing our coasts</b></p>  | <p><b>Improvements:</b> Clarify what is meant by sustainable and practical approach, is this in addition to a vulnerability assessment.</p>  | <p>Remove first sentence in the context of this policy re 'practical sustainable'.</p>   |
| <p><b>EV17</b></p> <p><b>Facilitating relocation from coastal change management areas</b></p> | <p><b>Improvements:</b> Consider a requirement that applications must include consideration of exceptions to any aspect contrary to policy and include full assessment of impacts and mitigation measures.</p>   | <p>Be clear whether such applications are considered exceptions and whether all polices will be applied as it is currently ambiguous.</p>  |

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| <p><b>EV18</b></p> <p><b>Improving resilience form coastal flood and risk</b></p> | <p><b>Improvements:</b> Recommend removal of first paragraph as it not a policy. Clarify when these requirements be applied and what definition will be applied (is this for all developments on the island, in hold the line areas or on the coast)? Clarify whether development in hold the line will need to 'provide' new coastal defences or just contribute to existing defences? Clarify when developer contributions will be required as opposed to the defence works themselves, what would be the scale? With respect to new coastal defences, it is noted that there will always be material environmental impact and, in this regard, has the council considered occasions where positive impacts may out way negatives and mitigation can be provided as this is not currently allowed in this policy. Pre apps are voluntary, consider re wording to state pre app are highly recommended to ensure applicants are fully aware of the requirements at the earliest stages.</p> | <p>Agreed first paragraph is unnecessary and can be removed.</p> <p>Shoreline Management Plan sets out the effective areas so no change.</p> <p>Need to clarify size, type, location of development re contributions. Think about wording of contributions paragraphs.</p> <p>Removal of the last line re no material adverse effects. Recognising there may be some effects re coastal defence schemes.</p> <p>Re word to state pre apps recommended rather than required as they are optional.</p> |
| <p><b>EV19 Managing Ground Instability in new development</b></p>                 | <p><b>Improvements:</b> The policy could be combined with EV18 and EV16.</p>   | <p>The council feel this specific policy is required as this issue may become more acute in specific areas on the Island, which has the largest urban landslide complex in Europe.</p>   |

## Appendix 6 ISA Reg18 Amendment Screening

IPS Sections 1 - 3

| IPS modification  | Does the change substantially alter the plan?   | Is the change likely to give rise to significant effects?   | Further assessment required under SA? |
|---|---|---|---------------------------------------|
| Section 1 Introduction<br>New paragraphs 1.4 & 1.5                                  | Doesn't substantially alter the plan, introduces the economic and housing challenges the island faces.  | No, provides strategic context  | No                                    |
| Section 3 New Strategic Policy CC1<br>Climate Change                                | Supports the medium and longer term targets for net carbon zero set out in the council's Climate and Environment Strategy.  | No, viability assessment of policy requirements of net zero demonstrate no significant impact upon development. | No                                    |
| Section 3 New Strategic Policy AFF1<br>Isle of Wight Affordable Housing             | Sets an Island definition of affordable housing on the Isle of Wight that requires a deeper minimum discount from market value in order to be locally affordable. | No, provides local evidence to deliver national policy within a particular set of local circumstances.          | No                                    |
| Section 3 Policy AFF1   | Doesn't substantially alter the plan, wording revision to reflect Housing Affordability SPD and parish level housing needs surveys                                | No, provides local evidence to deliver national policy within a particular set of local circumstances.          | No                                    |
| Section 3 New Strategic Policy INF1<br>Infrastructure                               | Sets the strategic context for infrastructure delivery requirements from new development.   | No, provides strategic context for infrastructure requirements on the Island.                                   | No                                    |
| All other changes relate solely to formatting and updating of baseline information. |   |   |                                       |

| <b>IPS modification</b>   | <b>Does the change substantially alter the plan?</b>                                | <b>Is the change likely to give rise to significant effects?</b> | <b>Further assessment required under SA?</b> |
|---|---|--|--|
| EV1 Changes made to policy wording to better align with national policy (on recommendation of Historic England).  | Doesn't substantially alter the plan but increases conformity with national policy. | No   | No   |
| Paragraph 4.16 Addition of reference to Heritage at Risk register   | Doesn't substantially alter the plan but increases conformity with national policy. | No   | No   |
| EV2 Changes made to policy wording to better align with national policy and reflect change in approach to net gain for the environment and links to LNRS. | Doesn't substantially alter the plan but increases conformity with national policy. | No   | No   |
| Policy EV2 – strengthening of policy wording relating to LNRS   | Doesn't substantially alter the plan but increases conformity with national policy. | No   | No   |
| EV2 Revision of supporting text (para 4.2.1) to clarify the requirement for appropriate assessment.   | Doesn't substantially alter the plan but increases conformity with national policy. | No   | No   |
| EV3 Policy wording changes to reflect accurate designation descriptions.  | Doesn't substantially alter the plan but increases conformity with national policy. | No   | No   |
| EV3 Supporting text para.s 4.38 – 4.43 revised to add clarity on requirement for SANGS to align with Natural England advice.                              | Doesn't substantially alter the plan but increases conformity with national policy. | No   | No   |
| EV3 Supporting text para 4.37 inclusion of reference to Solent Waders and Brent Goose Strategy to align with Natural England advice.                      | Doesn't substantially alter the plan but increases conformity with national policy. | No   | No   |
| EV4 Policy wording changes to reflect accurate designation descriptions.  | Doesn't substantially alter the plan but increases conformity with national policy. | No   | No   |
| EV4 Addition of supporting text para.s 4.52 – 4.54 referring to nutrient mitigation supply and demand analysis.   | Doesn't substantially alter the plan but addresses statutory consultee concerns.    | No   | No   |

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| EV5 Policy wording changes to strengthen policy approach to woodland buffers and links to LNRS.                      | Doesn't substantially alter the plan but increases conformity with national policy.                | No | No |
| EV5 Addition of supporting text para 4.60 to provide clarity on replacement woodland in line with national policy.   | Doesn't substantially alter the plan but increases conformity with national policy.                | No | No |
| EV6 Policy wording changes to strengthen policy requirements and delivery of new open space.                         | Doesn't change policy intent but strengthens potential delivery.                                   | No | No |
| EV6 Revisions to supporting para 4.69 to make explicit reference to evidence base supporting policy requirement.     | Doesn't substantially alter the plan   | No | No |
| EV6 Removal of reference to SANGS as now within policy EV3.  | Plan format change that does not alter plan intent.  | No | No |
| EV7 Removal of 2 <sup>nd</sup> policy sentence as repetition of supporting text.                                     | Plan format change that does not alter plan intent.  | No | No |
| EV8 Policy wording changes to remove ambiguity and link to policy E4.  | Plan format change that does not alter plan intent.  | No | No |
| EV9 Policy wording changes to strengthen policy requirements.  | Doesn't substantially alter the plan but provides clarity on requirements for development          | No | No |
| EV9 Addition to supporting text para 4.84 to make explicit reference to evidence base supporting policy requirement. | Doesn't substantially alter the plan   | No | No |
| EV10 Addition of Northwood to Newport settlement gap reference in policy to align with evidence base.                | Formalising existing map delineation of settlement gap to join other identified gaps.              | No | No |
| EV11 First sentence of policy revised to better reflect NPPF.  | Doesn't substantially alter the plan but increases conformity with national policy.                | No | No |
| EV11 Addition of word 'setting' to 2 <sup>nd</sup> policy criterion to align with SHLAA                              | Links policy to evidence base with greater clarity, but does not alter nature or intent of policy. | No | No |
| EV11 and supporting paragraphs – renamed and revised to reflect change in name from AONB to IOW National Landscape   | Doesn't substantially alter the plan   | No | No |
| EV12 Wording addition to final sentence of policy to provide clarity on policy requirement.                          | Doesn't substantially alter the plan but provides clarity on requirements for development          | No | No |



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| EV13 Policy wording changes to strengthen policy requirements   | Doesn't substantially alter the plan but provides clarity on requirements for development | No | No |
| EV13 Revision of policy criteria g and h to reflect comments from statutory undertaker to provide clarity on infrastructure requirements for new development.   | Doesn't substantially alter the plan but provides clarity on requirements for development | No | No |
| Policy EV13 Revision of bullet (g) to add explicit requirement for new development to separate foul and surface water and the later to not be connected to the sewer unless no other feasible option is available | Doesn't substantially alter the plan but provides clarity on requirements for development | No | No |
| EV14 Policy wording changes to strengthen policy requirements   | Doesn't substantially alter the plan but provides clarity on requirements for development | No | No |
| Policy EV14 – revision of bullet (d) policy wording to add explicit requirement for new development to separate foul and surface water  | Doesn't substantially alter the plan but provides clarity on requirements for development | No | No |
| EV15 Policy wording changes to strengthen policy requirements and supporting text addition to reference evidence base.  | Doesn't substantially alter the plan but provides clarity on requirements for development | No | No |
| EV16 First sentence of policy moved to supporting text.   | Plan format change that does not alter plan intent.                                       | No | No |
| EV17 Policy wording change to reference AONB and heritage coast.  | Referencing change to strengthen plan, does not alter policy or plan.                     | No | No |
| EV18 Changes to policy wording to clarify intent for major development to contribute towards identified coastal defence projects.   | Doesn't substantially alter the plan but provides clarity on requirements for development | No | No |
| EV19 Addition to supporting text to reference national marine plan.   | Doesn't substantially alter the plan  | No | No |

| IPS modification | Does the change substantially alter the plan? | Is the change likely to give rise to significant effects? | Further assessment required under SA? |
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| C1 Amendments to policy wording including 2 additional requirements on water efficiency measures and '20 minute neighbourhood' principle re LTP. | No, supports requirements of other policies (e.g. EV13 and T2).  | No | No |
| C1 Addition in bullet (g) of reference to swift bricks and bee bricks in new development   | Doesn't substantially alter the plan but provides clarity on requirements for development  | No | No |
| C3 Revision to policy to clarify requirements for health impact assessments.   | Doesn't substantially alter the plan but provides clarity on requirements for development  | No | No |
| C4 supporting text, inclusion of reference to collection of financial contributions towards primary healthcare infrastructure                    | Doesn't substantially alter the plan but provides clarity on requirements for development  | No | No |
| C5 Clarification on policy requirements for private dwellings to meet Part M4(2) Building Regulations  | Doesn't substantially alter the plan but provides clarity on requirements for development  | No | No |
| C6 Supporting text addition to clarify type of information required to support a planning application.   | Doesn't substantially alter the plan but provides clarity on requirements for development  | No | No |
| C9 Revision to policy wording to reflect all education facilities (instead of just schools).   | Doesn't substantially alter the plan but provides more detail on the range of education facilities supported by the plan.  | No | No |
| C10 Amendment to align with targets and objectives of the council's Climate and Environment Strategy.  | Doesn't substantially alter the plan, provides policy support for proposals that will lead to the delivery of schemes that will help the council meet it's (Climate and Environment) Strategy. | No | No |
| C10 Addition of wording to flag energy security and resilience   | Doesn't substantially alter the plan   | No | No |
| C10 Wording revision to strengthen role of designated areas in steering  | Doesn't substantially alter the plan but provides clarity on requirements for development  | No | No |

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| location of large scale renewable schemes   |   |    |    |
| C11 Addition to policy wording to include thresholds targeted at meeting strategy objectives, and providing reference to a future SPD to provide guidance on achieving net zero and considerations for reaching net zero. | Additional requirements have been assessed through the plan viability assessment with no significant impacts predicted. | No | No |
| C11 Addition of wording to flag energy security and resilience  | Doesn't substantially alter the plan  | No | No |
| C11 Amendments to supporting text to provide detail to the policy amendments.   | Doesn't substantially alter the plan but provides clarity on requirements for development                               | No | No |
| C12 Policy amendments to align with new policy INF1 and provide clarity on provision of infrastructure supporting new development.  | Doesn't substantially alter the plan but provides clarity on requirements for development                               | No | No |
| C13 Removal of supporting text wording to improve clarity of policy intent.   | Doesn't substantially alter the plan but provides clarity on requirements for development                               | No | No |
| C15 Additional policy wording identifying areas of material consideration that could be addressed through neighbourhood plans.  | Doesn't substantially alter the plan but provides clarity for lower tier plans.   | No | No |

| <b>IPS modification</b> | <b>Does the change substantially alter the plan?</b> | <b>Is the change likely to give rise to significant effects?</b> | <b>Further assessment required under SA?</b> |
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| G1 Lifting of policy text and placing in policy H1 as more relevant to policy area.  | Doesn't substantially alter the plan.   | No | No |
| G2 Policy wording amendment to provide clarity on implementation of spatial strategy through housing.  | Doesn't substantially alter the plan but provides clarity on requirements for development   | No | No |
| G2 Supporting text addition setting out evidence base supporting settlement hierarchy.   | Doesn't substantially alter the plan.   | No | No |
| G3 Policy wording amendments to align with new policies AFF1 and INF1.   | Doesn't substantially alter the plan.   | No | No |
| Policy G3 Addition of requirement to make financial contributions to new or expanded primary healthcare facilities in line with NHS ICB requirements at the time of application (addition of new paragraph 6.24 to support this policy revision) | Doesn't substantially alter the plan but provides clarity on requirements for development, contributions (up to £600 per unit) fall into generic s.106 contributions per site (£6k per unit), allowed for in the viability assessment supporting the IPS. | No | No |
| G3 Addition to policy wording criterion b to reference LTP and LCWIP   | Doesn't substantially alter the plan but provides clarity on requirements for development   | No | No |
| G3 Deletion of supporting text relating to SANGS and BNG to avoid repetition of other policies (EV2 & EV3)   | Doesn't substantially alter the plan  | No | No |
| G4 Amendment to policy text to provide clarity on requirements on application regarding viability appraisals.  | Doesn't substantially alter the plan but provides clarity on requirements for development   | No | No |
| G5 Additional policy text to reflect updated evidence base and   | Doesn't substantially alter the plan, provides evidence and context for policy requirement.   | No | No |

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| supporting text on local housing market.  |   |    |    |
| G5 Updated to reflect the Levelling Up & Regeneration Act and new legislation that aids LPAs in ensuring permissions granted are built out. | Doesn't substantially alter the plan but increases conformity with national policy. | No | No |

| <b>IPS modification</b>  | <b>Does the change substantially alter the plan?</b>                                       | <b>Is the change likely to give rise to significant effects?</b> | <b>Further assessment required under SA?</b> |
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| H1 Minor revisions to quantum (reduction from 486 to 479dpa) of housing requirement and distribution of sources of supply.   | Doesn't substantially alter the plan   | No   | No   |
| H1 update to housing requirement in the plan – reduced from 479 dwellings per annum to 453 dwellings per annum as another years monitoring data to feed into calculation | Doesn't substantially alter the plan   | No   | No   |
| H1 Policy revision to include defined housing requirement for designated neighbourhood areas.  | Doesn't substantially alter the plan, provides clarity on conformity with national policy. | No   | No   |
| H1 Addition of Nettlestone & Seaview as 6 <sup>th</sup> designated neighbourhood area  | Doesn't substantially alter the plan, provides clarity on conformity with national policy. | No   | No   |
| H1 adjustments to figures in sources of supply   | Doesn't substantially alter the plan, reflects most up-to-date monitoring of sites.        | No   | No   |
| H1 Addition of policy wording previously in H2 relating to 5yr land supply situation.  | Plan format change that does not alter plan intent.  | No   | No   |

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| H1 Supporting text factual changes to Table 7.1 Housing Trajectory to align with sources of supply.  | Doesn't substantially alter the plan, provides evidence and context for policy requirement.  | No | No |
| Table 7.1 and paragraph 7.7 revised to reflect updated indicative development trajectory   | Doesn't substantially alter the plan, reflects most up-to-date monitoring of sites.  | No | No |
| Paragraph 7.10 updates to windfall statistics to incorporate a further year's monitoring   | Doesn't substantially alter the plan, provides evidence and context for policy requirement.  | No | No |
| Paragraph 7.18 addition of words to reflect key priority sites are public sector owned and medium – long term opportunities within the plan period | Doesn't change policy intent but strengthens potential delivery.   | No | No |
| H2 Supporting text additional wording relating to sequential (flood) risk based approach to allocations.   | Doesn't substantially alter the plan, provides clarity on conformity with national policy.   | No | No |
| KPS1 Policy wording amended to reflect reduced quantum expected for site due to site boundary revision.  | Doesn't substantially alter the plan   | No | No |
| KPS1 Addition in policy and supporting text of reference to SPD to help masterplan this and other nearby allocations.                              | Doesn't substantially alter the plan but provides clarity on requirements for development  | No | No |
| KPS2 Revised policy and supporting text to align with SFRA and FRA.  | Doesn't substantially alter the plan but provides clarity on requirements for development  | No | No |
| KPS2 addition of criterion (k) to reflect historic area appraisal  | Doesn't substantially alter the plan but provides clarity on requirements for development  | No | No |
| KPS2 Addition to supporting text linking to other nearby public estate   | Doesn't substantially alter the plan but provides more detail on the range of regeneration opportunities within Newport supported by the plan. | No | No |

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| assets and the potential for co-ordination.   |   |    |    |
| H3 Additional policy criterion referencing sequential approach to flood risk.   | Doesn't substantially alter the plan, provides clarity on conformity with national policy.  | No | No |
| H3 Revised policy criterion for sustainable transport adding reference to public rights of way and multi-use paths.                           | Doesn't substantially alter the plan but provides clarity on requirements for development   | No | No |
| H3 Addition of reference to collection of contributions towards primary care facilities where existing capacity is exceeded                   | Doesn't substantially alter the plan but provides clarity on requirements for development, contributions (up to £600 per unit) fall into generic s.106 contributions per site (£6k per unit), allowed for in the viability assessment supporting the IPS. | No | No |
| H4 Addition of word 'only' to first sentence of policy to remove ambiguity.   | Doesn't substantially alter the plan but provides clarity on requirements for development   | No | No |
| H5 Addition of policy wording and supporting text to reference new policy AFF1.   | Plan format change that does not alter plan intent.   | No | No |
| H5 Revisions to 2 <sup>nd</sup> paragraph of policy to provide clarity on affordable housing expectations.                                    | Doesn't substantially alter the plan but provides clarity on requirements for development and conformity with national policy.  | No | No |
| H5 Addition of policy wording and supporting text to support alternative affordable housing tenure mixes that meet identified local need.     | Doesn't substantially alter the plan but provides clarity on requirements for development and conformity with national policy.  | No | No |
| H5 Change to expected tenure split to reflect more affordable / social rent properties (80/20 split) as set out in Housing Affordability SPD. | The viability report did address tenure split and includes a number of different scenarios relating to different affordable housing products.   | No | No |

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| H5 Addition of sources of data/information that should be used to inform any on site affordable housing mix  | Doesn't substantially alter the plan but provides clarity on requirements for development                  | No | No |
| H5 Addition of reference to affordable housing being delivered in a 'tenure blind' way   | Doesn't substantially alter the plan but provides clarity on requirements for development                  | No | No |
| H5 addition of local connection criteria requirement for affordable housing.   | Alignment with requirements of Isle of Wight housing register and reflective of Housing Affordability SPD. | No | No |
| H7 Revisions to policy wording to further definition on requirement.   | Doesn't substantially alter the plan but provides clarity on requirements for development                  | No | No |
| H8 Revisions to policy wording to reference latest housing needs assessment and/or local housing needs surveys.                                      | No, provides local evidence to deliver national policy within a particular set of local circumstances.     | No | No |
| H8 Revisions to suggested housing mix in policy as a result of viability update and Housing Needs Assessment.  | No, provides local evidence to deliver national policy within a particular set of local circumstances.     | No | No |
| H10 Removal of policy threshold and requirement for self-build plots based upon updated evidence.  | Doesn't substantially alter the plan but provides clarity on requirements for development                  | No | No |
| H10 Addition of reference to locational policies helping to steer where self-build will be supported and also inclusion of 'plot passport' approach. | Doesn't substantially alter the plan but provides clarity on requirements for development                  | No | No |

| <b>IPS modification</b> | <b>Does the change substantially alter the plan?</b> | <b>Is the change likely to give rise to significant effects?</b> | <b>Further assessment required under SA?</b> |
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| EA1 2 Additional policy criteria referencing site specific FRA and buffer zone to river.                                  | No, provides local evidence to deliver national policy within a particular set of local circumstances. | No  | No |
| EA3 Addition of policy wording to allow flexibility in the location of new employment land.                               | Doesn't substantially alter the plan but provides clarity on requirements for development              | No  | No |
| E4 Removal of policy criterion as duplication of policy H6.   | Plan format change that does not alter plan intent.  | No  | No |
| E5 Renaming of policy to add reference to River Medina.   | Plan format change that does not alter plan intent.  | No  | No |
| E7 Revision of policy wording relating to traditional shop-fronts to reflect Heritage England comments.                   | Doesn't substantially alter the plan but provides clarity on requirements for development              | No  | No |
| E7 Addition of policy wording supporting the evening economy (leading to deletion of separate policy on evening economy). | Plan format change that does not alter plan intent.  | No  | No |
| E8 Addition of policy wording and supporting text providing clarification on loss of tourist accommodation.               | Doesn't substantially alter the plan but provides clarity on requirements for development              | No  | No |
| E9 New policy on short term holiday let.  | Yes, new policy with accompanying requirements.  | No, passive/reactive in seeking to maintain existing housing stock and support specific use in certain areas. | No |
| E11 Revisions to policy wording to reflect latest version of Ryde Place Plan.   | Plan format change that does not alter plan intent.  | No  | No |
| E12 New policy on Solent Freeport   | Yes, new policy with accompanying requirements.  | No, passive in seeking to support a sub-regional economic strategy.   | No |

| <b>IPS modification</b>  | <b>Does the change substantially alter the plan?</b>   | <b>Is the change likely to give rise to significant effects?</b> | <b>Further assessment required under SA?</b> |
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| T1 & T2 policy ordering has been swapped to better reflect plan and corporate priorities and the LTP.  | Plan format change that does not alter plan intent.  | No   | No   |
| T1 Additional policy criterion and supporting text referencing 20 minute neighbourhoods.   | Doesn't substantially alter the plan but provides clarity on requirements for development    | No   | No   |
| T1 Additional policy requirement for major development to submit a travel plan.  | Doesn't substantially alter the plan but provides clarity on requirements for development    | No   | No   |
| T2 Additional policy wording referencing the need for junction design to give due consideration to public transport, cyclists and pedestrians. | Doesn't substantially alter the plan but provides clarity on requirements for development    | No   | No   |
| T2 Revisions to policy and supporting text to reflect recent announcement of funding for Green Link  | Doesn't substantially alter the plan   | No   | No   |
| T2 New policy criterion e referencing LCWIPs.  | Doesn't substantially alter the plan but provides clarity on requirements for development    | No   | No   |
| T3 Additional policy wording providing support for improvements to key interchanges.   | Doesn't substantially alter the plan but provides clarity on requirements for development    | No   | No   |
| T4 Reworded policy criterion h relating to current and former railway routes.  | Plan format change that does not alter plan intent.  | No   | No   |
| T4 Additional policy criteria I & j providing policy support for extensions to existing rail services.   | Providing support for potential future infrastructure provision, no substantive plan change. | No   | No   |
| T5 Revised policy wording to reflect requirement for electric vehicle  | Update to align with national policy.  | No   | No   |

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| charging now controlled through building regs.  |  |    |    |
| T5 Additional policy wording to reference the Isle of Wight charge point infrastructure strategy. | No, provides local evidence to deliver national policy within a particular set of local circumstances. | No | No |
| T6 Additional policy wording and supporting text to reference displacement of existing parking.   | Doesn't substantially alter the plan but provides clarity on requirements for development              | No | No |

#### Appendices 1 & 2

| <b>IPS modification</b>  | <b>Does the change substantially alter the plan?</b> | <b>Is the change likely to give rise to significant effects?</b> | <b>Further assessment required under SA?</b> |
|--|--|--|--|
| Revisions to reflect updates to monitoring and permissions granted in the last 12 months | Changes relate to updating of baseline information   | No   | No   |

#### Appendix 3

| <b>IPS modification</b>  | <b>Does the change substantially alter the plan?</b>   | <b>Is the change likely to give rise to significant effects?</b> | <b>Further assessment required under SA?</b> |
|--|--|--|--|
| HA005 Additional wording suggested by Southern Water relating to sewerage network reinforcement. | Doesn't substantially alter the plan but provides clarity on requirements for development relating to future infrastructure provision. | No   | No   |
| HA006 Additional wording suggested by Southern Water relating to sewerage network reinforcement. | Doesn't substantially alter the plan but provides clarity on requirements for development relating to future infrastructure provision. | No   | No   |
| HA018 New site specific requirement focussed on flood risk and output from Level 2 SFRA.         | Doesn't substantially alter the plan but provides clarity on requirements for development relating to future infrastructure provision. | No   | No   |

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|---|--|----|----|
| HA020 Additional wording suggested by Southern Water relating to sewerage network reinforcement.  | Doesn't substantially alter the plan but provides clarity on requirements for development relating to future infrastructure provision. | No | No |
| HA022 Additional wording suggested by Southern Water relating to sewerage network reinforcement and site specific requirement focussed on flood risk and output from Level 2 SFRA   | Doesn't substantially alter the plan but provides clarity on requirements for development relating to future infrastructure provision. | No | No |
| HA025 Additional wording for southern section of site reflecting the SHLAA output.  | Doesn't substantially alter the plan but provides clarity on requirements for development  | No | No |
| HA031 Revision to criterion d to reference potential reopening/improvement of Taylor Rd.  | Doesn't substantially alter the plan but provides clarity on requirements for development relating to future infrastructure provision. | No | No |
| HA032 Additional wording relating to the necessity for a comprehensive approach to development taking into account other nearby allocations to enable a co-ordinated and sequential approach to development and infrastructure. | Doesn't substantially alter the plan but provides clarity on requirements for development relating to future infrastructure provision. | No | No |
| HA033 New site specific requirement focussed on flood risk and output from Level 2 SFRA and requirements of policy EV2 in relation to river corridors.  | Doesn't substantially alter the plan but provides clarity on requirements for development relating to future infrastructure provision. | No | No |
| HA037 Additional wording relating to the opportunity for shared access with health hub allocation (C4).   | Doesn't substantially alter the plan but provides clarity on requirements for development relating to future infrastructure provision. | No | No |

|  |   |    |    |
|--|---|----|----|
| HA064 new site specific requirement covering a range of development issues including housing mix, landscape, transport and flooding.   | Doesn't substantially alter the plan but provides clarity on requirements for development | No | No |
| HA065 new site specific requirement covering a range of development issues including housing mix, landscape, transport and flooding.   | Doesn't substantially alter the plan but provides clarity on requirements for development | No | No |
| HA119 Revisions to reflect policy changes around health contributions and addition of site specific guidance for allocated site (Pennyfeathers) following expiration of planning permission  | Doesn't substantially alter the plan but provides clarity on requirements for development | No | No |
| Based on the assumptions set out in the viability appraisal (Aspinall Verdi 2022) the Draft Island Planning Strategy is viable on the basis of 35% affordable housing in line with draft IPS policies AFF1 and H5. This includes all policy and allocation updates carried out subsequent to the Regulation 18 consultation. |   |    |    |

#### Appendix 4

| <b>IPS modification</b>  | <b>Does the change substantially alter the plan?</b> | <b>Is the change likely to give rise to significant effects?</b> | <b>Further assessment required under SA?</b> |
|--|--|--|--|
| Revised to reflect updates to monitoring and permissions granted in the last 12 months | Changes relate to updating of baseline information   | No   | No   |

#### Glossary

| <b>IPS modification</b> | <b>Does the change substantially alter the plan?</b> | <b>Is the change likely to give rise to significant effects?</b> | <b>Further assessment required under SA?</b> |
|-------------------------|--|--|--|
|-------------------------|--|--|--|

|   |   |    |    |
|---|---|----|----|
| Addition of definitions for Local Connection Criteria & Plot passport | Doesn't substantially alter the plan but provides clarity on requirements for development | No | No |
|---|---|----|----|

## Appendix 9 HRA findings of the Appropriate Assessment stage of the Island Planning Strategy

| European Site               | Impact Type   | Mitigation Requirement  | IPS Mitigation Provision  | HRA Conclusion   |
|-----------------------------|---|---|---|--|
| Solent and Dorset Coast SPA | Physical damage and loss - onsite                             | <p>Recommended that the following safeguard measures are implemented:<br/>There should be a commitment in the Local Plan to ensure that development is avoided within the European sites.<br/>Where development is proposed within the European sites, then a project-level HRA will be required to demonstrate no adverse effect on the integrity of these European sites.</p> | <p>EV2: Ecological Assets and Opportunities for Enhancement;<br/><i>Development should be located away from the most sensitive locations in accordance with the following hierarchy of nature conservation designations (as shown on the Policies Map):</i><br/><i>International</i><br/><i>National</i><br/><i>Local</i><br/><i>Development proposals will only be permitted in the most sensitive locations in accordance with the hierarchy if it can be clearly demonstrated that the integrity of the national site network will not be adversely affected, other than in exceptional circumstances relating to overriding public interest.</i><br/><i>The loss or deterioration of irreplaceable habitats will not be permitted except in wholly exceptional cases and then only when a suitable compensation strategy is provided.</i></p> | <p>Provided that the policy mitigation is incorporated into the plan and implemented successfully, adverse effects on the integrity of the Solent and Southampton SPA and Ramsar site and Solent and Dorset Coast SPA, as a result of impacts from physical habitat damage and loss will be avoided.</p> |
| Briddlesford Copses SAC     | Physical damage and loss – functionally linked land (offsite) | <p>Recommended that the following safeguard measures are implemented at the project level:<br/>Bat surveys will be required for any development coming forward within 3km of</p>  | <p>All sites identified have received planning permission, with P/00164/17: Land at Ryde House under construction. However, should these planning permissions lapse then the mitigation detailed in the HRA will be required. This should be detailed in Appendix 3 of the IPS in relation to site specific requirements.<br/>EV2: Ecological Assets and Opportunities for Enhancement, which outlines protection measures</p>  | <p>Provided that the policy mitigation is incorporated into the plan and implemented successfully, adverse effects on the integrity of the Briddlesford Copses SAC, as a result of impacts from physical habitat damage and loss will be avoided.</p>  |

| European Site  | Impact Type  | Mitigation Requirement  | IPS Mitigation Provision   | HRA Conclusion   |
|--|--|---|--|--|
|  |  | <p>the SAC to determine the individual and cumulative importance of woodland habitat for this species and inform mitigation proposals.</p> <p>A commitment to mitigation is required within the plan dependent on the findings of bat surveys. If required, mitigation will need to ensure the avoidance of ancient woodland habitat loss, which is irreplaceable habitat, and the creation and enhancement of woodland habitat for this species.</p> | <p>for European sites and provides specific detail on the protection of irreplaceable habitat, such as ancient woodland and EV5: Trees, Woodland and Hedgerows, which states:</p> <p><i>"The council recognises the wider benefits of trees, woodlands and hedgerows and therefore development proposals will be supported where they:</i></p> <ul style="list-style-type: none"> <li><i>i. propose on or off-site tree planting, using the Council Tree Planting and Management Strategy as a guide to planting the right type of tree in the right place.</i></li> <li><i>ii. Retain trees, woodlands and hedges on site wherever possible, especially where they are of high amenity.</i></li> <li><i>iii. Avoid direct and indirect harmful impacts on trees, woodlands and hedges, and where this is not possible mitigation should be provided.</i></li> <li><i>iv. Provide a minimum 15 metre buffer between new development and ancient woodland (where relevant). Where assessment shows impacts will extend beyond 15 metres, larger buffers will be required, and any buffer should contribute to wider ecological networks and become part of the green infrastructure for the area;"</i></li> </ul> |  |
| <p><b>Solent and Southampton Water SPA and Ramsar / Solent and</b></p> | <p>Physical damage and loss – functionally linked land (offsite)</p> | <p>Recommended that the following safeguard measures are implemented at the project level:</p>  | <p>The following sites have received planning permission, including P/00328/18: Off Hawthorn Meadow, Saunders Way and HA060: Westridge Cross Dairy and land to the north of Bullen Road. However, should these planning permissions lapse then the mitigation detailed in the HRA will be</p>  | <p>Provided that the above mitigation measures are incorporated into the plan, and implemented successfully, adverse effects on the integrity of the Solent and Southampton Water SPA and Ramsar and Solent and Dorset</p> |



| European Site    | Impact Type | Mitigation Requirement  | IPS Mitigation Provision   | HRA Conclusion  |
|------------------|-------------|---|--|---|
| Dorset Coast SPA |             | <p>Wintering or and breeding bird surveys are required for sites with high or moderate suitability to support these qualifying bird species to determine their individual and cumulative importance for these species and inform mitigation proposals.</p> <p>A commitment to mitigation is required within the plan, dependent on the findings of bird surveys. In the unlikely but possible event that cumulative numbers of SPA and Ramsar birds affected are likely to exceed thresholds of significance (i.e. &gt;1% of the population of associated European Site), appropriate mitigation in the form of habitat creation and management in perpetuity, either on-site</p> | <p>required. This should be detailed in Appendix 3 of the plan in relation to site specific requirements. Core areas, which are vital for the function of this ecological network and have been identified by the Solent Waders and Brent Goose Strategy will be protected by the policy wording in EV2 Ecological Assets and Opportunities for Enhancement in the plan through the following wording:</p> <p><i>"Development should be located away from the most sensitive locations in accordance with the following hierarchy of nature conservation designations...Development proposals will only be permitted in the most sensitive locations in accordance with the hierarchy if it can be clearly demonstrated that the integrity of the national site network will not be adversely affected, other than in exceptional circumstances relating to overriding public interest."</i></p> <p>This is supported by the following supporting text:</p> <p><i>"All designated sites form some of the Island's environmental assets and are shown individually on the Policies Map. These comprise of SPAs, SACs, Ramsar sites... and also include the core areas identified in the Solent Waders and Brent Goose Strategy 2020. Development will be steered away from these locations to ensure the most environmentally sensitive areas are protected. Any plan or development which is considered to have a likely significant effect upon a European and/or Ramsar site will be subject to an</i></p> | Coast SPA, as a result of offsite damage and loss of habitat will be avoided. |

| European Site                                    | Impact Type              | Mitigation Requirement  | IPS Mitigation Provision  | HRA Conclusion   |
|--|--------------------------|---|---|--|
|  |                          | <p>or through provision of strategic sites for these species elsewhere on the Island, will be required. If required, mitigation will need to create and manage suitably located habitat which maximises feeding productivity for these SPA and Ramsar species, and such mitigatory habitat would need to be provided and be fully functional prior to development which would affect significant numbers of SPA and Ramsar birds.</p> | <p><i>Appropriate Assessment under the Habitats Regulations Assessment in order to ascertain whether an adverse effect on the site integrity can be excluded. Such development and may be required to demonstrate no adverse effect on integrity through a project level Habitat Regulations Assessment (HRA) considering any avoidance, mitigation or compensatory measures."</i></p> <p>Policy EV3: Recreation Impact on the Solent Marine Sites states:<br/> <i>"Any development resulting in the loss of areas identified in the Solent Waders and Brent Goose Strategy will be required to deliver appropriate alternative areas with sufficient funding in place to secure and maintain these alternative areas in perpetuity."</i></p> <p>In addition to this, policies within the plan will provide safeguards and mitigation measures from physical damage and loss of habitats. This includes: EV2: Ecological Assets and Opportunities for Enhancement, EV13: Managing our Water Resources, EV14: Managing Flood Risk in New Development and EV16: Managing our Coast.</p> |  |
| Briddlesford Copses SAC                          | Non-physical disturbance | Appropriate mitigation measures will be required.   | The plan includes wording in EV2: Ecological Assets and Opportunities for Enhancement, which specifies that:  | Provided that the policy wording is incorporated into the plan, and implemented successfully, adverse effects on the integrity of the Briddlesford Copses SAC, Solent and Southampton Water SPA and Ramsar site and Solent and Dorset Coast SPA, |
| Solent and Southampton Water SPA and Ramsar site | Non-physical disturbance | Sites identified in the HRA will require appropriate mitigation measures as detailed to ensure no adverse effects   | "Development proposals will only be permitted in the most sensitive locations in accordance with the hierarchy if it can be clearly demonstrated that the integrity of the national site network will not be adversely affected, other than in exceptional  |  |

| European Site               | Impact Type   | Mitigation Requirement  | IPS Mitigation Provision   | HRA Conclusion   |
|-----------------------------|---------------|---|--|--|
|                             |               | on integrity of the SPA and Ramsar site.  | circumstances relating to overriding public interest.  | as a result of non-physical disturbance of habitat will be avoided.  |
| Solent and Dorset Coast SPA |               | Due to the proximity of these proposed site allocations to the SPA, appropriate mitigation measures will be required to ensure no adverse effects on integrity. | <p>The loss or deterioration of irreplaceable habitats will not be permitted except in wholly exceptional cases and then only when a suitable compensation strategy is provided.</p> <p>There are a number of habitats and features outside of designated sites that make a significant contribution to local biodiversity. Development proposals are expected to promote the maintenance and enhancement of the links between designated sites and to positively contribute to the aims and objectives of the Biodiversity Action Plans.</p> <p>Development proposals should demonstrate how they have considered the ecological network on the Island (as shown on the Policies Map) and have responded to the Local Nature Recovery Strategy (LNRS)"</p> <p>In addition to this, any sites that have been identified to contribute to and are classified as part of the Solent Waders and Brent Goose Strategy network will be required to provide mitigation that is in line with the requirements of the Solent Waders and Brent Goose Strategy mitigation guidance .</p> |  |
| Bridlesford Copses SAC      | Air pollution | Potential for impacts to arise from increased air pollution to ancient woodland habitat located within the 3km CSZ of the                                       | Broad mitigation measures outlined in the current AQA include planning measures such as encouraging the use of electric cars, traffic management and investment in public transport.   | Following consultation with Natural England on the HRA of the Regulation 18 Island Planning Strategy, impacts from increased air pollution from the plan are considered unlikely to result |

| European Site                    | Impact Type         | Mitigation Requirement  | IPS Mitigation Provision   | HRA Conclusion  |
|----------------------------------|---------------------|---|--|---|
|                                  |                     | SAC and which lie within 200m of the primary road network. This includes New Copse, Elenors Grove and Lushington Copse, which lie immediately adjacent to the A3054.  | This is being delivered through plan policies as detailed below.<br>Policies already contained within the Plan will provide a degree of mitigation. These include T1: Supporting Sustainable Transport, T2: A Better Connected Island and T5: Electric Vehicle Charging. These policies encourage the reduction and use of sustainable transport to minimise impacts from vehicle emission. In addition, policy EV2: Ecological Assets and Opportunities for Enhancement provides safeguards and mitigation.   | in adverse effects on the integrity of Briddlesford Copses SAC, taking into account mitigation already provided by the Plan, and therefore no further assessment is required to determine the impact to the SAC.  |
| Isle of Wight Downs SAC          | Recreation pressure | The SAC is subject to high levels of pedestrian visitors, which is particularly affecting the calcareous grassland habitat through trampling and erosion, as well as from nutrient enrichment from dogs being walked within the site.<br>A review of site allocations proposed as part of the plan identified 757 new dwellings proposed within 7km of the SAC. | Provision of alternative natural green space and green infrastructure (GI) represents an important aspect of mitigation for non-coastal European sites, such as Isle of Wight Downs SAC. Therefore, the strategic approach to incorporating protective measures specified in the plan is considered likely to provide an effective contribution in mitigating significant effects associated with recreation. This mitigation is provided in the plan through Policy EV6 Protecting and Providing Green and Open Spaces.<br>Site specific planning applications, especially larger ones in proximity to these European sites, will need to consider the requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan. Detail of this requirement is outlined in policy EV2 Ecological Assets and Opportunities for Enhancement. | No adverse effect on integrity as a result of increased recreational pressure in relation to all European sites provided that the following safeguards and mitigation measures are required by the plan and successfully implemented. This includes:<br>Provision of Open Spaces.<br>Project-level HRA, where site allocations are proposed in close proximity to these European sites.<br>Financial Contribution / Developer-led Mitigation Scheme for the Solent European Sites.<br>Watercraft – Code of Conduct. |
| Solent and Southampton Water SPA |                     | A review of site allocations proposed as part of the plan identified  |  |   |

| European Site               | Impact Type | Mitigation Requirement   | IPS Mitigation Provision  | HRA Conclusion |
|-----------------------------|-------------|--|---|----------------|
| and Ramsar site             |             | <p>the following number of proposed dwellings within the ZOI of each of the European sites:<br/>Solent and Southampton Water SPA and Ramsar: 5390new dwellings.<br/>This includes proposed development at West Wight Regeneration Area, West Medina Regeneration Area, Newport Regeneration Area, East Medina Regeneration Area, Ryde Regeneration Area and the Bay Regeneration Area.</p> | <p>Development proposals that will result in a net gain of residential housing within 5.6km of the Solent and Southampton Water SPA and Ramsar will be required to provide mitigation through either a financial contribution or a developer- led mitigation scheme that achieves the requirements of the Bird Aware Solent Strategy. The level of financial contribution with be subject to the net increase in residential housing proposed. This mitigation is provided in the plan through Policy EV3 Recreation Impact on the Solent European Sites.</p> <p>Water-based recreational activities have the potential impact coastal and marine habitats. These activities can be difficult to manage and monitor the location and frequency of these activities because they are less predictable and take place in inaccessible locations. As a result, it is recommended that the most appropriate means of reducing the frequency and severity of such activities is by promoting a Code of Conduct and encouraging increased self-regulation from participants. This is being delivered as part of the Bird Aware Solent Strategy through rangers who are present on site.</p> |                |
| Solent and Dorset Coast SPA |             | <p>Impacts from recreation are considered to be primarily restricted to water-based activities.</p>  | <p>Policies in the plan already provide some safeguards and mitigation from recreational impacts. These include: EV2: Ecological Assets and Opportunities for Enhancement, which provides safeguards and mitigation to European protected sites, and EV3 Recreation Impact on the Solent</p>  |                |

| European Site   | Impact Type    | Mitigation Requirement  | IPS Mitigation Provision   | HRA Conclusion   |
|---|----------------|---|--|--|
|   |                |   | Marine Sites and EV6 Protecting and Providing Green and Open Spaces, which provide the mechanism for providing mitigation in the plan.   |  |
| European sites that are hydrologically connected to the WRZ   | Water quantity | The Hampshire South and Isle of Wight WRZ's are at risk of large supply deficits and as such will require appropriate avoidance and mitigation measures to ensure that there is no adverse effects on integrity to European sites that are hydrologically connected to the WRZ. | Policies detailed within the plan will provide, to some degree, safeguards and a level of mitigation to European sites. This includes EV2: Ecological Assets and Opportunities for Enhancement, which outlines protection measure to European designated sites, and EV13: Managing our Water Resources, EV14: Managing Flood Risk in New Development and EV15: Monkton Mead Catchment Area, which outline safeguards and mitigation measures specifically in relation to management of water resources and preventing flooding.  | Provided that the policy wording incorporated into the plan is implemented successfully, adverse effects on the integrity of the Solent Maritime SAC, South Wight Maritime SAC, Solent and Isle of Wight Lagoons, Solent & Southampton Water SPA and Ramsar, Solent and Dorset Coast SPA and River Itchen SAC, as a result of impacts from water quantity on habitat will be avoided.  |
| WwTW that discharge into the Solent European sites and/or waterbodies that subsequently discharge into these designated sites | Wate quality   | Proposed development as part of the plan on the Isle of Wight has the potential to contribute to increased levels of nitrogen and phosphorus entering the Solent causing eutrophication of the European sites.  | EV4 Water Quality Impact on Solent Marine Sites, which specifically addresses the potential impacts to water quality in the Solent from nutrient enrichment that may arise from proposed development in the plan.<br>In addition, the Isle of Wight Council has prepared a position statement <sup>1</sup> on this issue that sets out the Council's approach to both new housing development being proposed on the island and island land being used to offset mainland development. This position statement has been agreed with Natural England and will be regularly | Provided that the mitigation is incorporated into the plan, and implemented successfully, adverse effects on the integrity of the Solent Maritime SAC, Solent and Isle of Wight Lagoons SAC, Solent and Southampton Water SPA and Ramsar site and Solent, Dorset Coast SPA Portsmouth Harbour SPA and Ramsar site and Chichester and Langstone Harbours SPA and Ramsar site, as a result of impacts from water quality of habitat will be avoided. |

<sup>1</sup> Isle of Wight Council, Isle of Wight Council Position Statement: Nitrogen neutral housing development

| <b>European Site</b> | <b>Impact Type</b> | <b>Mitigation Requirement</b> | <b>IPS Mitigation Provision</b>                            | <b>HRA Conclusion</b> |
|----------------------|--------------------|-------------------------------|--|-----------------------|
|                      |                    |                               | reviewed and updated to reflect any changes on this issue. |                       |